

Proposed Variation No 3

South Dublin County Development  
Plan 2022-2028



# City Edge Strategic Urban Regeneration Framework 2026 (SURF)

# Strategic Environmental Assessment Report (SEA)



# STRATEGIC ENVIRONMENTAL ASSESSMENT

## Environmental Report

Proposed Variation no. 3: City Edge Strategic Urban Regeneration  
Framework (SURF): South Dublin County Development Plan 2022  
-2028

prepared under the Planning and Development (Strategic  
Environmental Assessment) Regulations 2004. (S.I. 456 of 2025)

# 1 Contents

---

1	Introduction and Context .....	1
1.1	Purpose of the Proposed Variation and Context .....	1
1.2	Background to Proposed Variation No.3: City Edge Strategic Urban Regeneration Framework (SURF) .....	2
1.3	SDCC City Edge Strategic Urban Regeneration Framework (SURF).....	6
1.4	Strategic Environmental Assessment .....	8
1.5	Structure of this SEA ER.....	8
2	Methodology.....	11
2.1	Introduction .....	11
2.2	Stages in the SEA Process .....	11
2.3	Screening.....	11
2.4	Scoping.....	12
2.5	Baseline Data.....	1
2.5.1	Geographical Information Systems .....	1
2.6	Approach to assessment of significant environmental impacts .....	1
2.7	Mitigation.....	2
2.8	Monitoring .....	2
2.9	Data Gaps .....	2
3	Relationship to Plans and Programmes .....	3
3.1	Introduction .....	3
3.2	European and National .....	3
3.3	Regional and Local .....	4
3.4	Key implications and principles arising from the Plan, Policy and Programme Review. ....	5
4	Key Environmental Resources.....	14
4.1	Introduction .....	14
4.2	Biodiversity, Flora and Fauna.....	14
4.2.1	Ecological Connectivity and Non-designated Habitats.....	16
4.2.2	Designated Sites .....	16
4.2.3	Green Infrastructure.....	17
4.2.4	Protected Species .....	18
4.3	Population and Human Health.....	19

4.3.1	Human health .....	21
4.3.2	Noise and human health .....	21
4.3.3	Air quality and human health.....	23
4.3.4	Seveso Sites.....	25
4.4	Climate Change .....	26
4.4.1	Energy emissions City Edge Plan Area .....	27
4.5	Water resources including flooding.....	29
4.5.1	Flood Risk .....	33
4.6	Soil and Geology .....	35
4.7	Landscape and townscape.....	37
4.8	Cultural Heritage.....	38
4.9	Material Assets .....	40
4.9.1	Water supply .....	41
4.9.2	Waste Management.....	41
4.9.3	Transport .....	41
4.10	Key Environmental Issues.....	42
4.11	Evolution of the environment in the absence of the Proposed Variation .....	43
4.12	Inter-relationships .....	44
5	Strategic Environmental Objectives.....	45
5.1	Introduction .....	45
6	Consideration of alternatives .....	47
6.1	Introduction .....	47
6.2	Preferred Alternative identified for the South Dublin CDP 2022-2028 .....	47
6.3	Proposed Variation: Consideration of alternatives .....	48
6.3.1	Background and context.....	48
6.4	Preferred scenario: - Refinement and combination of Alternatives 1 and 3 .....	54
6.5	Refinement of Preferred Alternative with focus on Priority Development Area.....	55
6.6	Proposed Variation: Alternative 4- .....	56
7	Significant Environmental Effects .....	57
7.1	Introduction.....	57
7.1.1	Approach to the assessment .....	57
7.2	SEA evaluation of the Proposed Variation.....	58
7.3	Cumulative and in combination effects.....	112

8	Mitigation measures .....	118
8.1	Introduction .....	118
9	Monitoring .....	128
9.1	Introduction .....	128

## List of Tables

Table 1.1	STRUCTURE AND CONTENT OF THIS ENVIRONMENTAL REPORT .....	9
Table 2.1	Scoping submissions and SEA response to Proposed Variation .....	13
TABLE 3.1	KEY PRINCIPLES AND IMPLICATIONS FOR THE SEA OF THE VARIATION TO SOUTH DUBLIN CDP 2022 - 2028 & EPA IRELAND'S ENVIRONMENT 2024.....	6
Table 4.1	Designated Ecological Sites and Protected Species: .....	14
Table 4.2	Current status of surface and groundwater within the local plan area (EPA 2025) .....	30
Table 4.3	Uisce Éireann Wastewater Treatment Capacity Register ( ) .....	40
Table 4.4	Key Environmental issues for Proposed Variation.....	42
Table 4.5	Evolution of the environment in the absence of the Proposed Variation .....	43
Table 4.6:	Inter relationships .....	44
Table 5.1:	Strategic Environmental Objectives .....	45
Table 6.1	SEA Evaluation of City Edge Alternatives.....	51
Table 7.1	Evaluation of Proposed Variation against SEOs .....	59
Table 7.2:	Plans and Projects Considered for In Combination and Cumulative Effects .....	113
Table 8.1:	Principal Environmental Protection Measures Identified in the South Dublin CDP 2022-2028 .....	120
Table 9.1:	SEA Monitoring Table from South Dublin County Development Plan 2022-2028.....	129

## List of Figures

Figure 1.1	City Edge Project lands the subject of the South Dublin County Development Plan Proposed Variation No:3.....	1
Figure 1.2	Districts across the City Edge Project.....	2
Figure 1.3	Overarching Vision and Strategic Objectives from City Edge.....	4
Figure 1.4	Priority Development Areas .....	7
Figure 3.1:	Hierarchy of spatial planning in Ireland .....	3
Figure 4.1	Nature Conservation Areas .....	17
Figure 4.2	Green Infrastructure Map from South Dublin CDP 2022-2028 .....	18
Figure 4.3	Population density (Census 2022) .....	20
Figure 4.4:	The determinants of health and well-being in our neighbourhoods (Source: Human ecology model of a settlement, Barton and Grant, 2006) .....	21
Figure 4.5:	Noise mapping for daytime noise from road .....	22
Figure 4.6	Noise mapping for daytime noise from rail .....	23
Figure 4.7	Nitrogen Oxide measurements at county scale (EPA 2025).....	25
Figure 4.8	Total Emissions by Small Area .....	28
Figure 4.9	Sectoral emissions for City Edge .....	29
Figure 4.10:	Surface Water Quality in and around Plan Area .....	31
Figure 4.11	Groundwater Vulnerability .....	33
Figure 4.12	Flood mapping (HEFS) and SDCC mapped Riparian Corridors .....	35
Figure 4.13	Soil Map .....	36
Figure 4.14	Key Urban Design Principles City Edge .....	38

Figure 4.15 Sites and monuments record, record of protected structures ..... 39  
 Figure 6.1 City Edge Development Scenarios..... 50

This report has been prepared by Minogue Environmental Consulting Ltd with all reasonable skill, care and diligence. Information reported 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.

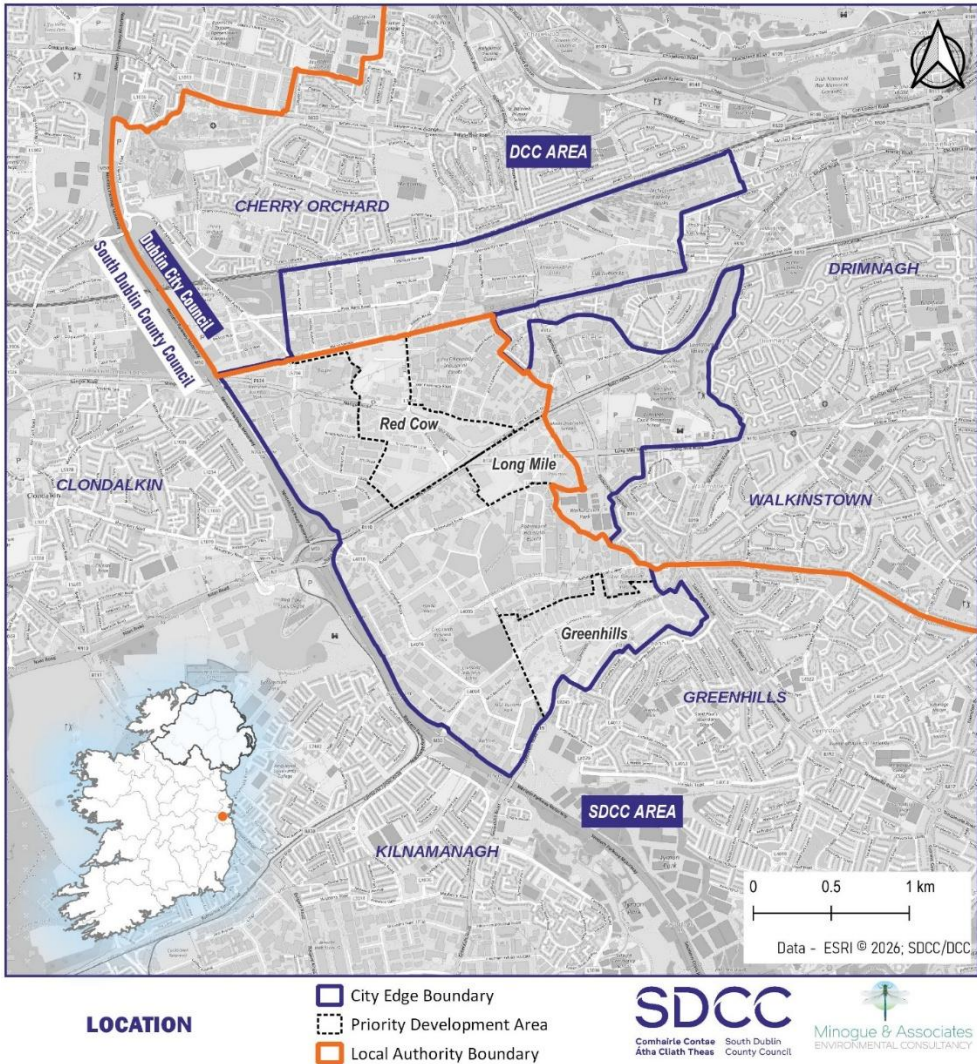
SEA ER V1	30 <sup>th</sup> March 2026	Proposed Variation No3 for review	RM, EV
SEA ER V2	10 <sup>th</sup> April 2026	Proposed Variation No 2 for issue	RM, EV

# 1 Introduction and Context

## 1.1 Purpose of the Proposed Variation and 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 below shows the City Edge Project plan area with the South Dublin County Council/Dublin City Council boundary illustrated.

**Figure 1.1 City Edge Project lands the subject of the South Dublin County Development Plan Proposed Variation No:3**



**1.2 Background to Proposed Variation No.3: City Edge Strategic Urban Regeneration Framework (SURF)**

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 1.2. 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 1.2 Districts across the City Edge Project**



In terms of existing planning policy, the South Dublin CDP 2022 -2028 includes policies relevant to the 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 therefor ethe 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 1.3 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 Links Luas 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.

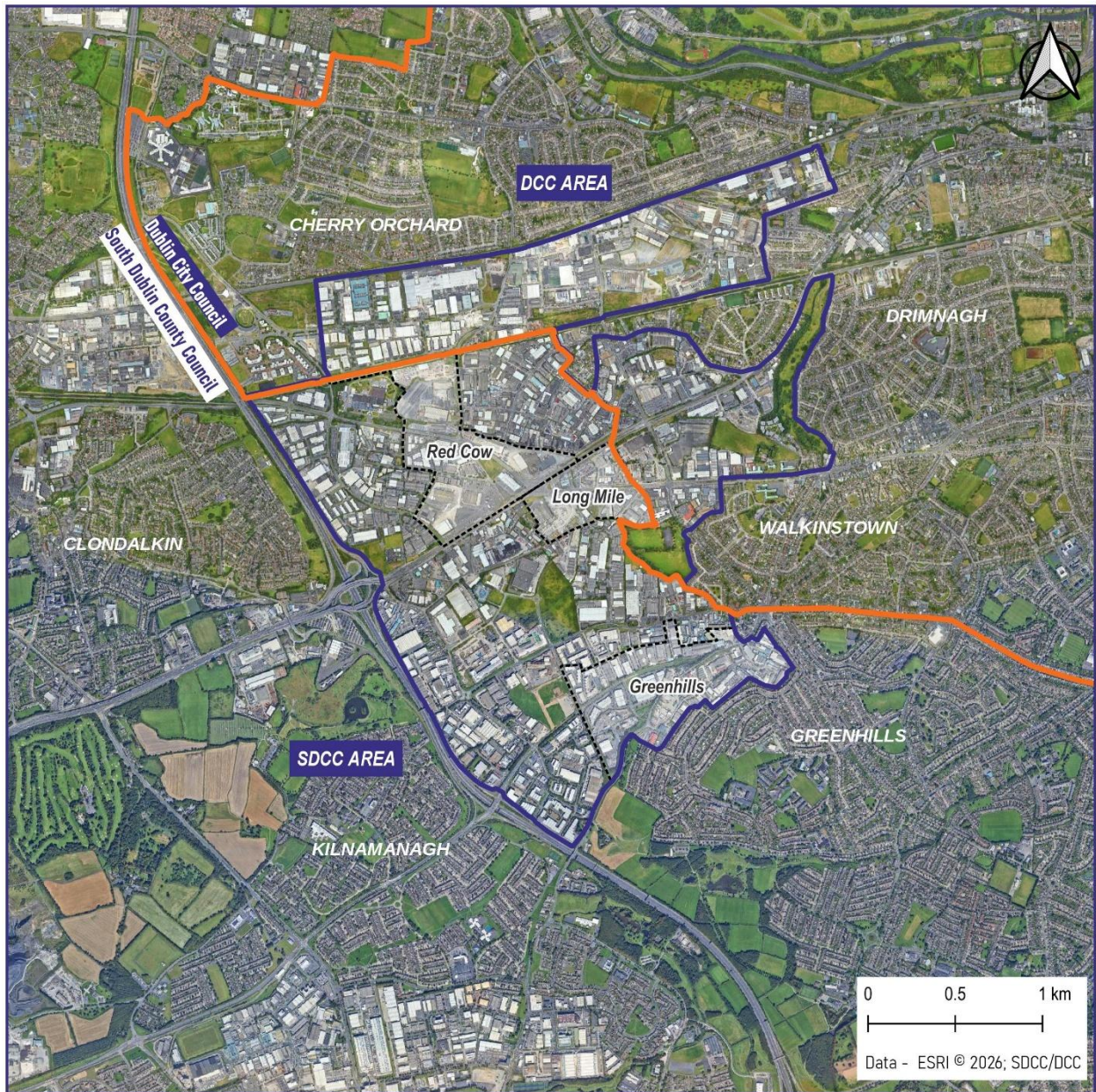
- **Setting Out Land Uses:** Coordinating land uses across City Edge to create a cohesive set of districts that support one another.

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](#).

### **1.3 SDCC City Edge Strategic Urban Regeneration Framework (SURF)**

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 Variation of the development plan. 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. To focus on the development in the short to medium term, Priority Development Areas (PDAs) have been identified, and are part of the Proposed Variation which forms the basis of this SURF. Figure 1.4 below shows the boundaries of the Priority Development Areas (PDAs) over aerial imagery.

Figure 1.4 Priority Development Areas



**PRIORITY DEVELOPMENT AREAS**

-  City Edge Boundary
-  Priority Development Area
-  Local Authority Boundary

**SDCC**  
Comhairle Contae  
Átha Cliath Theas  
South Dublin  
County Council

  
Minogue & Associates  
ENVIRONMENTAL CONSULTANCY

## 1.4 Strategic Environmental Assessment

Strategic Environmental Assessment (SEA) is a systematic process of predicting and evaluating the likely environmental effects of implementing a proposed plan, or other strategic action, to ensure that these effects are appropriately addressed at the earliest appropriate stage of decision-making on a par with economic and social considerations.

Article 1 of the European Union Strategic Environmental Assessment (SEA) Directive (2001/42/EC) states that its objective is:

*"to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development."*

The following Regulations transpose this Directive into Irish law<sup>1</sup>:

- The European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. 435 of 2004),
- The Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436 of 2004) and further amended by
- S.I. No. 200 of 2011 (European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011) and S.I. No. 201 of 2011 (Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011).

A Habitats Directive Assessment prepared under article 6 (3) of the E.U. Habitats Directive accompanies the Proposed Variation and has informed the SEA Environmental Report.

## 1.5 Structure of this SEA ER

Regulations contained in Schedule 1 of SI 456 of 2025 details the information to be contained in an Environmental Report. Table 1.1 lists the information required and details where this information is contained in this Environmental Report.

---

<sup>1</sup> It is noted that new SEA Regulations SI 456 of 2025 have entered into force and revoke the above SI 436 of 2004, unless the variation process or statutory landuse process has already commenced.

**Table 1.1 STRUCTURE AND CONTENT OF THIS ENVIRONMENTAL REPORT**

<b>Schedule 1 of Statutory Instrument 456 of 2025</b>	<b>Addressed in this SEA ER</b>
<b>(a) an outline of the contents and main objectives of the plan or programme and relationship with other relevant plans</b>	Chapter One Introduction and Chapter Two Methodology outlines contents and main objectives Chapter Three details the relationship with other relevant plans
<b>(b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme</b>	Chapter Four Baseline Environment provides this information
<b>(c) the environmental characteristics of areas likely to be significantly affected</b>	Chapter Four Baseline Environment provides this information
<b>(d) any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to the Birds Directive or Habitats Directive</b>	Chapter Four Baseline Environment provides this information
<b>(e) the environmental protection objectives, established at international, European Union or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation</b>	Chapter Five: SEA Objectives provides this information
<b>(f) the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors</b>	Chapter Seven, Significant Effects on the Environment provides this information
<b>(g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan</b>	Chapter Eight, Mitigation Measures provides this information
<b>(h) an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-</b>	Chapter Six, Alternatives Considered provides this information and difficulties encountered are listed at the end of Chapter Two, Baseline Environment.

Schedule 1 of Statutory Instrument 456 of 2025	Addressed in this SEA ER
<b>how) encountered in compiling the required information</b>	
<b>(i) a description of the measures envisaged concerning monitoring of the significant environmental effects of implementation of the plan</b>	Chapter Nine, Monitoring provides this information
<b>(j) a non-technical summary of the information provided under the above headings</b>	This is provided as a separate document to this Environmental Report but is also available

## 2 Methodology

---

### 2.1 Introduction

This chapter presents the SEA methodology in detail and outlines the steps required for SEA. The methodology used to carry out the SEA of the plan reflects the requirements of the SEA regulations and available guidance on undertaking SEA in Ireland, including guidance notes and best practice reports prepared by the Environmental Protection Agency and Department of Environment, Heritage and Local Government. A list of these documents is presented at the end of this report.

### 2.2 Stages in the SEA Process

The steps involved in SEA are as follows:

- Screening (determining whether SEA is required)
- Scoping (determining the range of environmental issues to be covered by the SEA)
- The preparation of an Environmental Report (**current stage**)
- The carrying out of consultations
- The integration of environmental considerations into the Plan or Programme
- The publication of information on the decision (SEA Statement)

### 2.3 Screening

The Planning and Development (Strategic Environmental Assessment) Regulations, 2004 (as amended) state that SEA is mandatory for certain plans while screening for SEA is required for other plans that fall below the specified thresholds. Schedule 2 of the SI 456 of 2025 presents the criteria upon which an assessment of likely significant effects associated with land use plans is applied

Strategic Environmental Assessment (SEA) is not a mandatory requirement for a variation to a Development Plan. Phase 1 of the City Edge project was subject to SEA and AA Screening. Both the AA and SEA Screenings concluded that the City Edge Project Strategic Framework as it progressed to the next stage would require both full SEA and Stage II Appropriate Assessment.

The reasons cited were as follows:

1) There is potential for significant environmental effects, and therefore an assessment through SEA is required.

2) A Stage II Appropriate Assessment (Natura Impact Report) is necessary, as the City Edge Strategic Framework has the potential, in the absence of mitigation, to result in significant adverse effects on the conservation objectives and qualifying features of multiple European Sites.

Due to the potential risk of such effects occurring following the implementation the Proposed Variation, it has been concluded that the Proposed Variation will have the potential to result in significant effects on European Sites. As such, a Natura Impact Report (NIR) is required to

inform an Appropriate Assessment of the Proposed Variation. Therefore, the Proposed Variation must proceed to full SEA.

## **2.4 Scoping**

The purpose of the SEA Scoping report is to identify the scope of the SEA and ensure that relevant data and environmental topics are included in the SEA. SDCC prepared a Strategic Environmental Assessment (SEA) Scoping Report regarding the emerging Proposed Variation. A formal notice was issued to the prescribed environmental authorities on 20<sup>th</sup> February 2026 to 13<sup>th</sup> March 2026 for three weeks, that SDCC will carry out an environmental assessment of the Proposed Variation and will prepare an environmental report of the likely significant effects on the environment of implementing the Proposed Variation. The main issues raised by consultees and the SEA response to same is included below.

**Table 2.1 Scoping submissions and SEA response to Proposed Variation**

Consultee	Main Points	SEA response
<p>Environmental Protection Agency  <b>SEA Section                      Office of Radiation Protection and Environmental Monitoring</b></p>	<p>As a priority, we focus our efforts on reviewing and commenting on key sector plans. For land use plans at county and local level, we provide a 'self-service approach' via the guidance document 'SEA of Local Authority Land Use Plans - EPA Recommendations and Resources'. This document is updated regularly and sets out our key recommendations for integrating environmental considerations into Local Authority land use Plans. We recommend that you take this guidance document into account in preparing the Variation and SEA.</p> <p>In preparing the Variation, South Dublin County Council should also ensure that the Variation aligns with key relevant higher-level plans and programmes and is consistent with the relevant objectives and policy commitments of the National Planning Framework and the Regional Spatial and Economic Strategy for the Eastern and Midlands Region. The EPA may provide additional comments upon receipt of the SEA Environmental Report and Draft Plan/Variation at the next stage of the SEA process.</p> <p>SEA resources and guidance, including:</p> <ul style="list-style-type: none"> <li>• SEA process guidance and checklists;</li> <li>• Inventory of spatial datasets relevant to SEA;</li> <li>• SEA of Local Authority Land-Use Plans - EPA Recommendations and Resources 2025 (Version 1.25)</li> </ul>	<p>Noted.</p> <p>As the Proposed Variation sits under the South Dublin County Development Plan 2022-2028, existing policies and objectives from this plan will apply and are referenced in Chapter 8 Mitigation Measures of this SEA Environmental Report.</p> <p>National and Regional plans and programmes as relevant and listed in the SEA of Local Authority Land -Use Plans Version 1.25 listed will be included in Chapter 3 of the SEA Environmental Report.</p>

## 2.5 Baseline Data

The baseline data assists in describing the current state of the environment, facilitating the identification, evaluation, and subsequent monitoring of the effects of the Variation. It helps identify Issues and Threats in and around the strategy area and in turn these can be quantified (for certain environmental parameters) or qualified. This highlights the environmental issues relevant to each SEA parameter and ensures that the strategy implementation does not exacerbate such problems. Conversely this information can also be used to promote good environmental practices and opportunities for environmental enhancement, thereby improving environmental quality where possible.

Baseline data was gathered for all parameters. Data was gathered from the SEA Environmental Report of the South Dublin County Development Plan 2022-2028, SEA ER of the South Dublin Climate Action Plan 2024 -2029, Uisce Éireann, the EPA, National Parks and Wildlife Service, National Biodiversity Centre, Met Éireann and other sources as appropriate. Footnotes throughout the document, particularly in Chapter Four present the reference and source.

### 2.5.1 Geographical Information Systems

The SEA has also used a Geographical Information System (GIS) in the following ways:

- To provide baseline information on a range of environmental parameters;
- To assist in assessment of alternatives;
- To help assess in-combination or cumulative impacts, and
- To provide maps to illustrate environmental parameters in the SEA Environmental Report.

## 2.6 Approach to assessment of significant environmental impacts

The principal component of the SEA involves a broad environmental assessment of the objectives of the Proposed Variation. A methodology that uses the concept of expert judgement, public consultation, GIS and matrices, both to assess the environmental impact and to present the conclusions has been adopted in this SEA.

Key to assessing the above is setting a specific set of environmental objectives for each of the environmental topics. The objectives are provided in Chapter Five and include all aspects of the environment such as Cultural heritage, Population and Human health, and Biodiversity, Flora and Fauna.

The assessment described within this Environmental Report aims to highlight the potential conflicts, if they are present, between the objectives in the Proposed Variation with the Strategic Environmental Objectives. Furthermore, the assessment examines the potential impact arising from the plan's implementation on sensitive environmental receptors.

The SEA Directive requires that information be focused upon relevant aspects of the environmental characteristics of the area likely to be significantly affected by the plan and the likely change, both positive and negative, where applicable.

Chapter Seven provides a discussion, where relevant, on the significance and type of the identified impact in accordance with current guidelines.

The SEA legislation and guidelines highlight the importance of the integration between the preparation of the Variation and the SEA, AA and SFRA processes. The iterative nature of the SEA process is such that the plan is informed by environmental considerations throughout the preparation of the plan. The Habitats Directive requires, inter alia, that plans and programmes undergo AA screening to establish the likely or potential effects arising from implementation of the plan. If the effects are deemed to be significant, potentially significant or uncertain then the plan must undergo Stage 2 AA. The preparation of the Proposed Variation, SEA and AA are taking place concurrently and the findings of the AA have informed both the SEA and the Proposed Variation itself. The Natura Impact Report is a separate document to the Environmental Report and has been integrated as appropriate. The Strategic Flood Risk Assessment (SFRA) of the Proposed Variation prepared by JBA Ireland has informed this SEA ER as appropriate.

## **2.7 Mitigation**

Section (g) of Schedule 2B of the SEA Regulations requires information on the mitigation measures that will be put in place to minimise/eliminate any significant adverse impacts due to the implementation of the strategy. Chapter Eight of this SEA ER highlights the mitigation measures that will be put in place to counter identified significant adverse impacts due to the Proposed Variation's implementation.

The Proposed Variation has been prepared having regard to the environmental protection objectives contained within the South Dublin CDP 2022 -2028. However, some unavoidable residual issues may remain and therefore mitigation measures are required. Chapter Eight details the mitigation measures necessary to prevent, reduce and, as fully as possible, offset any significant adverse impacts on the environment of implementing the Variation.

## **2.8 Monitoring**

Article 10 of the SEA Directive sets out the requirement that monitoring is to be carried out of the significant environmental effects of the implementation of the strategy to identify at an early stage any unforeseen adverse effects and to be able to undertake appropriate remedial action. Chapter Nine presents the monitoring requirements for the Proposed Variation, aligned with those of the SEA of the South Dublin CDP 2022-2028.

## **2.9 Data Gaps**

Data gaps are present in terms of human health and population for Proposed Variation lands and environs. More broadly, understanding the interactions between climate change, weather events, and impacts on water and biodiversity, are complex.

## 3 Relationship to Plans and Programmes

### 3.1 Introduction

Under the SEA Directive, the relationship between the Proposed Variation and other relevant plans and programmes must be considered. The Proposed Variation must be considered within the context of a hierarchy of policies, plans and strategies which include international, national, regional and local level policy documents. These documents set the policy framework within which the Proposed Variation will operate. The hierarchy of spatial planning within Ireland is summarised below in Figure 3.1.

**Figure 3.1: Hierarchy of spatial planning in Ireland**



### 3.2 European and National

- United Nations Sustainable Development Goals
- National Planning Framework First Revision (DHLGH)
- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities
- Urban Development & Building Heights Guidelines for Planning Authorities (DHLGH)
- Planning Design Standards for Apartments Guidelines for Planning Authorities, (DHLGH)
- National Biodiversity Plan (DHLGH)
- Nature Restoration Law and national Nature Restoration Plan (in prep)
- Climate Action Plan 2025 (DECC)
- Sectoral Climate Change Adaptation Strategies and Low Carbon Roadmaps
- National Mitigation Plan (DECC)
- National Adaptation Framework (DECC)
- National Policy Position on Climate Action and Low Carbon Development (DECC)
- EU Climate Adaptation Strategy 2021

- National Broadband Plan (DECC)
- National Renewable Electricity Policy Framework (in preparation DECC)
- Grid 25 Implementation Strategy (Eirgrid)
- Framework for Alternative Fuel Infrastructure in Transport (DoT)
- National Bioenergy Plan (DECC)
- National Landscape Strategy (DHLGH)
- Smarter Transport / Strategic Framework for Integrated Land Transport (DoT)
- Statement of Strategy (NTA)
- National Greenway Strategy (DoT)
- State of the Environment Report 2024 (EPA)
- Waste Action Plan for a Circular Economy (DECC, 2020)
- National Hazardous Waste Management Plan (EPA, in preparation)
- Water Action Plan 2024: River Basin Management Plan for Ireland (DHLGH)
- National Marine Planning Framework (DHLGH)
- Water Services Strategic Plan (Irish Water)
- Capital Investment Programme (Irish Water)
- Water Resources Management Plan (Irish Water)
- National CFRAMS Programme (OPW)
- Cultural Heritage in the National Planning Framework report: Ireland 2040 - Our Plan | Strategic Environmental Assessment Scoping Report (Department of the Housing, Planning, Community and Local Government, 2018)
- Framework and Principles for the Protection of the Archaeological Heritage (Government of Ireland 1999).
- National Monuments Act (1930-2004)

### **3.3 Regional and Local**

- Regional Spatial and Economic Strategy for Eastern Region
- Relevant CFRAMS Flood Risk Management Plan (OPW)
- Pollution Reduction Programmes for Shellfish Waters (DHPLG)
- Regional Waste Management Plan (CUWR)
- Transport Strategy for the GDA 2022- 2042 (NTA)
- South Dublin County Council Documentation:
- South Dublin County Development Plan 2022 to 2028 and associated environmental assessments including SEA Environmental Report (ER), Natura Impact Report (NIR) and Strategic Flood Risk Assessment (SFRA).
- Biodiversity Action Plan (BAP) for South Dublin County - Connecting with Nature 2020-2026,
- South Dublin Climate Action Plan 2024-2029
- City Edge Strategic Framework, 2022 (including environmental reports and background studies)
- City Edge Baseline Studies and Emerging Preferred Scenario (including AA and SEA Screening Reports and SFRA)

- Dublin City Development Plan 2022-2028 and associated environmental assessments including SEA Environmental Report (ER), Natura Impact Report (NIR) and Strategic Flood Risk Assessment (SFRA).

### **3.4 Key implications and principles arising from the Plan, Policy and Programme Review.**

Arising from the review, several key principles and implications for the SEA ER can be established. It is the intention that these principles will be considered through the SEA process and will serve to inform the assessment. For consistency the Strategic Environmental Objectives developed for the South Dublin CDP 2022-2028 will be used in the assessment process where possible. In addition, the key environmental messages identified in the EPA 'State of the Environment' report for 2024 are presented, where relevant, to align the key principles with these key environmental messages and challenges for the environment, in addition to relevant UN Sustainable Development Goals. Please see **Table 3.1** overleaf.

**TABLE 3.1 KEY PRINCIPLES AND IMPLICATIONS FOR THE SEA OF THE VARIATION TO SOUTH DUBLIN CDP 2022 -2028 & EPA IRELAND’S ENVIRONMENT 2024.**

SDCC Development Plan Strategic Environmental Objectives (SEOs)	EPA Ireland’s Environment 2024	UN Sustainable Development Goals
<p><b>Biodiversity (Flora &amp; Fauna) (B)</b></p> <p>(B_1) Preserve, protect, maintain and where appropriate, restore the terrestrial, aquatic and soil biodiversity, of international, EU and nationally designated sites, protected species and habitats.</p> <p>(B_2) Ensure no adverse effects on the integrity of any European site, regarding its qualifying interests, associated conservation status, structure and function.</p> <p>(B_3) Maintain and where appropriate, enhance the biodiversity value of local designated and non-designated ecological and heritage areas, which function as stepping-stones for migration, dispersal and genetic exchange of wild species.</p> <p>(B_4) Enhance biodiversity in line with the National Biodiversity Strategy and its targets.</p>	<p>Nature 1. The Irish landscape is heavily modified by humans. Many of the few remaining natural and semi-natural habitats are in a poor or bad state. Research in Ireland highlights that 85% of our protected habitats and almost one third of our protected species of flora and fauna are in unfavourable status, over half our native plant species are in decline and more than 50 bird species are of high conservation concern. The leading causes of these declines are changes in agricultural practices, including intensification; pollution; the increasing spread of invasive species; and our changing climate</p> <p>Nature 4. Nature can recover if given the opportunity.</p>	<p>Goal 3: Ensure healthy lives and promote well-being for all at all ages.</p> <p>Goal 6: Ensure availability and sustainable management of water and sanitation for all.</p> <p>Goal 13: Take urgent action to combat climate change and its impacts.</p> <p>Goal 14: Conserve and sustainably use the oceans, seas and marine resources for sustainable development.</p> <p>Goal 15: Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, and halt and reverse land degradation and halt biodiversity loss</p>
<p><b>Population &amp; Human Health (PHH)</b></p> <p>(PHH_1) Provide high quality residential, community, working and recreational environments with access to sustainable transport options</p> <p>(PHH_2) Promote economic growth to encourage retention of working age population and funding of sustainable development and environmental protection.</p>	<p>Environment, Health and Wellbeing 1. Our health and wellbeing is inextricably linked to our surrounding environment. The health benefits of a vibrant natural world are countless, providing us with breathable air, drinkable water, productive soils and spaces for us to spend time in and enjoy,</p>	<p>Goal 3: Ensure healthy lives and promote well-being for all at all ages.</p> <p>Goal 6: Ensure availability and sustainable management of water and sanitation for all.</p> <p>Goal 7: Ensure access to affordable, reliable, sustainable and modern energy for all.</p> <p>Goal 9: Build resilient infrastructure, promote inclusive and sustainable industrialisation and foster innovation.</p>

SDCC Development Plan Strategic Environmental Objectives (SEOs)	EPA Ireland's Environment 2024	UN Sustainable Development Goals
<p>(PHH_3) Ensure that existing population and planned growth is linked with the <u>required infrastructure and the services</u></p> <p>(PHH_4) Protect human health and well-being from environment-related pressures.</p>	<p>enhancing both our physical and mental health and wellbeing.</p> <p>2. The harmful environmental exposures causing disease and early death are modifiable. Reducing pollution, adapting to and mitigating climate impacts, and restoring ecosystems can have enormous benefits for our health and wellbeing. Solutions that can help tackle one issue can have multiple co-benefits for others. Implementation of solutions that can maximise benefits across multiple domains should be prioritised.</p> <p>3. The impacts of environmental hazards and exposures are not equal across society. More efforts are required to assess inequalities in both levels of exposure and impact at a finer geographical scale to determine whether measures implemented are helping to bridge the gap.</p>	<p>Goal 11: Make cities and human settlements inclusive, safe, resilient and sustainable.</p> <p>Goal 12: Ensure sustainable consumption and production patterns.</p> <p>Goal 13: Take urgent action to combat climate change and its impacts.</p> <p>Goal 14: Conserve and sustainably use the oceans, seas and marine resources for sustainable development</p>
<p><b>Land, Soils &amp; Geology (SG)</b></p> <p>(LSG_1) Safeguard sensitive soil, resources and geological heritage sites against <u>pollution and degradation.</u></p> <p>(LSG_2) Promote the sustainable use of infill and brownfield sites over the use of greenfield within the city.</p>	<p>Soils 2. The protection of soils lacked a legal and policy framework until recently and the publication of the EU Soil Strategy in 2021 and the proposed soil monitoring law in 2023 are significant. Ireland faces challenges in achieving the objectives of the EU Soil Strategy and in implementing the proposed soil monitoring law. However, getting this</p>	<p>Goal 11: Make cities and human settlements inclusive, safe, resilient and sustainable.</p> <p>Goal 12: Ensure sustainable consumption and production patterns.</p> <p>Goal 13: Take urgent action to combat climate change and its impacts.</p> <p>Goal 15: Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat</p>

SDCC Development Plan Strategic Environmental Objectives (SEOs)	EPA Ireland's Environment 2024	UN Sustainable Development Goals
	right would significantly advance the protection of Ireland's soil health.	desertification, and halt and reverse land degradation and halt biodiversity loss.
<p><b>Water Quality (W)</b></p> <p>(W_1) Protect and where necessary improve and maintain water quality and the management of watercourses and groundwater and coastal waters in compliance with the requirements of the Water Framework Directive objectives and measures.</p> <p>(W_2) Avoid inappropriate development in areas at risk of flooding and areas that are vulnerable to current and future erosion.</p> <p>(W_3) Integrate sustainable water management solutions (such as SuDS, porous surfacing and green roofs) into development proposals.</p>	<p>Water 2. We need to see full implementation of existing environmental legislation and high compliance rates across all regulated activities. A regulatory regime to address activities that impact hydromorphology is also required. All measures must be sufficiently targeted to the water quality issue and location to ensure that they deliver improvements.</p> <p>4. It is essential to build climate resilience into water quality management and into water services. Plans - such as the Water Action Plan, the Water Quality and Water Services Climate Adaptation Plan, and Uisce Éireann's National Water Resources Plan - are key to identifying risks and adaptation measures.</p>	<p>Goal 6: Ensure availability and sustainable management of water and sanitation for all.</p> <p>Goal 11: Make cities and human settlements inclusive, safe, resilient and sustainable.</p> <p>Goal 13: Take urgent action to combat climate change and its impacts.</p> <p>Goal 14: Conserve and sustainably use the oceans, seas and marine resources for sustainable development.</p> <p>Goal 15: Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, and halt and reverse land degradation and halt biodiversity loss.</p>
<p><b>Air Quality &amp; Noise (AN)</b></p> <p>(AN_1) To avoid, prevent or reduce harmful effects on human health and the environment, resulting from emissions to air from all sectors-with particular reference to emissions from transport, residential heating and industry.</p>	<p>Air: 2. Currently, Ireland is not meeting the guidelines set by WHO for multiple pollutants including fine particulate matter and nitrogen dioxide. We can actively improve our local air quality by</p>	<p>Goal 7: Ensure access to affordable, reliable, sustainable and modern energy for all.</p> <p>Goal 11: Make cities and human settlements inclusive, safe, resilient and sustainable.</p> <p>Goal 13: Take urgent action to combat climate change and its impacts.</p>

SDCC Development Plan Strategic Environmental Objectives (SEOs)	EPA Ireland's Environment 2024	UN Sustainable Development Goals
<p>(AN_2) Minimise travel related emissions and encourage a modal change from car to more sustainable forms of transport.</p> <p>(AN_3) Minimise noise emissions associated with traffic and transport and other noise and wind related industry etc.</p>	<p>changing to more sustainable forms of transport and heating.</p> <p>Noise 1: Environmental noise is the second biggest environmental cause of health problems in the EU. In Ireland, over 1 million people are likely to be exposed to noise levels above the mandatory reporting threshold</p>	
<p><b>Climate Change (CC)</b></p> <p>(CC_1) Minimise contribution to Climate Change by adopting mitigation and adaptation measures.</p> <p>(CC_2) Integrate sustainable design solutions into the city's infrastructure (e.g. energy efficient buildings; green infrastructure).</p> <p>(CC_3) Contribute towards the reduction of greenhouse gas emissions in line with national targets.</p> <p>(CC_4) Encourage and promote development resilient to the effects of climate change.</p> <p>(CC_5) Promote the use of renewable energy, energy efficient development and increased use of public transport.</p>	<p>Climate change</p> <p>1. The science is clear - climate change is already having an impact on people, animals and plants in Ireland. The evidence is unequivocal, Ireland is being affected by climate change now, and the severity of the impacts is likely to increase significantly in the coming years.</p> <p>2. Ireland needs to be resilient to ongoing and future climate change impacts. The implementation of climate adaptation measures is currently too slow and fragmented. More cross-sectoral and integrated adaptation actions can deliver multiple benefits. Doing better requires more financing, working with people and nature, monitoring and evaluating outcomes and increasing public and private sector involvement.</p>	<p>Goal 11: Make cities and human settlements inclusive, safe, resilient and sustainable.</p> <p>Goal 12: Ensure sustainable consumption and production patterns.</p> <p>Goal 13: Take urgent action to combat climate change and its impacts.</p>

SDCC Development Plan Strategic Environmental Objectives (SEOs)	EPA Ireland's Environment 2024	UN Sustainable Development Goals
	<p>3. Ireland is not currently projected to achieve its 2030 emissions reduction targets or to meet national or EU reduction targets. Despite Irish climate action ambitions, significantly faster progress is needed to decarbonise all sectors of Ireland's economy and implement adaptation actions to deliver a resilient and sustainable future for the benefit of all society.</p> <p>4. It is critical that people and communities are supported to achieve the changes required to address climate change. To overcome the practical barriers to climate action, and to ensure that objectives are both achievable and equitable, understanding the beliefs, attitudes and challenges facing people in Ireland is crucial. Policy should be designed and implemented so that the desirable action becomes the default action</p>	
<p><b>Cultural Heritage (CH)</b> (CH_1) Protect places, features, buildings and landscapes of cultural, archaeological and / or architectural heritage from adverse impact from development</p>	<p>1. Our health and wellbeing is inextricably linked to our surrounding environment. The health benefits of a vibrant natural world are countless, providing us with breathable air, drinkable water, productive soils and spaces for us to spend time in and enjoy, enhancing both our physical and mental health and wellbeing</p>	<p>Goal 11: Make cities and human settlements inclusive, safe, resilient and sustainable. Goal 13: Take urgent action to combat climate change and its impacts.</p>

SDCC Development Plan Strategic Environmental Objectives (SEOs)	EPA Ireland's Environment 2024	UN Sustainable Development Goals
<p><b>Landscape &amp; Visual (LV)</b> (LV_1) Protect and maintain the special qualities of the landscape character, especially with regard to areas of high amenity, the Dublin Mountain Area, and the River Liffey and River Dodder Valleys.</p>	<p>Land 2. We cannot make more land, so must use our land wisely. Part of this challenge is to understand how best to use our land for social and economic benefit in a way that supports, rather than damages, the environment. The national land use review has a vital role to play in identifying land use opportunities and constraints.</p> <p>Land 3. Land use offers natural, social and economic benefits. We can use our land in ways that support climate action, nature restoration, protection of water quality and a sustainable economy through implementing a multiple benefits approach. To do this we must reframe how we approach national land use decisions. We must take a holistic and integrated view across all the demands there are on Ireland's land. Emerging evidence shows that we can implement solutions that deliver natural, social and economic capital together.</p>	<p>Goal 11: Make cities and human settlements inclusive, safe, resilient and sustainable.</p> <p>Goal 13: Take urgent action to combat climate change and its impacts.</p>
<p><b>Material Assets (MA)</b> (MA_1) Make best use of existing infrastructure, promote the sustainable development of new infrastructure to match population distribution and protect existing assets, to meet the needs of South Dublin's population.</p>	<p>Transport:</p> <p>1. The transport sector is a major consumer of energy and material resources and is a source of environmental pollution, particularly greenhouse gases, air pollutants and noise.</p>	<p>Goal 6: Ensure availability and sustainable management of water and sanitation for all.</p> <p>Goal 7: Ensure access to affordable, reliable, sustainable and modern energy for all.</p> <p>Goal 9: Build resilient infrastructure, promote inclusive and sustainable industrialization and foster innovation.</p>

SDCC Development Plan Strategic Environmental Objectives (SEOs)	EPA Ireland's Environment 2024	UN Sustainable Development Goals
<p>(MA_2) Promote the circular economy, reduce waste, and increase energy efficiencies.</p> <p>(MA_3) Ensure there is adequate sewerage and drainage infrastructure in place to support new development.</p> <p>(MA_4) A reduction in energy demand from the transport sector and support moves to electrification of road and rail transport modes</p>	<p>2. A sustainable, accessible and efficient transport system is not only important for the environment and wellbeing but is also a key enabler for the economy.</p> <p>3. High-level integration between land use planning and transport planning is needed to achieve more compact development, incentivise a move away from private cars, and move trips to rail, bus, cycling and walking. Shifting to these modes is an essential part of a sustainable and climate-neutral transition for the transport sector</p> <p>Energy:</p> <p>1. Established technologies, such as wind energy, solar photovoltaics and bioenergy, will be key in meeting short-term emission reduction targets (i.e. 2030), whereas significant growth in offshore wind infrastructure is expected to be the key essential element of future energy systems. Enhanced regulatory and planning frameworks, and support schemes, are required to accelerate the deployment of renewables, realise co-benefits and manage trade-offs.</p> <p>2. Growing demand for electricity is an anticipated by-product of the expected electrification of the heat and transport sectors. However, additional and rapidly</p>	<p>Goal 11: Make cities and human settlements inclusive, safe, resilient and sustainable.</p> <p>Goal 12: Ensure sustainable consumption and production patterns.</p> <p>Goal 13: Take urgent action to combat climate change and its impacts.</p> <p>Goal 15: Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, and halt and reverse land degradation and halt biodiversity loss.</p>

SDCC Development Plan Strategic Environmental Objectives (SEOs)	EPA Ireland's Environment 2024	UN Sustainable Development Goals
	<p>increasing electricity demand growth from large energy users is putting pressure on energy systems.</p> <p>Circular Economy and Waste</p> <p>1. Ireland has a damaging linear economy characterised by the overconsumption of materials and goods and the growing volumes of waste and greenhouse gas emissions. While recycling tonnages are increasing, these increases are being cancelled out by the growing amount of waste generated. Current trends pose a high risk of not meeting mandatory recycling targets. The challenge for Ireland is to reverse these trends and significantly reduce waste production.</p> <p>2. Ireland's capacity to collect and treat waste is vulnerable and underperforming, with an over-reliance on other countries to treat our recycling materials, general municipal and hazardous wastes</p>	

## 4 Key Environmental Resources

### 4.1 Introduction

The purpose of this section is to provide a summary of the main environmental resources and issues within the plan area.

### 4.2 Biodiversity, Flora and Fauna

The SEA considered available information on designated sites of conservation interest as well as protected species, ecological connectivity and non-designated habitats which have high ecological value. The SEA also identifies data sources which may be appropriate to local, project level development and assessments.

There are several considerations for nature conservation designations in South Dublin as shown below in Table 4.1.

**Table 4.1 Designated Ecological Sites and Protected Species:**

Environmental Features	Description
<b>Special Areas of Conservation (SACs)</b>	Designated under the Habitats Directive (Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora). There are 2 SACs designated within, partially within or adjacent to the County, including: Glenasmole Valley SAC (001209) and Wicklow Mountains SAC (002122).
<b>Special Protection Areas (SPAs)</b>	Designated under the Birds Directive (EC Directive 200/147/EC on the conservation of wild birds). There is one SPA designated within, partially within or adjacent to the County, including Wicklow Mountains SPA (004040).
<b>RAMSAR sites</b>	The main aim of the Convention is to secure the designation by each contracting state of wetlands in its territory for inclusion in a list of wetlands of international importance for waterfowl. This entails the commitment of each contracting state to a policy of protection and management of the designated wetlands, and of formulating and implementing planning so as to promote the conservation of designated wetlands and, as far as possible, the wise use of wetlands in its territory. There are 2 Ramsar sites designated near the County boundary; Sandymount Strand/Tolka Estuary and North Bull Island.
<b>Natural Heritage Areas (NHAs)</b>	NHAs are designated due to their national conservation value for ecological and/or geological/geomorphological heritage. They cover nationally important semi-natural and natural habitats, landforms or geomorphological features, wildlife plant and animal species or a diversity of these natural attributes.
<b>Proposed Natural Heritage Areas (pNHAs)</b>	pNHAs were published on a non-statutory basis in 1995 but have not since been statutorily proposed or designated. These sites are of significance for wildlife and habitats. There are 7 pNHAs designated within or partially within the County, including: Glenasmole Valley (001209), Slade of Saggart and Crooksling Glen (000211), Grand Canal (002104), Lugmore Glen (001212), Dodder Valley (000991), Liffey Valley (000128) and Royal Canal (002103).
<b>Tree Preservation Order (TPO)</b>	Part XIII of the Planning and Development Act, 2000 sets out the provisions for TPOs. Under the new Planning and Development Act 2024, TPOs are legislated for in Section 267. This part of the 2024 Act is due to be commenced in 2026

Environmental Features	Description
	TPOs can be made in the interest of amenity or the environment and allow for the protection of individual or groups of trees. There are 4 existing TPOs within the County, including St. Brigid's Clondalkin; Beaufort Downs, Rathfarnham; Quarryvale, Brooklawn, Liffey Valley No.1; and Coolamber Site.
<b>Flora Protection Order Sites</b>	The Flora (Protection) Order, 2022 (S.I. No. 235 of 2022) gives legal protection to 65 species of bryophytes in the Republic of Ireland (25 liverworts and 40 mosses). The current list of plant species protected by Section 21 of the Wildlife Act, 1976 is set out in the Flora (Protection) Order, 2022, which supercedes orders made in 1980, 1987, 1999 and 2015. There are 8 Flora Protection Order Sites designated in the County (Killakee; Seahan-Secawn; Lucan Demesne; River Liffey in St. Edmundsbury; Palmerston Marsh (within Waterstown Park); between King's Hospital School and the Liffey at Fonthill; Tandy's Lane, Finnstown within the Adamstown Special Development Zone (SDZ); and Glenasmole.
<b>Wildfowl Sanctuaries (See S.I. 192 of 1979)</b>	Wildfowl Sanctuaries are areas that have been excluded from the 'Open Season Order' so that game birds can rest and feed undisturbed. There are 68 sanctuaries in the State. Shooting of game birds is not allowed in these sanctuaries. There is one Wildfowl Sanctuary located within the County (Brittas Ponds (WFS-18)).
<b>Salmonid Waters</b>	Salmonid waters are designated and protected as under the European Communities (Quality of Salmonid Waters) Regulations 1988 (SI No. 293 of 1988). Designated Salmonid Waters are capable of supporting salmon ( <i>Salmo salar</i> ), trout ( <i>Salmo trutta</i> ), char ( <i>Salvelinus</i> ) and whitefish ( <i>Coregonus</i> ). The Grand Canal and the Rivers Liffey and Dodder are listed under the regulations.
<b>OSPAR Marine Protected Areas (MPA)</b>	Under the OSPAR Convention to Protect the Marine Environment of the North East Atlantic, Ireland committed to establishing marine protected areas to protect biodiversity (i.e., OSPAR MPAs). There are currently 19 OSPAR sites proposed in the State. There are no OSPAR MPAs within the County.
<b>CORINE Landcover</b>	Land cover is the observed physical cover, as seen from the ground or through remote sensing, including for example natural or planted vegetation, water and human constructions which cover the earth's surface. The most dominant land cover types are urban fabric/artificial surfaces to the north and east, agricultural areas/pastures to the west and forest and semi-natural areas to the south of the County. The south and west of the county includes the highest concentration of land cover categories indicating elevated levels of value to ecology (including peat bogs, forests and land principally occupied by agriculture with areas of natural vegetation)
<b>National Parks</b>	National Parks are specially designated protected areas of unspoilt beauty and there are six located in Ireland. The primary purpose of the National Parks is the conservation of biodiversity and landscape; however, they also provide recreational space for locals and visitors. There is 1 National Parks located within or partially within the County; Wicklow Mountains National Park.
<b>Nature Reserves</b>	A Nature Reserve is an area of importance to wildlife, which is protected under Ministerial order. There are currently 78 Statutory Nature Reserves. Most are owned by the State, but some are owned by organisations or private landowners. There is no Nature Reserves located within or partially within the County, however, the closest Nature Reserve within a 15 km radius of the County includes Knocksink Wood and North Bull Island.

Additionally, the SEA considered non designated sites for impacts regarding aspects such as ecological connectivity and non-designated habitats.

#### 4.2.1 Ecological Connectivity and Non-designated Habitats

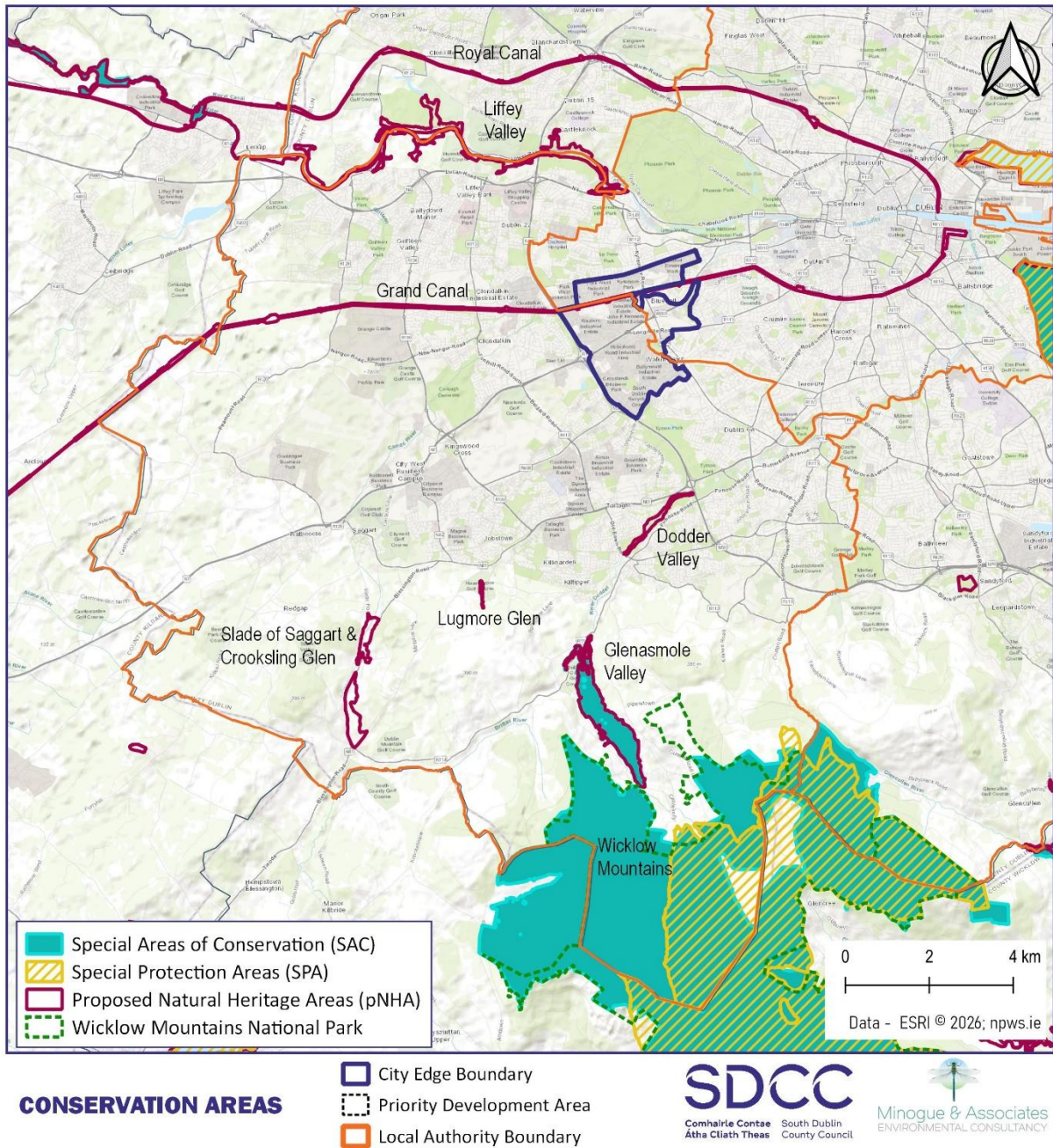
	Description
<b>Ecological connectivity and networks (including steppingstones and corridors)</b>	Riparian habitats, hedgerows and other blue and green infrastructure networks. Ecological connectivity and networks is a key consideration along with invasive species - particularly those listed on the Third Schedule to the European Communities (Birds and Natural Habitats) Regulations 2011 [S.I.477/2011].
<b>Other sites of high biodiversity value or ecological importance</b>	Semi-natural habitats in NPWS national surveys (native woodlands, reef systems, tidal habitats, grasslands, peatlands etc.). Trees and woodlands of national importance have been identified.

As well as considerations related to European sites - a focus was placed on protected species outside of these designations such as bats, breeding birds, badgers etc. as well as all related species listed within the Flora (Protection) Order, 2022 (S.I. No. 235 of 2022).

#### 4.2.2 Designated Sites

Designated sites for natural heritage are presented below in Figure 4.1 at 5km, 10km and 15km buffers. These are described and assessed in more detail through the Stage II Appropriate Assessment Natura Impact Report that accompanies this SEA ER.

**Figure 4.1 Nature Conservation Areas**



### 4.2.3 Green Infrastructure

Green infrastructure (GI) is a crucial component in building resilient communities capable of adapting to the consequences of climate change with trees, woodlands and wetlands providing carbon capture and slowing water flows while improving air quality. The Green Infrastructure strategy for the County set out in the South Dublin CDP 2022 -2028 provides a vision of an integrated GI network for the County working with and enhancing existing biodiversity and natural heritage, improving resilience to climate change and



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 otters are listed on Annex 2 of the Habitats Directive and are listed as a qualifying feature 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

### **4.3 Population and Human Health**

In the 2022 Census, the total population of South Dublin was 301,075 persons, showing the trend of an increase in total population in the County by ca. 8.0% (22,308 persons) since the previous Census. South Dublin is identified by the Eastern and Midland Regional Assembly Regional Spatial and Economic Strategy (RSES) 2019-2031 as being part of the Dublin Metropolitan Area. The National Planning Framework (NPF) First Revision (2025) has a minimum population target of 1.56 million people (approximately 295,000 additional population) in Dublin City and Suburbs between now and 2040, while the Dublin Metropolitan Area Strategic Plan (MASP) (2019) envisages a population of 1.65 million people by 2031 across the wider Dublin metropolitan region (an increase of 250,000 people from census 2016).

The provision of additional housing over the Development Plan period will be dictated by the Development Plan Core Strategy that guides where new development should be allocated in accordance with national and regional strategies and policies, including the NPF and the Regional Spatial and Economic Strategy (RSES) for Eastern and Midlands Region. The Proposed Variation No 2 to the South Dublin CDP 2022 -2028m, currently at draft stage, includes amendments to the Development Plan Core Strategy and proposes additional rezoning of lands around the county for residential development as required under national planning policy, namely the publication of the National Planning Framework (NPF) First Revision and the publication of Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act, 2000 (as amended)<sup>2</sup>:

The City Edge area has been historically viewed as a traditional industrial area comprising manufacturing and warehousing uses, along with wholesale/retail trade uses in more recent times. However, City Edge comprises a rich mix of uses despite this historic reputation. The area is continuing to change and evolve with new higher density residential development granted permission recently around the Naas Road, Kylemore Road, Walkinstown Avenue and Ballymount Road locality which, if brought forward on

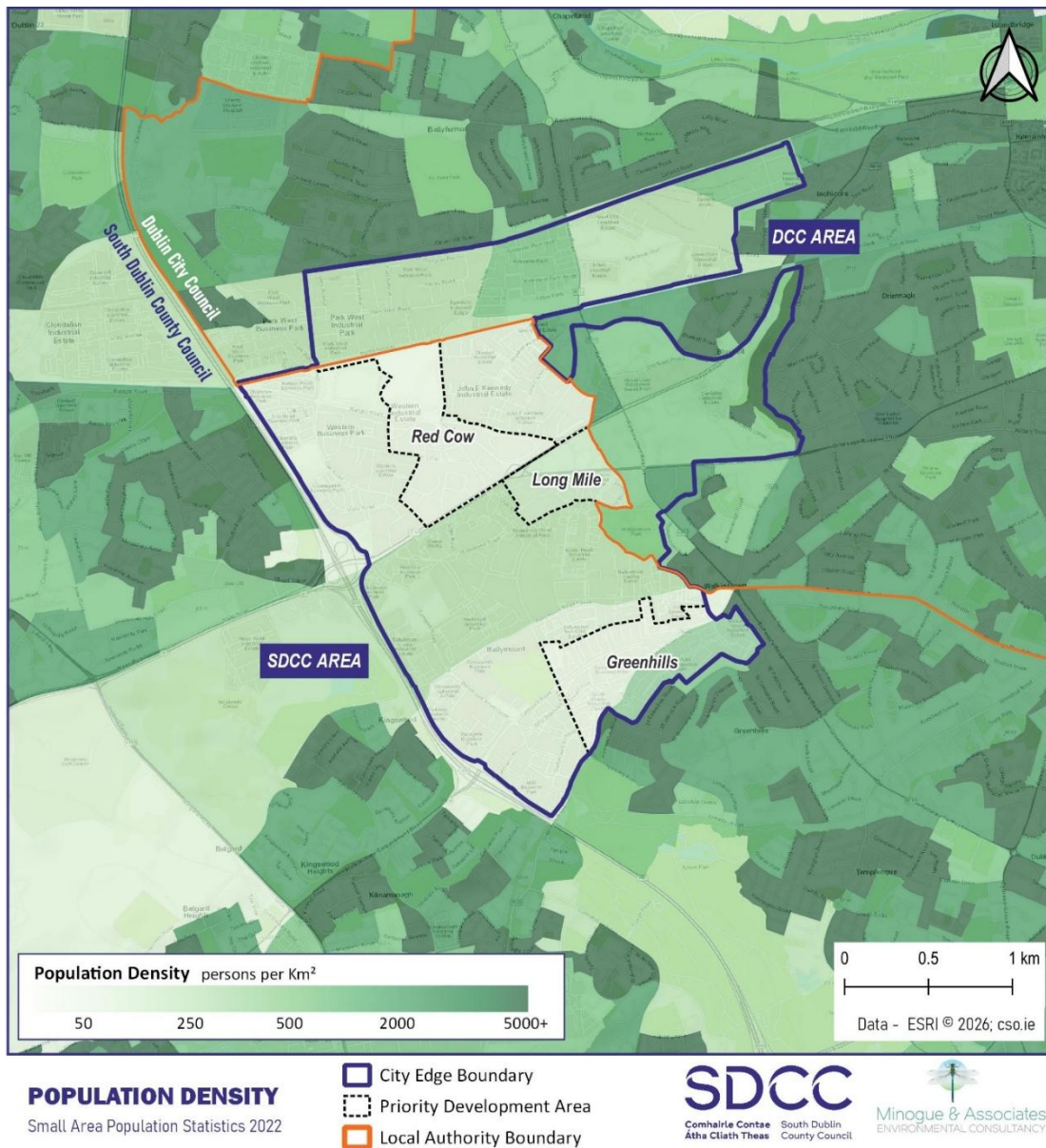
---

<sup>2</sup> NPF Implementation: Housing Growth Requirements, 2025 ('the 2025 Guidelines'), and Sustainable Residential Development and Compact Settlement Guidelines, 2024 ('the Compact Settlement Guidelines').

site, could result in in a substantial uplift in the provision of housing units and the resident population in the area<sup>3</sup>.

Figure 4.3 illustrates population density within the plan area and Proposed Variation lands based on 2022 Census data. It is notable, given the current land use within the Variation lands, the low pattern of population density, reflecting the low levels of residential development.

**Figure 4.3 Population density (Census 2022)**



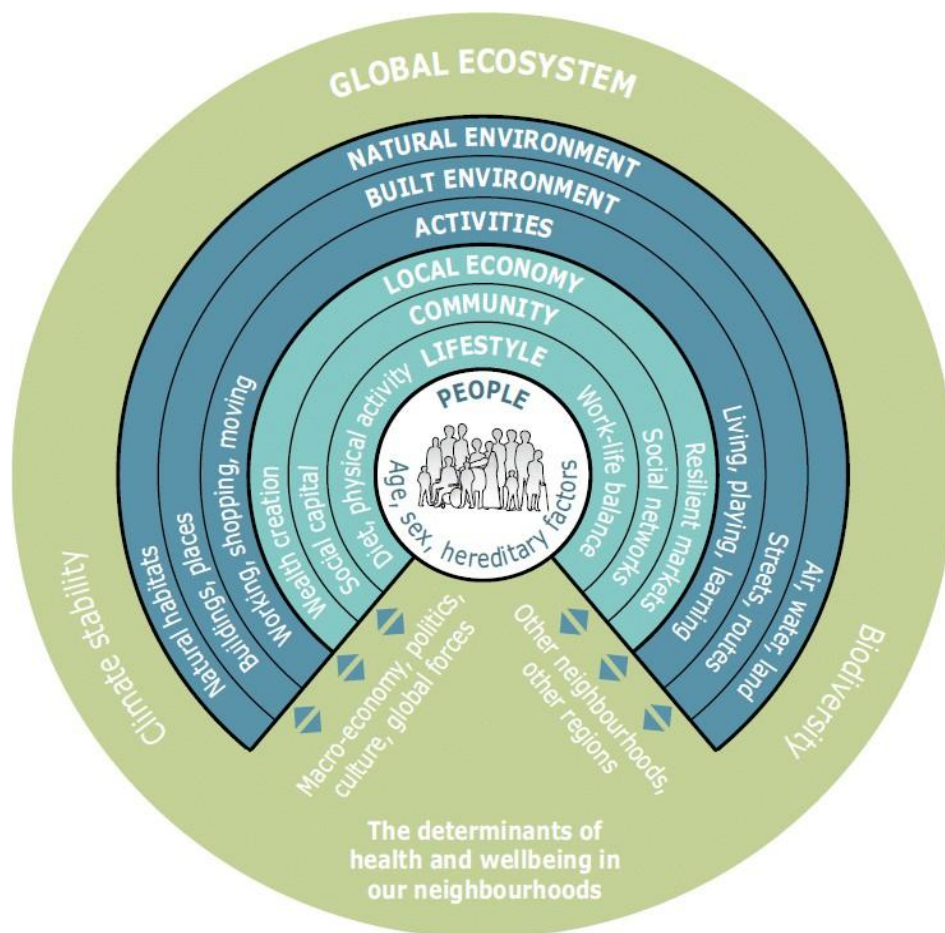
<sup>3</sup> [4.-Economic-Strategy.pdf \(cityedge.ie\)](#)

### 4.3.1 Human health

Regarding human health, impacts relevant to the SEA are those which arise because of interactions with environmental vectors (i.e. environmental components such as air, water or soil through which contaminants or pollutants, which have the potential to cause harm, and can be transmitted to human beings). Hazards or nuisances to human health can arise because of exposure to these vectors arising from incompatible adjacent land uses, for example.

Access to services, community facilities and green space are also important for human health. Figure 4.4 presents the determinants of human health and wellbeing, highlighting the interactions between environmental quality, social factors and human health and wellbeing.

**Figure 4.4: The determinants of health and well-being in our neighbourhoods (Source: Human ecology model of a settlement, Barton and Grant, 2006)**

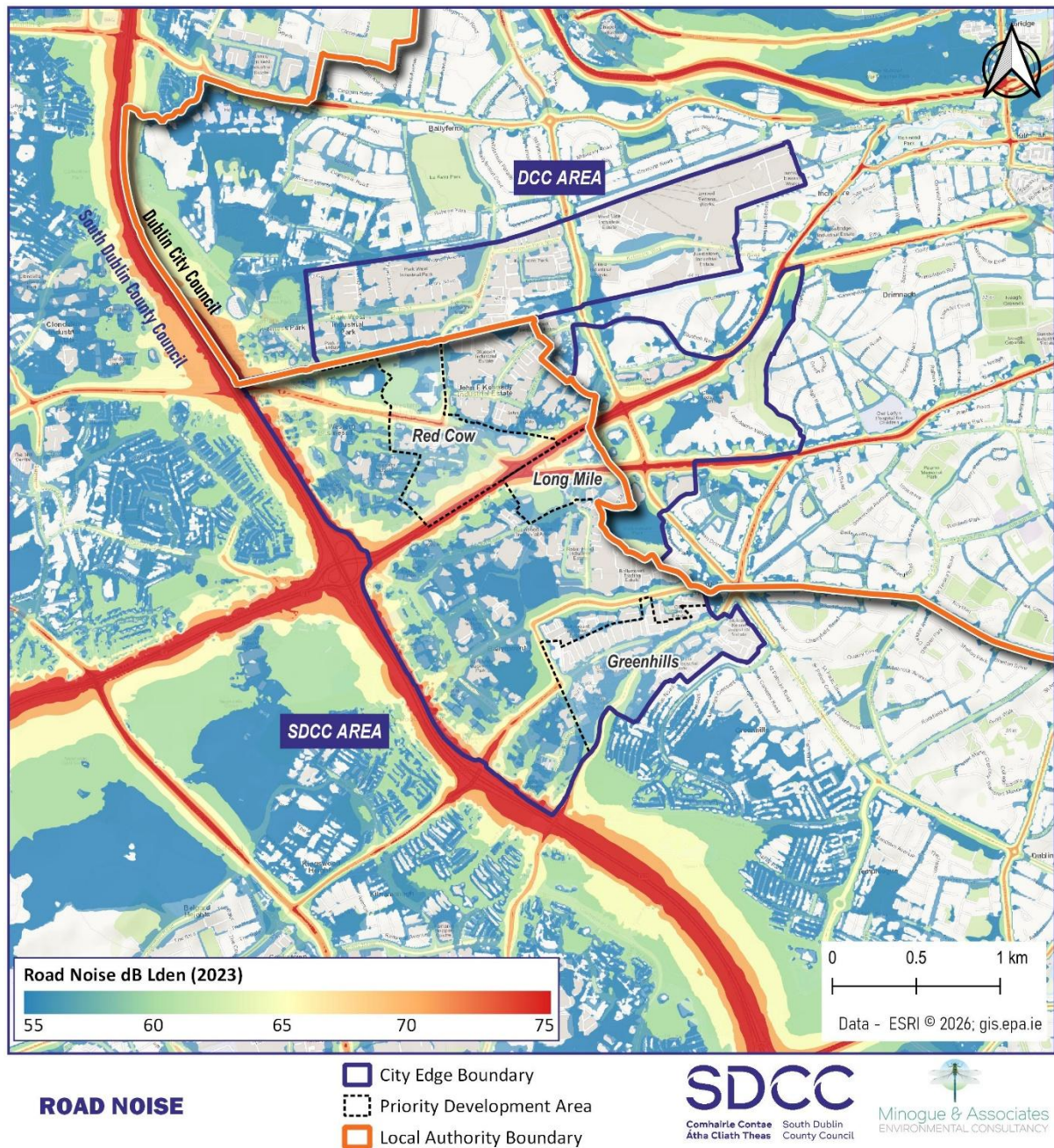


### 4.3.2 Noise and human health

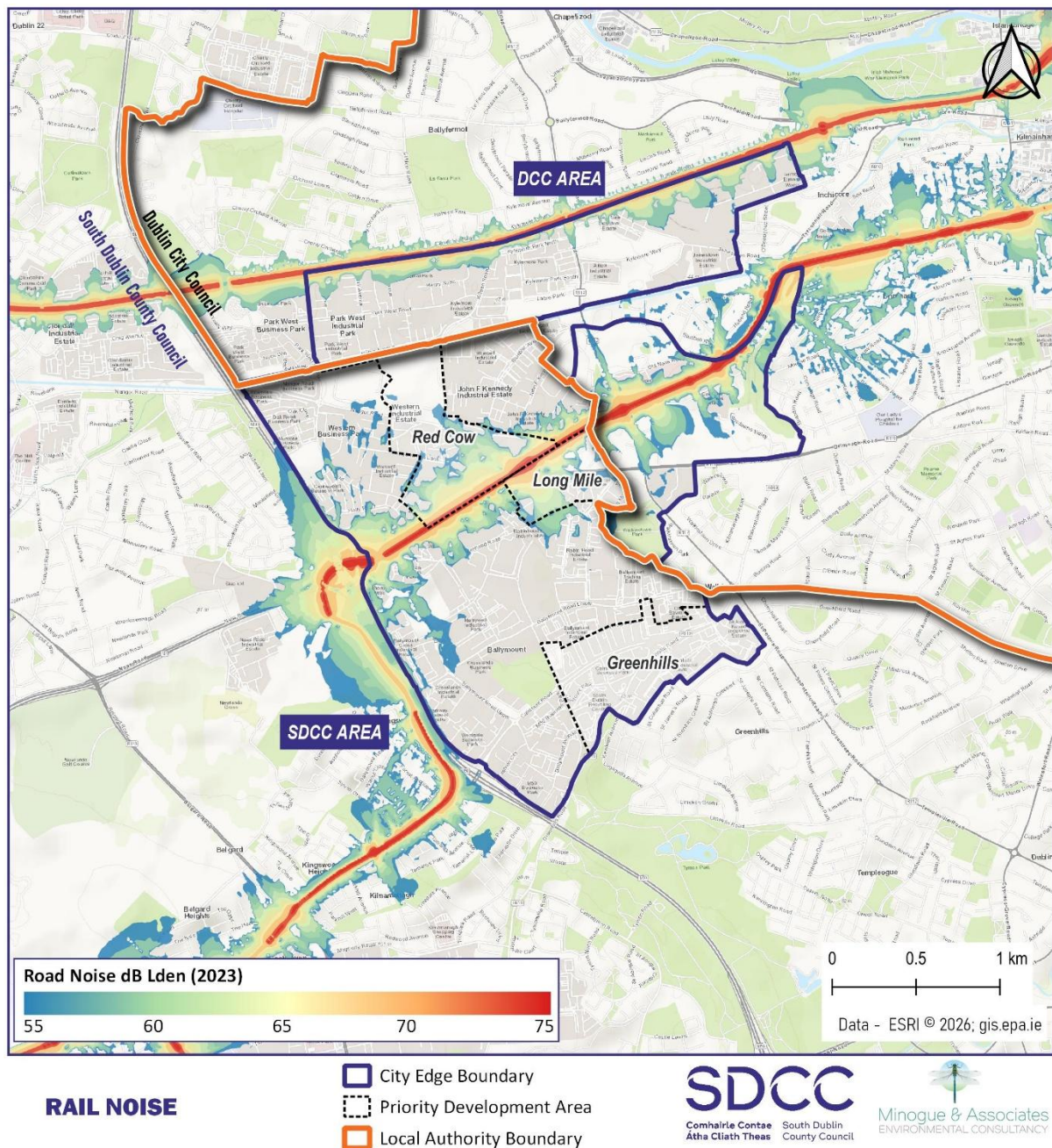
South Dublin includes several transport routes such as rail and road that are included in Strategic noise mapping required under the Environmental Noise Directive (END). The aim of the END is to provide a common framework to avoid,

prevent or reduce, on a prioritised basis, the harmful effects of exposure to environmental noise through the preparation of strategic noise maps and the development and implementation of action plans. The identification of noise sensitive areas allows for the application of protective measure or mitigation measures in advance of further development. Figures 4.5 and 4.6 overleaf presents Noise Mapping from Road and Rail sources respectively. , The areas surrounding the Naas Road and Kylemore Roads are the primary sources of transport related noise.

**Figure 4.5: Noise mapping for daytime noise from road**



**Figure 4.6 Noise mapping for daytime noise from rail**



#### 4.3.3 Air quality and human health

The Environmental Protection Agency (EPA) has developed four zones to represent all the potential types of air quality background that are likely to exist in Ireland. These four zones are stated in the Air Quality Regulations (2002) and South Dublin is located with Zone A Dublin Conurbation. The two air quality monitoring stations in South Dublin County are located at Old Bawn Road, Tallaght and Newcastle Road, Lucan.

The main source of NO<sub>2</sub> in Ireland is from road transport. Diesel engine vehicles produce more NO<sub>2</sub> than petrol vehicles. Other sources of NO<sub>2</sub> in Ireland include:

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

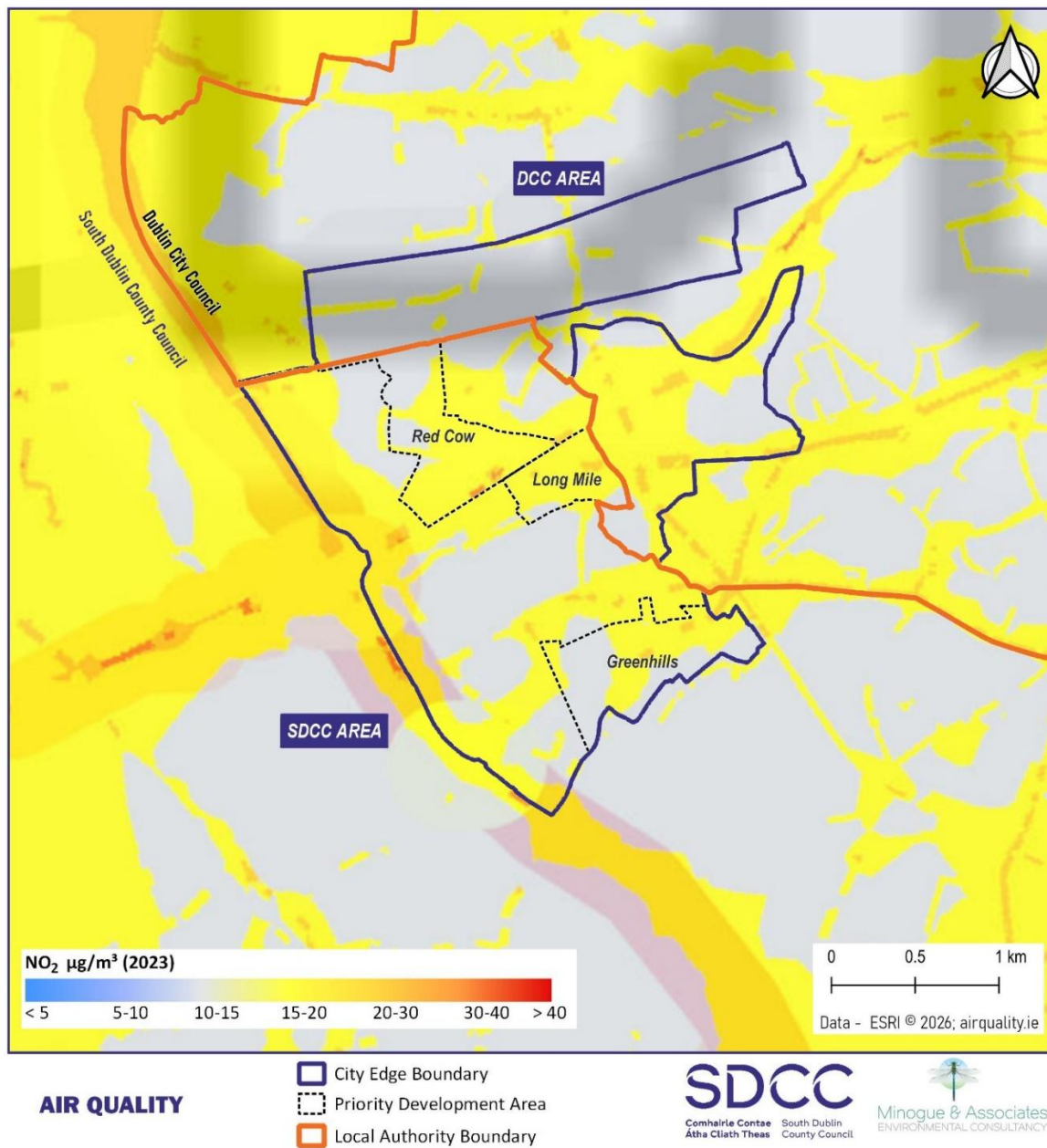
PM<sub>2.5</sub> is also known as 'fine particulate matter'. This is the most important pollutant in Ireland from a health perspective. It is estimated to cause ~1,300 premature deaths in Ireland annually. The main source of fine particulate matter in Ireland is from the burning of solid fuel to heat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

More recent research evidence highlighted there was no safe level of air pollutants to cause adverse effects. The persistent efforts to mitigate air pollution, even at relatively lower levels, will continue to yield health benefits for the public<sup>4</sup>. Figure 4.7 below shows measurements of Nitrogen Oxide (NO<sub>2</sub>), in relation to the Proposed Variation lands.

---

<sup>4</sup> Chen, J., Mölter, A., Gómez-Barrón, J.P. et al. Evaluating background and local contributions and identifying traffic-related pollutant hotspots: insights from Google Air View mobile monitoring in Dublin, Ireland. *Environ Sci Pollut Res* 31, 56114-56129 (2024). <https://doi.org/10.1007/s11356-024-34903-5>

**Figure 4.7 Nitrogen Oxide measurements at county scale (EPA 2025)**



#### 4.3.4 Seveso Sites

COMAH sites also known as Seveso sites, are defined as industrial sites that, because of the presence of dangerous substances in sufficient quantities, are regulated under EU Directive. There are three Seveso sites within the SDCC area of City Edge, one upper tier and two lower tier sites as follows:

- Upper Tier Establishments
- o BOC Gases Ltd. Ireland, Bluebell Industrial Estate
- Lower Tier Establishments

- o Irish Distillers Ltd, Robinhood Road
- o Kayfoam Wolfson, Bluebell Industrial Estate

Where development takes place outside the Priority Development Area (PDAs), standard HSA (Health and Safety Authority) guidance will be applied in addition to Policy EDE26 of the CDP 2022-2028.

#### **4.4 Climate Change**

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

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

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

The key responses in the Proposed Variation to the challenges posed by climate change in the built environment include:

- Climate: To create a climate resilient new urban quarter based on active travel and public transport, compact settlements, multi-functional blue-green infrastructure and sustainable energy.
- Sustainable Travel: Promote and facilitate a transition to more sustainable modes of transport by promoting active travel measures, improved public transport and reducing a reliance on vehicular movements.
- Natural Infrastructure: Create an interlinked system of blue-green spaces that provide for recreation, biodiversity, nature restoration, sustainable drainage and active travel
- Energy: Promote pathways to net zero carbon through supporting sustainable energy projects within City Edge including District Heating<sup>5</sup>

---

<sup>5</sup> From the Overarching Strategic Objectives of the SURF.

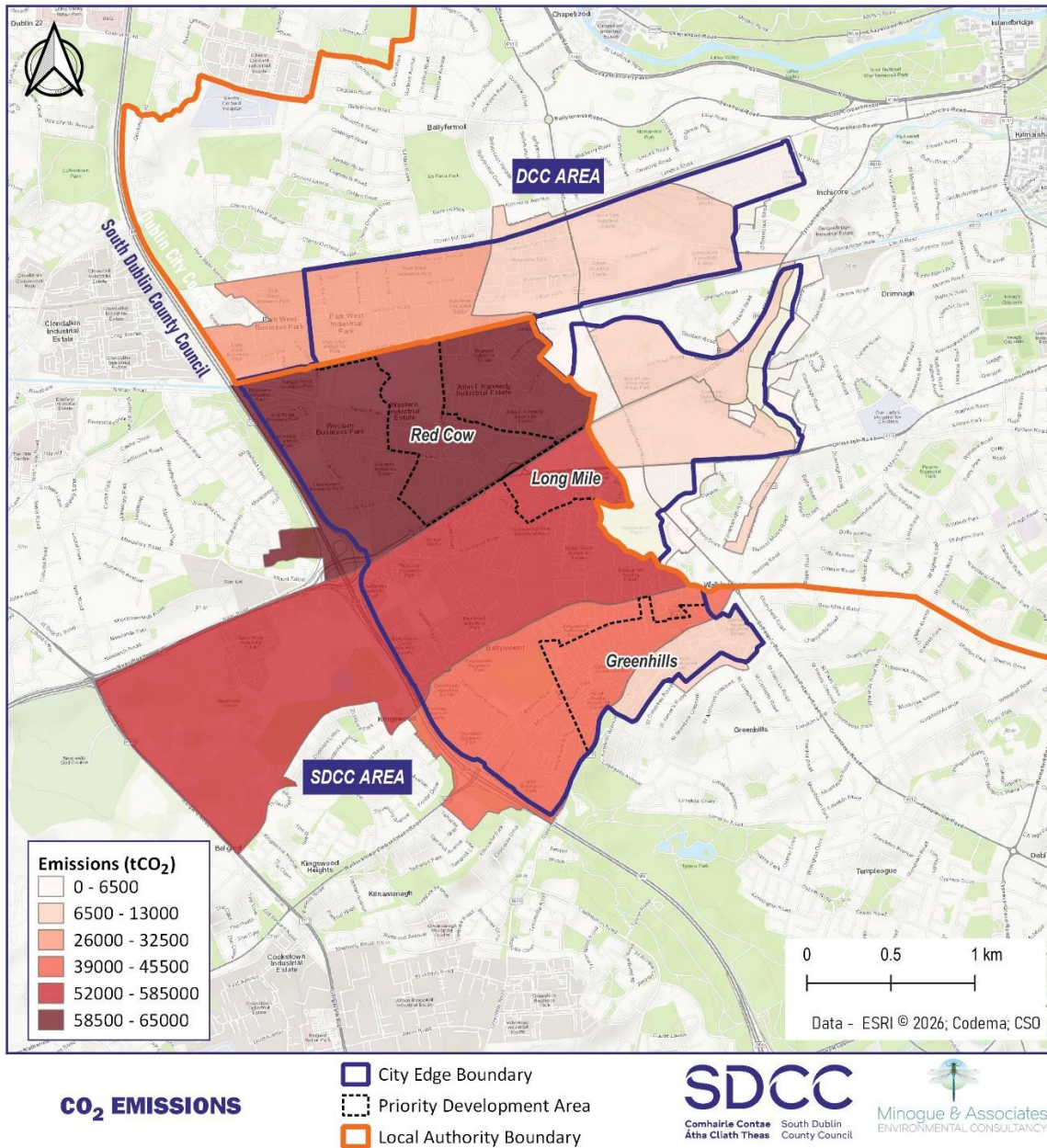
#### 4.4.1 Energy emissions City Edge Plan Area

Research<sup>6</sup> undertaken as part of the larger City Edge analysed total emissions from non-residential and residential sources. Most residential use is located in Kylemore in Dublin City whilst emissions from the non-residential sector is concentrated the west side of the City Edge area, in the Red Cow district. Given the large number of warehouses, this density can be attributed to the motorway access the Red Cow provides, allowing storage of goods with easy access to goods vehicles. The analysis of total emissions from landuse across the City Edge Area is shown below in Figure 4.8.

---

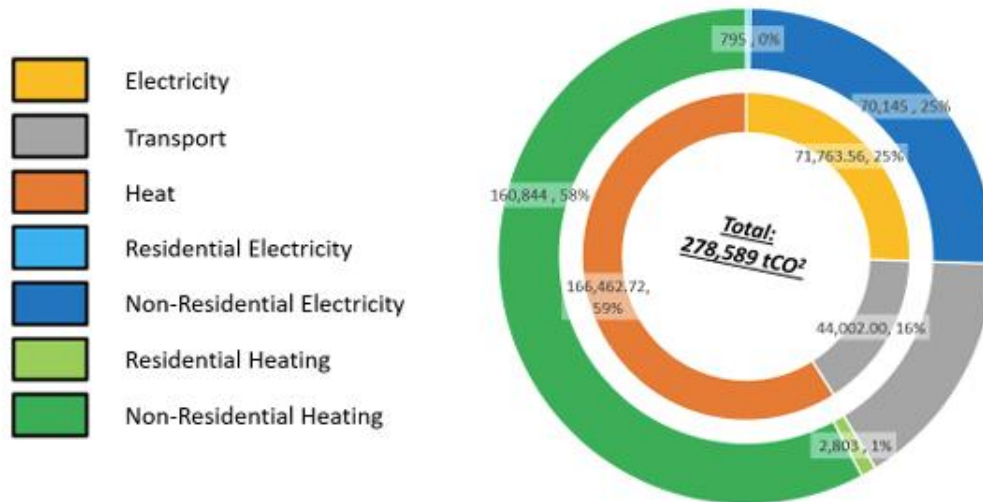
<sup>6</sup> City Edge - Energy Management and Provision Feasibility Study Report prepared by Codema on behalf of South Dublin County Council and Dublin City Council June 2025

**Figure 4.8 Total Emissions by Small Area**



The City Edge area’s current emissions equal 278,589 tCO<sub>2</sub>. A breakdown of these emissions can be seen in Figure 4.9, which breaks down the emissions by sector and by residential/non residential. Heat accounts for most of the emissions in the area at 59% followed by electricity at 25% and transport at 16% (it should be noted that electricity includes lighting, pumps and fans, electricity emissions for heat is captured in heating emissions). This falls in line with areas of a similar level of industrialisation in relation to its residential stock, such as Dublin Port. As the residential stock of the region is set to grow during the regeneration of City Edge, it can be expected that the split in emissions would change drastically, to match a more residentially led region with a more even split between the three sectors.

**Figure 4.9 Sectoral emissions for City Edge**



#### 4.5 Water resources including flooding

The EU Water Framework Directive (WFD) (2000/60/EC) establishes a framework for the protection of both surface and groundwater. Transposing legislation outlines the water protection and water management measures required in Ireland to maintain high status of waters where it exists and to prevent any deterioration in existing water status.

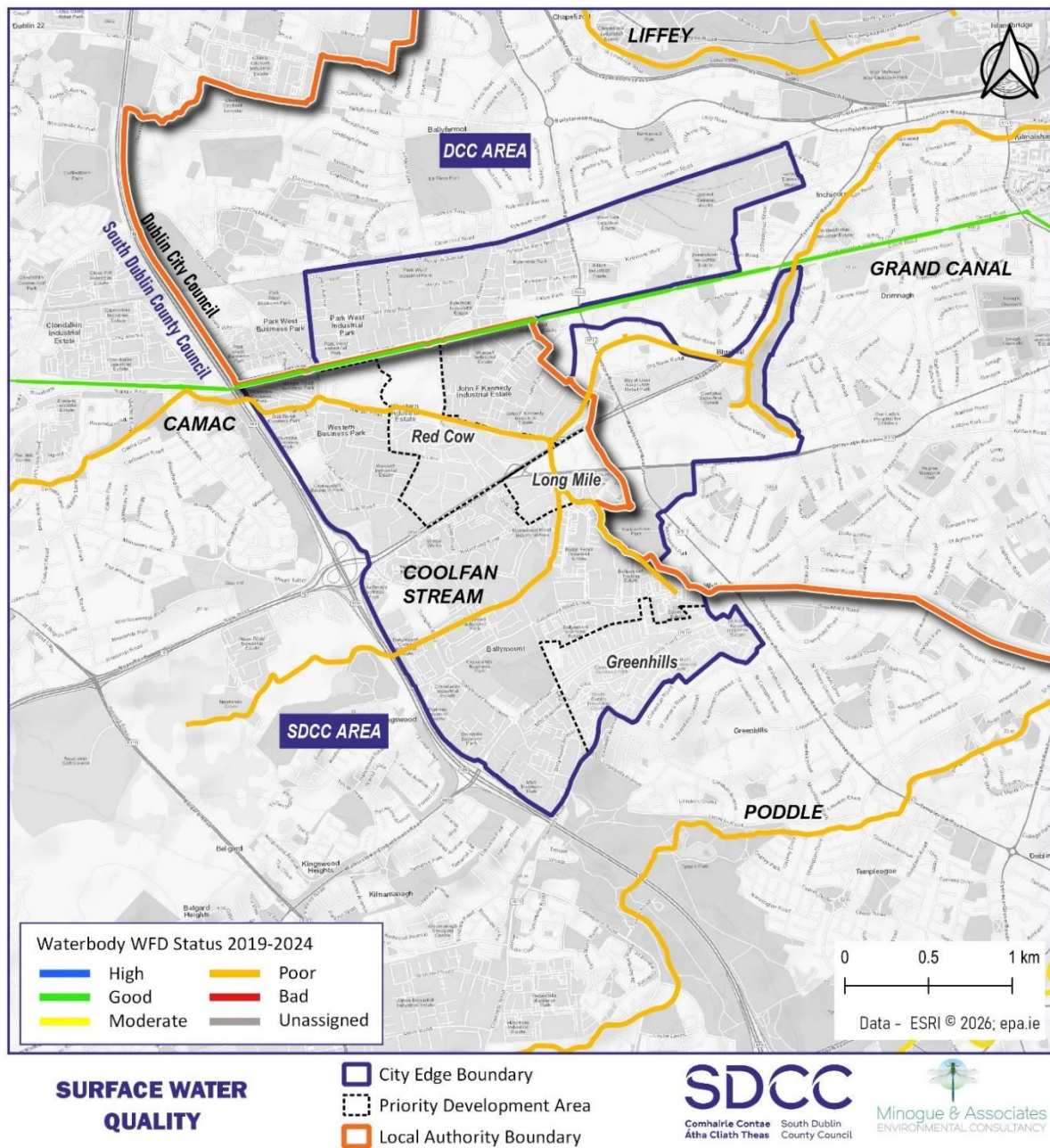
The Proposed Variation lands are located within the Liffey and Dublin Bay Catchment and the Liffey Sub catchment. The River Camac is the main river flowing through the Proposed Variation lands, this is of poor ecological status based on most recent data and is at risk of not meeting the WFD objectives. It 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, causing some parts of the River Camac catchment to be classified as "Poor" Ecological Status under the WFD<sup>7</sup>. 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 plan area.

<sup>7</sup> Hydromorphology and restoration study of the River Camac, Dublin JBA Ireland for South Dublin CC.

**Table 4.2 Current status of surface and groundwater within the local plan area (EPA 2025)**

<b>Status Category</b>	<b>River</b>	<b>Lake</b>	<b>Groundwater</b>
<b>High</b>	1		0
<b>Good</b>	10	1	6
<b>Moderate</b>	8	0	0
<b>Poor</b>	8	2	0
<b>Poor (GW)</b>	0	0	1

**Figure 4.10: Surface Water Quality in and around Plan Area**

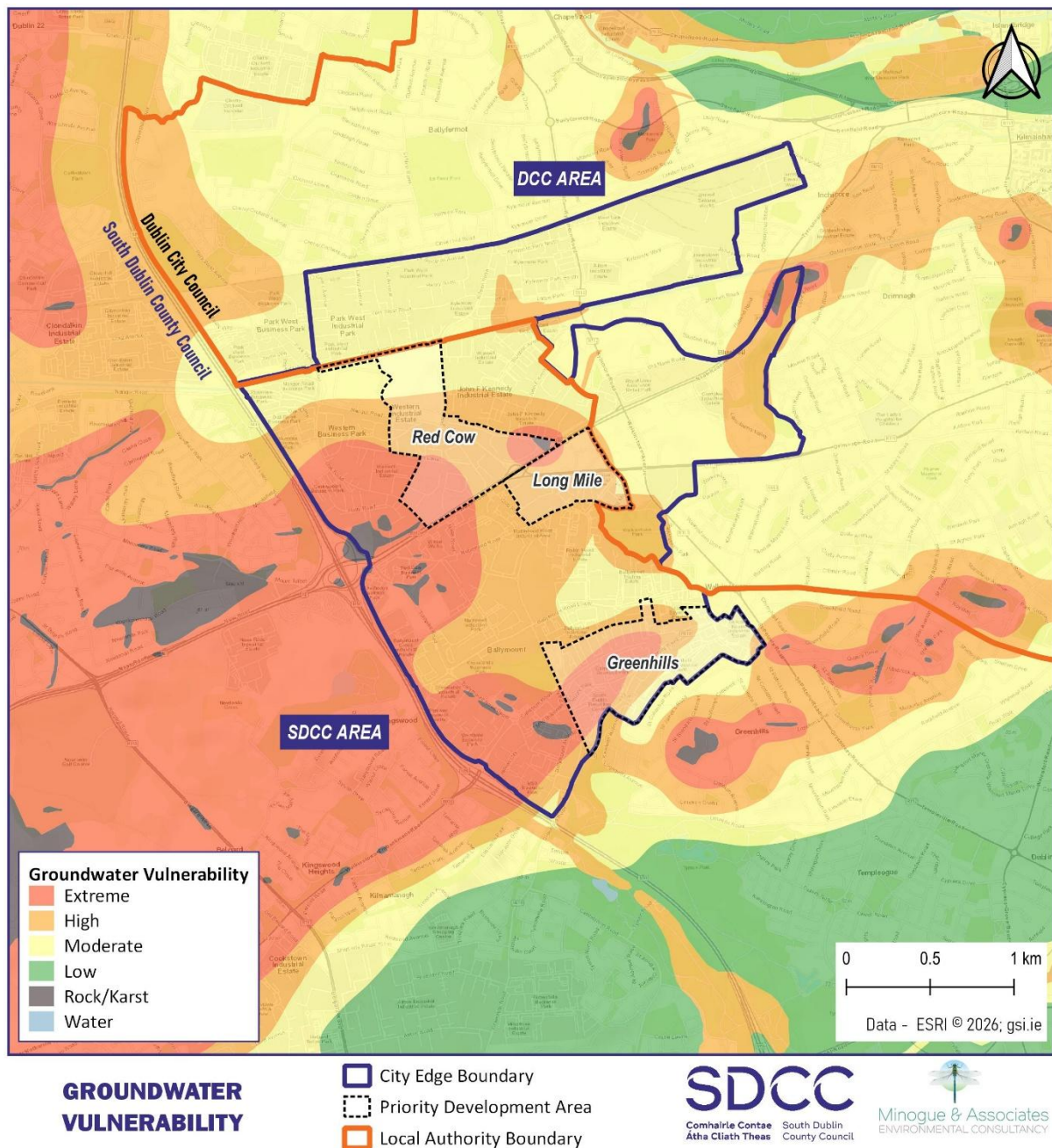


The EU Groundwater Directive (2006/118/EC) uses a holistic approach to groundwater by addressing the relationships between groundwater, surface water and ecological receptors. Groundwater is considered by its ecological status, which is based on two assessments: chemical and quantitative status. Both need to be in good condition for the overall water body to be classified as good.

The GSI rates groundwaters according to both their productivity and vulnerability to pollution. Aquifer vulnerability refers to the ease with which pollutants of various kinds can enter into groundwater. Groundwater vulnerability maps are based on the type and thicknesses of subsoils (sands, gravels, glacial tills (or boulder clays), peat, lake and alluvial

silts and clays), and the presence of karst features. Groundwater is most at risk where the subsoils are absent or thin and, in areas of karstic limestone, where surface streams sink underground at swallow holes. Groundwater vulnerability varies across the county most of the PDA groundwaters are classified between low to high vulnerability with small areas of extreme vulnerability as seen in the area between Red Cow& Cherry Orchard PDA and Long Mile PDAs below in Figure 4.11. Areas of high vulnerability are present at Greenhills PDA also shown below.

**Figure 4.11 Groundwater Vulnerability**



#### 4.5.1 Flood Risk

Certain areas across the County are at risk of flooding from various sources including groundwater, pluvial, fluvial and estuarial. There are various historic and predictive indicators of flood risk in the County, including along the Camac.

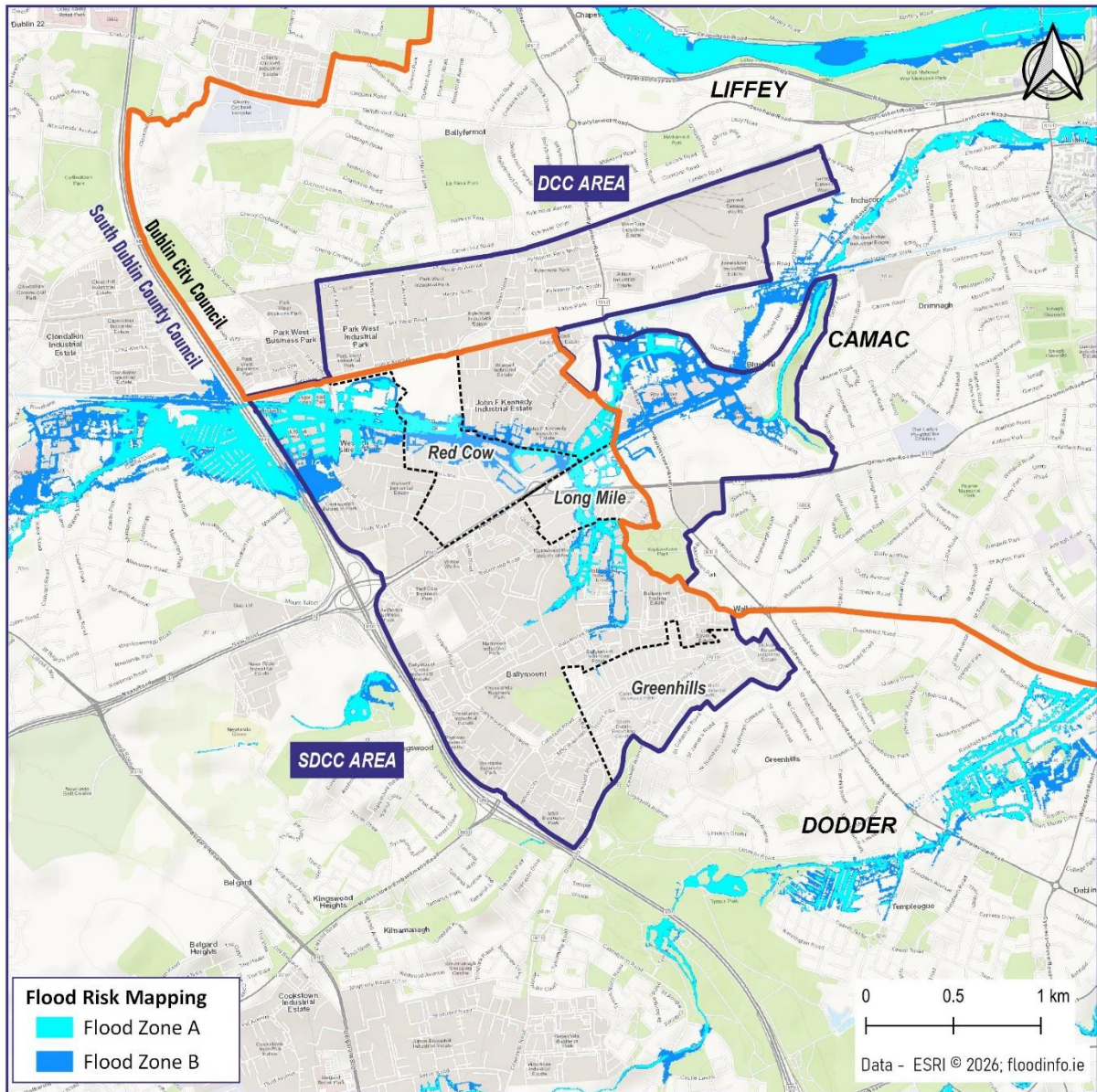
A Strategic Flood Risk Assessment (SFRA) as required by 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (Department of the Environment, Heritage and Local Government and Office of Public Works, 2009)

and Circular PL 2/2014 (Department of Environment, Community and Local Government), was undertaken alongside the preparation of the Proposed Variation by Nicholas O'Dwyer (NOD). This included a flood risk review of the Proposed Variation.

The OPW CFRAM flood zone extents represent the present-day probability of flooding. To account for climate change adaptation, the South Dublin CDP 2022-2028 delineates the 'High-End Future Scenario' (HEFS) which provide valuable information to inform zoning decisions, particularly where development is proposed in areas that may be vulnerable under more extreme climate scenarios. These HEFS flood extents have been used as part of the Justification Test appraisal of the proposed variation lands in the SFRA.

Please see Figure 4.12 below for flood mapping using the High End Future Scenarios and the Riparian corridors mapped by SDCC.

**Figure 4.12 Flood mapping (HEFS) and SDCC mapped Riparian Corridors**



**FLOOD RISK**

- City Edge Boundary
- Priority Development Area
- Local Authority Boundary

**SDCC**  
Comhairle Contae South Dublin  
Átha Cliath County Council

  
Minogue & Associates  
ENVIRONMENTAL CONSULTANCY

**4.6 Soil and Geology**

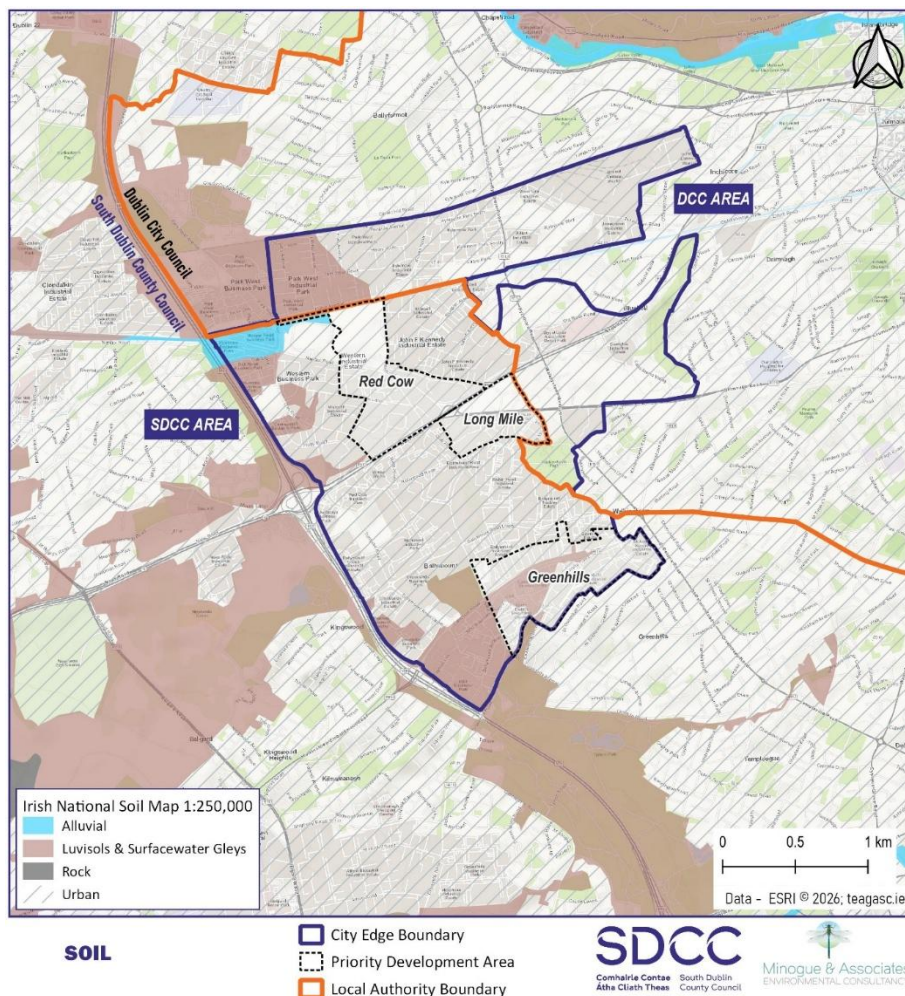
The soil cover in Dublin is derived from glacial till of Irish Sea origin, with limestone and shale and is largely comprised of ‘grey-brown podzolics’. Lighter-textured ‘grey-brown podzolics’ are good all-purpose soils, while heavier-textured members are highly suited to pasture production, responding well to manurial and management practices. Much of the soil is now classified as ‘made’ land reflecting the development activity in the plan area. 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 project, 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.

The plan area is underlain by limestone bedrock which is well draining. There are no Geological Heritage Sites within the Proposed Variation lands. The nearest is Greenhills Esker (SD005) west of the M50 between junctions 10 (Ballymount) and 11 (N81 Tallaght).

**Figure 4.13 Soil Map**



#### 4.7 Landscape and townscape

The dominant landuse as classified by Corine (2018) in the Variation lands are Industrial and Commercial Units and Discontinuous Urban Fabric. There are currently no scenic routes or protected views within the Variation lands. The areas of open space with more natural character are associated with the Grand Canal corridor and amenity spaces. Smaller pockets of open space and architectural features and landmarks, although not plentiful, do contribute to local character. A Landscape Character Assessment carried out for Waterways Ireland (2016) of the Grand and Royal Canals classified this part of the Grand Canal as Locks 5 to 9 and summarised it as follows:

- A transitional landscape character, comprising primarily industrial and office uses.
- Dense tree and shrub planting and well-maintained towpath separates canal from developments to south.
- Interesting combination of cut stone canal bridge and road bridge around Lock 7.
- Guinness filter beds and sculpture 'the WAVE' are featured near Lock 8
- Roads align again with the canal close to the M50 until the 9<sup>th</sup> lock but after the M50 a greater sense of semi-rural character is present.
- Greenway well used particularly by office workers.

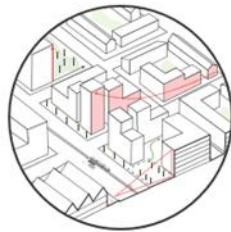
The South Dublin County Landscape Character Assessment (LCA) was updated for the new CDP 2022-2028 and classifies this part of the county as Built-up urban area LCA with extensive housing estates and industrial /commercial parks. The area is summarised as follows:

- Variety of house styles and layouts dating from the late 19th century to late 20th century.
- Settlements of Rathfarnham, Templeogue and Clondalkin with important historical legacy and remnants.
- Major traffic corridors with M50 traversing north- south through the area, and LUAS line travelling north from Tallaght, parallel to the M50, to city centre.
- Corridors of natural and semi natural vegetation, notably along the River Dodder (a linear park) and the Camac River.
- Grass open spaces in gardens, industrial parks, golf courses, school playing fields, and miscellaneous spaces in housing areas.
- Street trees planting.
- Recreational facilities - public parks and golf courses - provide amenities and ecological resources.

Chapter 11 of the City Edge Strategic Framework (2022) 'Districts and Character Areas' provide design guidance and recommendations across a range uses; the key urban design principles are presented below and apply to all of the districts within City Edge. See Figure 4.14 below.

**Figure 4.14 Key Urban Design Principles City Edge**

**11.1 KEY URBAN DESIGN PRINCIPLES**



- Townscape**
- Coordinating Height at a wider scale
  - Edge Conditions
  - Clustering of Taller Buildings
  - Transport Oriented Development



- City at Eye-Level**
- Positive Ground Floors
  - Visual Interest along the Street



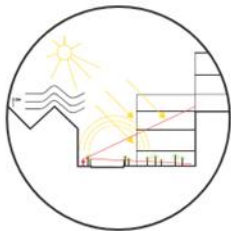
- Mixed-Use Urbanism**
- Multi-Functional Buildings
  - Mixed Tenure



- Defined Characters**
- Distinctive Neighbourhoods



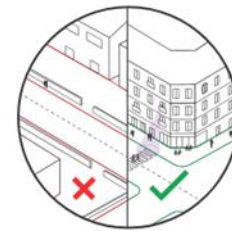
- Integrate Heritage & Culture**
- Re-purpose Heritage Assets
  - Integrate a Mix of Cultural Institutions / Activities



- Positive Microclimate**
- Considering Daylight
  - Avoid Overshadowing
  - Not Exacerbating Wind



- Infrastructure before Density**
- Delivery of Community Infrastructure before delivery of higher Density Residential Areas



- Street Based Urbanism**
- Defining Street Edges with Buildings
  - Minimum Set Back from Street unless to Provide Public Space
  - Passive Surveillance

CITY EDGE PROJECT - STRATEGIC FRAMEWORK

DISTRICTS & CHARACTER AREAS

196

**4.8 Cultural Heritage**

Archaeological sites are legally protected. One of the primary sources of information for known archaeological features is the Record of Monuments and Places (RMP). The RMP is an inventory of sites and areas of archaeological significance.

The cartographic sources depict the development of the Framework Area/Variation lands as an industrial district in the post-medieval period. Mills, factories and other industries are depicted within the Framework Area, particularly in the 19th and 20th centuries. While many of these structures are no longer extant, there is potential for sub-surface elements of these sites to survive within the Framework Area. The Dublin City Industrial Heritage Records listed a total of 18 industrial sites within the Framework Area which are no longer extant above ground.

The Bridge over the Grand Canal at Ballyfermot is a protected structure. With respect to this the SDCC Record of Protected Structures contains the entry 'Ballyfermot Bridge, Gallanstown: Stone Bridge' (RPS Ref. 116).

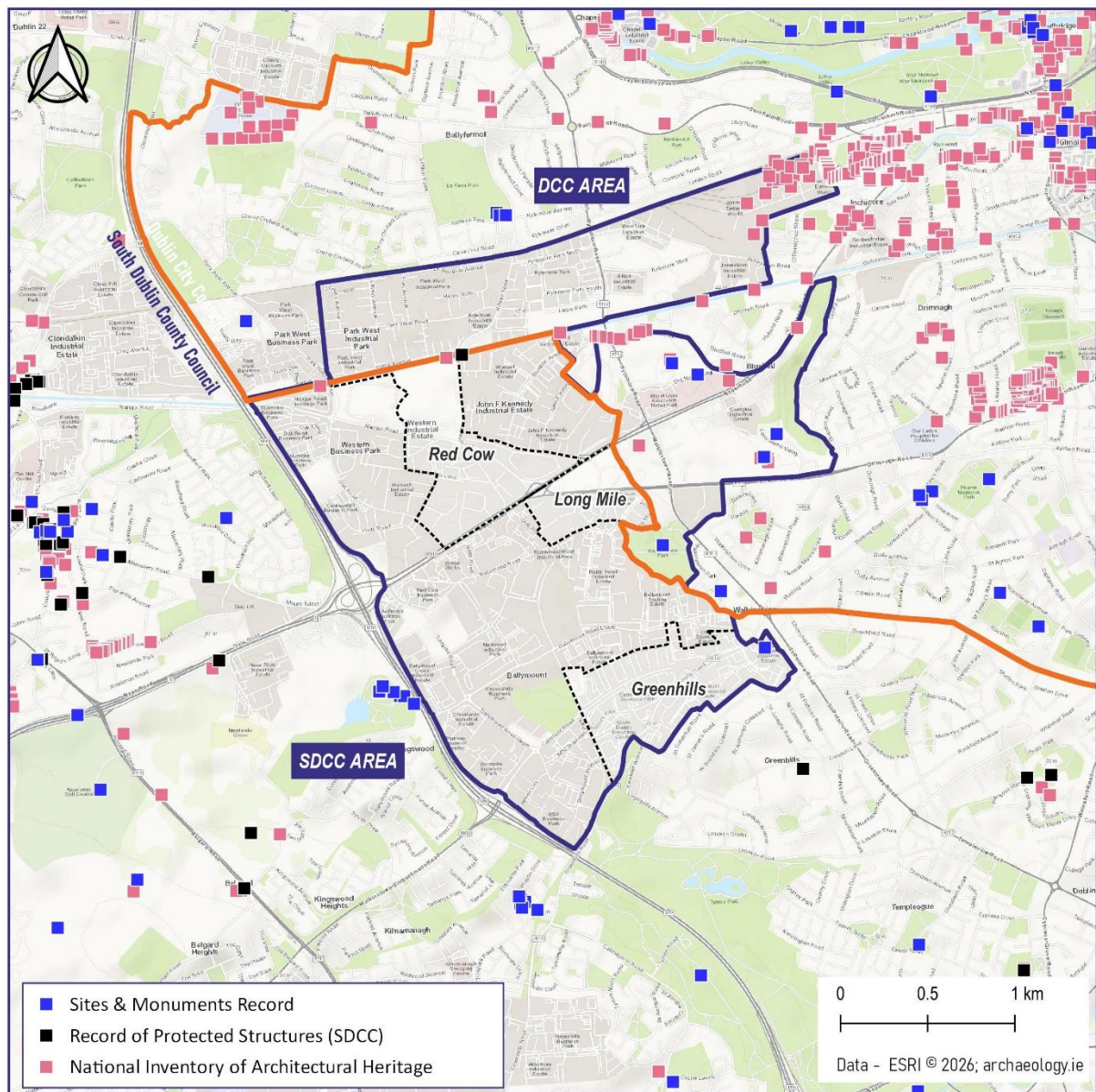
There is also an entry for the Greenhills area in the Record of Monuments and Places referenced DU022-002 which refers to 'Flat Cemetery: Greenhills'.

No previously unknown features of archaeological potential could be identified from the aerial photography and satellite imagery, given the heavily developed nature of the plan area.

Structures on the National Inventory of Architectural Heritage are included in the Variation lands, mostly associated with industrial heritage features of the Grand Canal.

See Figure 4.15 below.

**Figure 4.15 Sites and monuments record, record of protected structures**



**ARCHAEOLOGY & BUILT HERITAGE**

- City Edge Boundary
- Priority Development Area
- Local Authority Boundary

**SDCC**  
Comhairle Contae  
Átha Cliath Theas  
South Dublin  
County Council

**Minogue & Associates**  
ENVIRONMENTAL CONSULTANCY

## 4.9 Material Assets

Material assets include transport infrastructure, power generation plants and supply networks, water supply, wastewater treatment infrastructure and waste disposal sites  
Wastewater

South Dublin County’s wastewater is currently treated at Ringsend Wastewater Treatment Plant (WwTP). Foul water generated by the operation phase of the plan will eventually be discharged to the sea at Dublin Bay following treatment at the Ringsend WWTP.

A review of the Uisce Éireann wastewater capacity<sup>8</sup> for the county was referenced and is shown below:

**Table 4.3 Uisce Éireann Wastewater Treatment Capacity Register ( )**

County	Settlement	Wastewater Treatment Plant (WWTP)	Reg #	Indication of Available Capacity
South Dublin	Dublin City and Suburbs	Ringsend WWTP	D0034	Green

The latest Annual Environmental Report (AER) is from 2024<sup>9</sup>. Upgrades to the WWTP have been ongoing in phases. The Annual Environmental Report for Ringsend WWTP (2024) states the following:

- The Ringsend WWTP effluent was compliant (Biological Oxygen Demand, Chemical Oxygen Demand, pH and Toxicity) and non-compliant (Total Suspended Solids,, Total Phosphorus Concentration and Annual Load, Total Nitrogen Concentration and Annual Load, E.Coli and Enterococci) with the Emission Limit Values set in the wastewater discharge licences DD0034-01 and D0034-02.
- A deterioration in water quality has been identified in the near field of the discharge and in the Liffey and Tolka Estuaries, however it is not known if it or is not caused by the WWTP.
- There was an observable negative impact on the Water Framework Directive status in the Liffey Estuary. A deterioration in water quality has been identified; however it is not known if it or is not caused by the WWTP.
- Other potential causes of deterioration in water quality relevant to this area are upstream riverine pollutants, combined sewer overflows, exfiltration from sewers and misconnections to surface water sewers in the large urban agglomeration.

<sup>8</sup> [Dublin | Wastewater Treatment Capacity Register | Uisce Éireann \(formerly Irish Water\)](#) accessed 24<sup>th</sup> March 2026

<sup>9</sup> [D0034-02\\_2024\\_AER.pdf](#) accessed 24<sup>th</sup> March 2026

The commencement of the Greater Dublin Drainage Strategy will result in construction of further wastewater treatment at Clonsaugh in Co Fingal that will increase the capacity at Ringsend WWTP further.

#### 4.9.1 Water supply

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

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

#### 4.9.2 Waste Management

The Waste Management Act 1996 requires Local Authorities to make a waste management plan either individually or collectively for their administrative areas. In 2015, South Dublin was guided by the Eastern Midlands Waste Management Plan 2015-2021 which provided the framework for solid waste management in the region. Post 2021, waste management in Ireland is guided by the first National Waste Management Plan for a Circular Economy, which will replace the existing regional plans. This Plan sets out a framework for the prevention and management of waste in Ireland for the period 2023 to 2029.

#### 4.9.3 Transport

South Dublin is traversed by four major roads networks - the M50, the N7, the N4/M4, the N81 and the R136. The Proposed Variation includes public transport links from the Luas Red Line, the Grand Canal Greenway to the north and proximity to the Bus Connect Kimmage to Dublin City Centre scheme. The plan area also includes heavily trafficked roads including the Naas Road and is immediately adjacent to the M50 orbital route.

## 4.10 Key Environmental Issues

The previous iterations of consultation on the Proposed Variation, the SEA Scoping report and the assessment of environmental resources identify the following consistent themes. These are presented below:

**Table 4.4 Key Environmental issues for Proposed Variation**

SEA topic	Key environmental issues
<b>Biodiversity, Flora and Fauna</b>	<ul style="list-style-type: none"> <li>• The opportunity exists to link in and strengthen ecological corridors and connectivity from the largely urbanised landuse in the variation lands to wider corridors such as the Grand Canal.</li> <li>• Enhance existing natural environment in and around the plan area</li> <li>• Potential impacts to European and Nationally designated sites</li> <li>• Strengthen the role of nature-based solutions to climate change.</li> <li>• Minimising soil sealing and sustainable use of soil and water resources.</li> <li>• Managing and controlling alien invasive plant and animal species.</li> <li>• Minimising soil sealing and sustainable use of soil and water resources.</li> <li>• Managing and controlling alien invasive plant species</li> </ul>
<b>Population and Human health</b>	<ul style="list-style-type: none"> <li>• Housing- social, mix of housing, density- achieving Core Strategy and residential units</li> <li>• Services including childcare</li> <li>• Noise and air emissions associated with the Naas and Kylemore routes primarily.</li> <li>• Placemaking and creation of sense of place</li> <li>• Provision of social and community infrastructure and demographic mix</li> <li>• Providing resilient urban space comprising blue and green infrastructure</li> </ul>
<b>Water resources including flooding</b>	<ul style="list-style-type: none"> <li>• Responding and adapting to increasing extreme weather effects and effects on water resources.</li> <li>• Control/avoid introduction of alien and invasive species</li> <li>• Reversing trends in water quality in the plan area, contributing to improving water quality.</li> <li>• Seeking co benefits via Nature based solutions for surface water run off</li> </ul>
<b>Air Quality and Climate</b>	<ul style="list-style-type: none"> <li>• Reducing transport related GHG emissions via modal shifts to alternative transport options</li> <li>• Implementation of Dublin Climate Action Plan 2024 via measures at plan level</li> <li>• Addressing impacts of climate change and ensuring where possible mitigation to climate change impacts are designed to provide co benefits via nature based solutions.</li> </ul>
<b>Soil and Geology</b>	<ul style="list-style-type: none"> <li>• Reuse of brownfield sites</li> <li>• Reuse of materials where possible via circular economy approaches to construction</li> <li>• Consideration of historical land use and possible local soil contamination</li> </ul>
<b>Landscape and townscape</b>	<ul style="list-style-type: none"> <li>• Public realm and advice on canal frontage, hard and soft landscape</li> <li>• Placemaking and creation of sense of place</li> </ul>

SEA topic	Key environmental issues
<b>Cultural Heritage</b>	<ul style="list-style-type: none"> <li>• Protection and enhancement of built heritage</li> <li>• Recognising relationship between natural and cultural heritage</li> <li>• Promotion of heritage features.</li> </ul>
<b>Material Assets</b>	<ul style="list-style-type: none"> <li>• Provision of a permeable pedestrian and cycling network within the plan area which links residential areas, village centre, schools, community facilities, green network and public transport facilities.</li> <li>• Environmental protection will be integral, with the avoidance of potential pollution at source and reduction of environmental risks to the receiving environment</li> <li>• Encouraging sustainable use of resources.</li> <li>• Energy efficiency across material assets and infrastructure</li> </ul>

#### 4.11 Evolution of the environment in the absence of the Proposed Variation

The SEA Directive requires a consideration of how the environment would evolve in the absence of the plan, in this case the Proposed Variation, Table 4.5 below presents this summary.

**Table 4.5 Evolution of the environment in the absence of the Proposed Variation**

SEA topic	Evolution of same
<b>Biodiversity, Flora and Fauna</b>	Flora and fauna, habitats and ecological connectivity would be protected under existing provisions at legal and policy level. The South Dublin CDP 2022-2028 remains the primary statutory land use framework for the county, specific measures identified to support green and blue infrastructure plus modal shifts with localised improvements in noise and emissions may not be realised; as well as specific measures for longer term actions.
<b>Population, Human health</b>	As many of the actions are cross cutting for example improved permeability, public realm, community, residential and mixed use; the benefits that could accrue under this topic for potential improved environmental quality may not be realised. In combination, effects relating to human health and air quality, water quality and climate change would not be fully availed of.
<b>Air Quality and Climate</b>	In the absence of the Proposed Variation, existing legal and policy commitments will apply however, there would be fewer opportunities at scale to support transport-based actions to address climate change and to embed climate change adaptation measures through the plan area. Air quality from transport is an issue within the Proposed Variation lands and measures to help address this via green infrastructure and modal shifts would not be realised.
<b>Water Resources including flood risk</b>	Statutory and legal provisions would remain through the Water Framework Directive and South Dublin CDP 2022-2028. The Proposed Variation includes measures to enhance existing water resources and provide for co benefits for water quality and landscape, biodiversity and human health including linear park proposals and re naturalisation of the River Camac.
<b>Soil and Geology</b>	Legislation relating to soil and geology related activities would apply.

SEA topic	Evolution of same
<b>Material Assets</b>	Existing objectives that relate to this parameter would apply. The current legislation which provides for the protection and enhancement of the water resources and quality at the European, National, Regional and County level will protect and maintain existing water bodies in the Plan area. Many of the measures in the plan are identified with a view to supporting and facilitating behavioural and modal change in transport. This may not be advanced in such a holistic manner in the absence of the Proposed Variation.
<b>Landscape and townscape</b>	Existing objectives that relate to this parameter would apply. The opportunity for quality place making and public realm detailed in the Proposed Variation would not apply and this could remove the opportunity for a cohesive and plan led approach to the lands associated with the Proposed Variation.
<b>Cultural Heritage</b>	Legislation and guidance from international and national level afford both the architectural and archaeological elements a high level of protection. As above for Landscape, the potential for wider benefits around place making and setting of existing cultural heritage features may not be fully realised.

#### 4.12 Inter-relationships

The SEA Directive requires that the interrelationship between the SEA environmental topics must be considered. All SEA topics interact with each other to an extent. However, significant interactions are presented below in Table 4.6 at strategic scale.

**Table 4.6: Inter relationships**

<b>BFF</b>	•	•	•	•	•	•		•
<b>PHH</b>	•	•	•		•	•	•	•
<b>W</b>	•	•	•	•	•	•		•
<b>G &amp; S</b>	•	•	•		•	•		•
<b>AQ C</b>	•	•	•		•	•	•	•
<b>L</b>	•	•	•		•	•		•
<b>CH</b>	•	•	•		•	•		•
<b>MA</b>	•	•	•	•	•	•	•	•
	<b>BFF</b>	<b>PHH</b>	<b>W</b>	<b>G&amp;S</b>	<b>AQ C</b>	<b>L</b>	<b>CH</b>	<b>MA</b>

## 5 Strategic Environmental Objectives

### 5.1 Introduction

The purpose of the Strategic Environmental Objectives (SEO) is to ensure that the assessment process is transparent and robust and that the Proposed Variation considers and addresses potential environmental effects. These SEOs, set for each of the environmental topics are sourced from the SEA of the South Dublin County Development Plan 2022 -2028. These objectives are used in Chapter 7 to assess and evaluate the Proposed Variation in an evaluation matrix that is presented in detail in Annex A of this report.

**Table 5.1: Strategic Environmental Objectives**

<b>Strategic Environmental Objectives (SEOs) from the South Dublin County Development Plan 2022-2028</b>	
<b>Biodiversity (Flora &amp; Fauna) (B)</b>	(B_1) Preserve, protect, maintain and where appropriate, restore the terrestrial, aquatic and soil biodiversity, of international, EU and nationally designated sites, protected species and habitats.
	(B_2) Ensure no adverse effects on the integrity of any European site, regarding its qualifying interests, associated conservation status, structure and function.
	(B_3) Maintain and where appropriate, enhance the biodiversity value of local designated and non-designated ecological and heritage areas, which function as stepping stones for migration, dispersal and genetic exchange of wild species.
	(B_4) Enhance biodiversity in line with the National Biodiversity Strategy and its targets.
<b>Population &amp; Human Health (PHH)</b>	(PHH_1) Promote economic growth to encourage retention of working age population and funding of sustainable development and environmental protection.
	(PHH_2) Provide high quality residential, community, working and recreational environments with access to sustainable transport options.
	(PHH_3) Ensure that existing population and planned growth is linked with the required infrastructure and the services
	(PHH_4) Protect human health and well-being from environment-related pressures.
<b>Climate Change (CC)</b>	(CC_1) Minimise contribution to Climate Change by adopting mitigation and adaptation measures.
	(CC_2) Integrate sustainable design solutions into the city's infrastructure (e.g. energy efficient buildings; green infrastructure).
	(CC_3) Contribute towards the reduction of greenhouse gas emissions in line with national targets.
	(CC_4) Encourage and promote development resilient to the effects of climate change.
	(CC_5) Promote the use of renewable energy, energy efficient development and increased use of public transport.
<b>Soils &amp; Geology (SG)</b>	(SG_1) Safeguard sensitive soil, resources and geological heritage sites against pollution and degradation.
	(SG_2) Promote the sustainable use of infill and brownfield sites over the use of greenfield within the city.

<b>Strategic Environmental Objectives (SEOs) from the South Dublin County Development Plan 2022-2028</b>	
	(SG_3) Safeguard designated geological sites
<b>Water Quality (W)</b>	(W_1) Protect and where necessary improve and maintain water quality and the management of watercourses and groundwater and coastal waters in compliance with the requirements of the Water Framework Directive and Marine Strategy Framework Directive objectives and measures.
	(W_2) Avoid inappropriate development in areas at risk of flooding and areas that are vulnerable to current and future erosion.
	(W_3) Integrate sustainable water management solutions (such as SuDS, porous surfacing and green roofs) into development proposals.
<b>Air Quality &amp; Noise (AN)</b>	(AN_1) To avoid, prevent or reduce harmful effects on human health and the environment as a whole resulting from emissions to air from all sectors with particular reference to emissions from transport, residential heating and industry.
	(AN_2) Minimise travel related emissions and encourage a modal change from car to more sustainable forms of transport.
	(AN_3) Aim to meet Air Quality Directive standards for the protection of human health - Air Quality Directive.
	(AN_4) Significantly decrease noise emissions associated with traffic and transport and other noise related industry etc.
<b>Cultural Heritage (CH)</b>	(CH_1) Protect places, features, buildings and landscapes of cultural, archaeological and / or architectural heritage from impact as a result of development
<b>Landscape &amp; Visual (LV)</b>	(LV_1) Protect and maintain the special qualities of the landscape character of South Dublin County, especially with regard to areas of high amenity - River Liffey, Royal Canal, Grand Canal and coastline.
<b>Material Assets (MA)</b>	(MA_1) Make best use of existing infrastructure, promote the sustainable development of new infrastructure to match population distribution and protect existing assets, to meet the needs of South Dublin County's population.
	(MA_2) Promote the circular economy, reduce waste, and increase energy efficiencies
	(MA_3) Ensure there is adequate sewerage and drainage infrastructure in place to support new development.
	(MA_4) A reduction in energy demand from the transport sector and support moves to electrification of road and rail transport modes.

## 6 Consideration of alternatives

---

### 6.1 Introduction

The development and assessment of alternatives is a legal requirement under the SEA Directive and Regulations. Article 5 91) of the SEA Directive and paragraph 8 (1) of S. I. 456 of 2025 requires that alternatives are considered as follows within the Environmental Report:

- Reasonable alternatives considering the objectives and the geographical scope of the plan or programme;
- The alternatives are identified, described and evaluated;
- An outline of the reasons for selecting the alternatives dealt with;
- A description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how encountered in compiling the required information).

The SEA Statement, which is required at the end of the plan-making and SEA process, must include and summarise “the reasons for choosing the plan as adopted, in the light of other reasonable alternatives dealt with” (12 (c) of the SEA Regulations).

In the preparation, consideration and assessment of alternatives regard has been had throughout the process, to the “Developing and Assessing Alternatives in Strategic Environmental Assessment” – Good Practice Guidance February 2014.

### 6.2 Preferred Alternative identified for the South Dublin CDP 2022-2028

During the preparation of the primary statutory landuse plan for the County, the South Dublin CDP 2022 -2028, three alternatives were considered and evaluated during the SEA process of that plan preparation<sup>10</sup>.

- Alternative 1:Growth focused along Rail Lines: Additional residential growth directed towards existing rail corridors (e.g. Tallaght, Adamstown, Clonburris) taking account of existing and permitted development and recognition of annual rate of potential delivery over the lifetime of the Plan. Only under construction / permitted development will be allocated for many existing settlements / neighbourhoods, including Fortunestown (rail capacity at 85-90%), Saggart, Rathcoole and Newcastle.
- Alternative 2: Growth focused on Bus Connects Hubs and Connections: Additional residential growth directed towards Bus Connects hubs and associated connections taking account of existing and permitted development and recognition of annual rate of potential delivery over the lifetime of the Plan. Only under-construction / permitted development will be allocated for some existing settlements / neighbourhoods, including Saggart, Rathcoole and Newcastle.

---

<sup>10</sup> For full discussion of alternatives considered during preparation of the South Dublin CDP 2022 2028 please see: Chapter 7 of the final SEA ER of the South Dublin CDP 2022-2028. [Microsoft Word - 6819\\_SEA\\_ER\\_FINAL\\_20220729](#)

- Alternative 3: Growth focused on Connected Neighbourhoods Additional residential growth directed towards existing and planned areas, taking a balanced account of existing and permitted development and recognition of annual rate of potential delivery over the lifetime of the Plan. The connected neighbourhood concept is underpinned by existing and planned rail and bus infrastructure supported by Active Modes / Cycle South Dublin and Green Infrastructure network.

The preferred strategic alternative identified for the approach to the South Dublin County Development Plan 2022 -2028 was Alternative 3 Growth focused on Connected Neighbourhoods. The reasons provided for choosing this alternative at strategic scale for the South Dublin CDP 2022 -2028 were as follows:

- consistency with the requirements of the NPF and RSES;
- maintains and enhances all existing settlements, within a connected neighbourhood context;
- prioritises growth in Dublin City Area and Suburbs (Metropolitan Area) whilst allowing sustainable compact growth of existing serviced settlements; and
- promotes smarter travel policies, reduction in commuting, with increased walking and cycling.

As the Proposed Variation forms part of the South Dublin CDP, it must reflect the strategic approach of Growth Focused Connected Neighbourhoods, whilst still achieving the requirements of the Proposed Variation as described in Section 1.2 to 1.3 of this SEA ER. Further detail on the Alternatives evaluated as part of this Proposed Variation are presented below.

### **6.3 Proposed Variation: Consideration of alternatives**

#### 6.3.1 Background and context

Through the development of the City Edge Strategic Framework several alternatives (scenarios) were explored. Key criteria and considerations that informed these scenarios included:

Independent research commissioned as part of the City Edge Project in relation to what makes a Liveable City from the perspective of housing coupled with analysis of best practice international case studies. These components were identified through a review of academic research on the Liveable City including aspects relating to the 15-minute city principle, sustainable development and urban design. The findings from this research were distilled down to a set of succinct parameters and criteria to assess both the International Best Practice Case Studies and the Local Case Studies. These parameters cover the following aspects of development:

- Housing and built densities
- Building heights
- Mix of housing types
- Mix of unit sizes

- Mix of tenures
- Social mix
- Tenure blind residential
- Bespoke dwelling standards
- Lifelong neighbourhoods
- Access to open space
- Access to public transport and active travel
- A mix of uses
- Attracting a Major Anchor

The study recommended the above parameters should be used as to inform assessment criteria contained in the statutory plan that would follow the Strategic Framework (2022), ie this Proposed Variation.

To provide further context to the findings, feedback received on the theme of housing during public consultation on the Preferred Scenario for City Edge, as presented in the Chief Executives Report on Submissions Received (December 2021), was considered. This work and feedback served to further highlight the need to formulate specific and robust housing policy for City Edge.

In addition to an assessment of international case studies, several of the recently permitted planning applications in the City Edge Project Area were assessed against the same matrix and parameters on the Liveable City. These permitted developments provide an opportunity for comparison against research on the Liveable City and comparison against the International Best Practice case studies with the purpose of tailoring recommendations around promoting sustainable residential communities.

In summary there was a concern that the continuation of the current trend of applying national housing policy and standards to some 40,000 new dwelling envisaged across City Edge could result in unsuccessful mono-functional and mono tenure environments with a low standard of amenity.

The performance of the City Edge Case studies in comparison to international best practice case studies, further highlighted the need to formulate bespoke guidance and recommendations around housing for City Edge particularly in the context that the local case studies were largely granted permission within the current national housing and planning policy context. This further informed the consideration of the need to prepare bespoke guidance for development in the City Edge project.

The three scenarios considered in the City Edge Framework are presented below in Figure 6.1, with Table 6.1 presenting the Strategic Environmental Objectives applied in the assessment of these three scenarios.

**Figure 6.1 City Edge Development Scenarios**

**DEVELOPMENT SCENARIOS**

Before identifying a preferred approach to the development of the Study Area, three high level scenarios were initially identified. These three scenarios were as follows:



**1. Major commercial centre at a national scale**

- A new commercial centre operating at a National & international scale
- A centre incorporating High density employment space
- Attracting major institutional employers
- Intensification focused around one large town centre and nodes



**2. Enterprise & urban industry-led mixed-use**

- Complement existing employment with high end/ advanced manufacturing
- Retain and promoting current industrial uses and locations
- Smaller scale interventions to facilitate intensified development at specific locations
- Multiple nodes of varying scales with residential supporting employment



**3. Residential-led mixed-use**

- An intensified employment offer but operating at a local level Residential-led mixed-use development
- Dispersed growth across multiple nodes
- Accommodating and promoting supporting resources and social infrastructure

**Box 6.1 Symbols used in SEA Evaluation**

No likely interaction with /insignificant impact with SEOs	○	Potential conflict with SEOs - likely to be mitigated	↕
Likely to improve status of SEOs	↑	Uncertain interactions with SEOs	?
Probable conflict with SEOs - unlikely to be mitigated	↓		

**Table 6.1 SEA Evaluation of City Edge Alternatives**

<b>Alternatives Considered at City Edge Scale</b>	↑	↓	↕	<b>0/?</b>
Scenario 1 promote a major new commercial centre on the Kylemore Road, which would operate on an international scale and become a focus for new FDI. This large centre would influence the nature of the rest of City Edge. Uses would focus around high density employment, including offices.	PHH1 PHH2 SG2	SG2 AN2 MA1	B1 to B4 PH3-PH4 W1-W3 CC1 to CC5 AN1-AN3, AN4 LV1 MA2 to MA4	SG1 SG3 CH1
<p><i>SEA comment:</i></p> <p><i>This scenario would aim to deliver a significant employment of international significance and act as an attractor for economic activity. The landuse envisaged under this scenario is high density employment, and offices around Kylemore Road. This scenario would not maximise the potential to integrate mixed residential and other uses over the extensive land area of City Edge. The focus on employment and economic activities over and above other scenarios is not identified as the best or efficient use of space in this area, given its existing transport links, the potential connectivity across green infrastructure and the demand for greater residential use close to the capital.</i></p> <p><i>The opportunity to integrate the key principles as identified through the international best practice review undertaken as part of the City Edge Framework research, is not maximised in this approach and it does not provide for 15-minute city or the means to reflect key issues identified through consultation on the City Edge Framework where housing and economic activity were identified as key issues. Primarily economic activity would make fewer demands on the existing wastewater and water supply depending on the economic activities developed but would be less demanding than residential. However, this would also result in a largely empty evening and nighttime neighbourhood that could increase isolation, potential anti-social behaviour and is not identified as represented the most efficient use of land and</i></p>				

Alternatives Considered at City Edge Scale	↑	↓	↕	0/?
<p>reflect national, regional and city/county policies in this regard eg Policy CA1: Climate Action and CA9 Climate Adaptation Actions in the Built Environment.</p> <p>Whilst the existing public transport options could be used and reduce the need for private cars to get to employment, it would not support a more broad, holistic modal shift that increases non-vehicular means for all activities such as transport to school, shops and home.</p> <p>However, elements of this scenario are positive in terms of recognising the need for driving local employment opportunities to provide realistic employment and linking residential, amenities with employment landuses.</p>				
<p>Scenario 2 promote more intensified industrial uses including advanced manufacturing along with some smaller scale residential uses in appropriate locations. Urban-industry, located to the east of City Edge could be more intense, being closely associated with the city centre. Lower density regional industry could form a buffer with the M50.</p>	<p>PHH1(partly)</p>	<p>PH2-PH3 B3-4 CC1-CC5 SG2 W3(partly) MA1, PHH4 AN2</p>	<p>B1-B2 SG1, SG3 W1 to W3 (partly) AN1,AN3, AN4 LV1 PHH3 MA2-MA4</p>	<p>Ch1</p>
<p><i>SEA comment:</i></p> <p><i>Like Scenario 1 above this scenario would focus primarily on economic activities with more diverse potential urban industry, manufacturing and with some residential landuse, of smaller scale in appropriate locations. Whilst this scenario does provide for some residential landuse there is little scope in the scenario for supporting landuse including high quality open and connected public space, safer transport options and access to key services.</i></p> <p><i>It is not most consistent with national. regional and local policy and does not represent the most efficient use of land or the principles of the international best practice case studies. It does not represent the most efficient and best use of existing infrastructure.</i></p> <p><i>The role of economic activity both in the existing baseline currently is important to recognise and continued economic activity is key to successful place making, however the limited residential scenario could result in somewhat fragmented development scenarios with poorer synergies between service led development, community facilities and housing. Furthermore, this scenario does not promote other landuses including providing for co benefits with climate change and green infrastructure measures. It does not clearly perform well in relation to Air Quality and Noise SEOS that may result in residential being close to more intensive industries and across plan scale meeting standards for Air Quality Directive measures and human health could be challenging to achieve.</i></p>				
<p>Scenario 3 explored a more even distribution of nodes, each residential-led, mixed-use, and characteristically distinct from each other. Many of these nodes draw on existing</p>	<p>PHH2- PHH4 B3 W3 SG2</p>		<p>PHH2 BFF1,BFF 2 BFF4 SG1,SG3 W1 2</p>	

<b>Alternatives Considered at City Edge Scale</b>	↑	↓	↕	<b>0/?</b>
neighbourhoods at the fringes of City Edge, though some are new in response to new transport infrastructure. An amenable setting is a key component with enhanced green and blue infrastructure, creating a liveable environment in which to dwell.	AN1 to AN4 CC1- CC5 MA1, MA4		CH1 LV1 MA2 MA3	
<p><i>SEA Comment:</i></p> <p><i>This scenario performs well across several SEOs including PHH, MA, CC and AN. This scenario supports the expansion of existing established nodes that have their own character and sense of place, and community base. Not all of the nodes are established, and parts of the city edge area are reflective of industrial, commercial and transport use. Therefore, this scenario could provide more realistically for 15 minute neighbourhoods/city with residential led and mixed uses. The scenario explicitly supports enhanced green and blue infrastructure which creates a more attractive living environment and public realm; also offers co benefits in terms of adaptation to effects of climate change.</i></p> <p><i>The function of the city edge currently as a prime economic hub with transport is less explored under this scenario and therefore this may result in conversion of the large city edge area to residential and mixed use with limited/reduced economic hubs and activities.</i></p> <p><i>In turn, an adverse effect could arise in terms of people being able to access employment opportunities. Should residents have to travel some distance to other employment opportunities, this could generate transport related emissions over time should private vehicles be used for such journeys or the behavioural shift is not robust enough to increase sustained use of public transport infrastructure. The second key issue raised through consultation on the framework related to economic activity and this is explored less in this scenario.</i></p> <p><i>Overall. Scenario three is the most consistent across the SEOs but would require some further refinement to integrate the economic activity framework explored under Scenario 1.</i></p>				

## 6.4 Preferred scenario: - Refinement and combination of Alternatives 1 and 3

As the assessment table above shows, scenarios 1 and 2 perform quite weakly in terms of consistency across all SEOs. In addition, the delivery of these scenarios would be more challenging to deliver and not respond sufficiently to the key challenges of housing provision, integrated landuse and transport plus climate change mitigation and adaptation.

However, the preferred scenario can provide for a core focus of City Edge as a primary centre which is an important function for economic activity that was identified as a key criterion in the best practice review. Scenario 3 performs the strongest in terms of SEOs, with the explicit focus on green infrastructure, a western orbital public transport corridor and expansion of existing urban nodes. By combining a modified scenario of alternatives 1 and 3, the preferred scenario allows for the need for cities to support necessary industry within them, and the importance of existing businesses and a 'just transition'.

Within this preferred scenario, many components from scenario 3 that perform strongly with the SEOs, and therefore at strategic level are positive across a range of environmental parameters, can be realised under this scenario. These include opportunities for re naturalisation of the Camac River and support for the 15 minute city principles.

The creation of an attractive setting will be vital, either to attract businesses and employees or residents, or visitors - there is a need to optimise the 'urban stickiness' factor. This will also help to catalyse further growth and intensification. The increase in employment and residential development at Naas Road will support public transport investment across all three scenarios. Key will be ensuring that transport-orientated development not only focuses on nodes but also uses new and enhanced transport to catalyse development. In summary this preferred scenario allows for the following key components:

- Major centre and employment
- Urban industry
- Residential led mixed use
- Anchors
- Meanwhile spaces
- Social amenity spaces and infrastructure

Whilst providing for a strong green and blue infrastructure network, reuse of brownfield above greenfield sites and integrated transport and landuse.

## 6.5 Refinement of Preferred Alternative with focus on Priority Development Area.

In order to focus on the development in the short to medium term the SURF identifies in the SDCC part of the City Edge Area - three Priority Development Areas to advance and highlight key lands. (Five Priority Development Areas (PDAs) have been subject to more detailed and refined master planning within the overall City Edge area). Therefore, the current stage of this process 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 this Proposed Variations of the development plan.

Three PDAs have been identified within the South Dublin County area for the whole of the SDCC parts of the City Edge Area.,A number of factors were considered and applied in identifying these PDAs as follows:

- Public transport accessibility, both existing and planned
- Proximity to existing and planned facilities including open space and community infrastructure
- Planning and development context (e.g. recent or imminent development including current planning permissions)
- Constraints such as Seveso sites, overhead high voltage lines, and flood risk.

The Three PDAs were identified are: Greenhills, Red Cow & and Cherry Orchard , and Long Mile.

This alternative, advances the principle and elements of the preferred alternative as summarised in Section 6.4 and provides greater detail for design across the PDAs, giving the PDAs a statutory basis as the focus of this Proposed Variation.

## 6.6 Proposed Variation: Alternative 4-

Alternative 4	↑	↓	↕	0/?
Statutory Strategic Framework	PH1-PH4 B3, B4 CC1- CC5 SG2 W2-W3 AN1- AN4 MA1, MA3, MA4		B1 to B2 SG1 W1 CH1 LV1 MA2	SG3
<p><i>SEA comment:</i></p> <p><i>This alternative provides for the Strategic Framework and SURF to be put on a statutory footing, as part of the South Dublin Development Plan 2022-2028.</i></p> <p><i>This alternative performs well across most SEOs with other SEOs being mitigated through the existing detailed provisions of the SURF and environmental protection measures in the South Dublin CDP 2022 -2028. This alternative integrates transport orientated development, compact growth, proximity to the city centre, re use of brownfield lands; whilst seeking to respond and implement the following national plans and programmes:</i></p> <p><i>National Planning Framework (NPF), the National Climate Action Plan 2025 (CAP 25), the Regional Spatial and Economic Strategy (RSES), including the Dublin Metropolitan Area Strategic Plan (MASP), Planning Design Standards for Apartments: Guidelines for Planning Authorities 2025, Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024), Housing for All (2021) and the NTA's Greater Dublin Area Transport Strategy 2022-2042.</i></p> <p><i>By providing detailed, considered guidance the landuse activities will be based on high quality place making and integration of landuse with facilities, community services and employment around nodes that are served by public transport infrastructure. It also reduces greenfield land development and allows for ecological enhancement via improved ecological connectivity across the plan area via the Grand Canal and Camac River; it also will support conversion of landuse to a more deliver mix and provide opportunities for a vegetated green infrastructure network.</i></p>				

## 7 Significant Environmental Effects

---

### 7.1 Introduction

The purpose of this section of the Environmental Report is to predict and evaluate as far as possible the environmental effects of implementing the Proposed Variation. Having established the environmental baseline and the key environmental sensitivities for the plan area in Chapter 4, and the Strategic Environmental Objectives in Chapter 5, an assessment for any potential environmental effects from implementing the Proposed Variation can be undertaken.

#### 7.1.1 Approach to the assessment

Two elements of assessment have been undertaken which include:

1. An assessment of Proposed Variation- this is provided in 7.2 of this chapter.
2. An assessment of cumulative and in-combination effects (Section 7.3).

The assessment process has been undertaken using matrix assessments which reflect ratings in relation to potential significant effects on the environment as a result of implementation. The matrix assessment ratings used are as follows:

- Profound: An impact which obliterates sensitive characteristics.
- Moderate: An impact that alters the character of the environment in a manner that is consistent with existing and emerging trends.
- Slight: An impact which causes noticeable changes in the character of the environment without affecting its sensitivities.
- Imperceptible: An impact capable of measurement but without noticeable consequences. Thirdly the potential duration of identifiable impacts is discussed. The following terms are used:
  - Short: Impact lasting one to seven years.
  - Medium: Impact lasting seven to fifteen years.
  - Long term: Impact lasting fifteen to sixty years.
  - Permanent: Impact lasting over sixty years.
  - Temporary Impact lasting for one years or less

## **7.2 SEA evaluation of the Proposed Variation**

The South Dublin CDP 2022-2028 sits underneath the Regional, National and International spatial planning framework. The South Dublin CDP influences plans at a lower level of plan hierarchy, including Local Area Plans and other area-specific plans such as Local Biodiversity Action Plan, Local Heritage Plan, Local Climate Action etc. The South Dublin CDP was subject to Strategic Environmental Assessment (SEA), Appropriate Assessment (AA) and Strategic Flood Risk Assessment (SFRA).

Biodiversity Flora and Fauna: BFF	Population and Human health: PHH	Climate Change: CC	Water resources including flooding: W	Soil and Geology: SG	Air quality and Noise: AQ & N	Landscape and Visual: LV	Cultural Heritage: CH	Material Assets: MA
Symbols used in assessment table:	Positive interactions with SEO: <b>+</b>	Interaction with SEOs that can be mitigated: <b>+/-</b>	Neutral /no interaction with SEOs: <b>0</b>	Negative interaction with SEOs <b>-</b>				

**Table 7.1 Evaluation of Proposed Variation against SEOs**

Chapter and objectives	BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA
<b>2. CITY EDGE SURF STRATEGY:</b>									
<b>2.1 SURF Vision and Overarching Strategic Objectives</b>									
<b>Overarching Strategic Objectives</b>	<ul style="list-style-type: none"> <li>• Urban Development Zone: Seek candidate UDZ designation with a view to full UDZ designation in recognition of the role of City Edge as a sustainable extension to Dublin City with the capacity to provide significant additional housing, and employment and economic, climate and social benefits (subject to the relevant legislation being commenced).</li> <li>• Placemaking: Create compact, attractive and sustainable mixed-use places with strong identities for people to live, work and visit, that encourage integration of existing and new residential and employment communities.</li> <li>• Climate: To create a climate resilient new urban quarter based on active travel and public transport, compact settlements, multi-functional blue-green infrastructure and sustainable energy.</li> <li>• Sustainable Travel: Promote and facilitate a transition to more sustainable modes of transport by promoting active travel measures, improved public transport and reducing a reliance on vehicular movements.</li> <li>• Natural Infrastructure: Create an interlinked system of blue-green spaces that provide for recreation, biodiversity, nature restoration, sustainable drainage and active travel</li> <li>• Housing: Promote a mix of unit tenures, types and sizes, offering housing choice and helping to create mixed and balanced communities</li> <li>• Employment: Facilitate employment in mixed use contexts along with intensification and diversification into emerging sectors while protecting the existing employment function of City Edge</li> <li>• Community: Ensure the provision of integrated community facilities in tandem with residential development including education, health, arts and culture</li> <li>• Energy: Promote pathways to net zero carbon through supporting sustainable energy projects within City Edge including District Heating.</li> </ul>								

Chapter and objectives	BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA	
<p><i>Sea comment: 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.</i></p>										
<p><b>2.2 STRATEGIC INFRASTRUCTURE OBJECTIVES AND CRITICAL LAND</b></p>										
<p><b>2.2.1 Strategic Infrastructure Objectives</b></p>										
<p><b>Policy SIO 1: Strategic Infrastructure - General</b></p>	<p>To ensure the delivery of the necessary strategic infrastructure to support the regeneration of City Edge including through:</p> <ul style="list-style-type: none"> <li>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;</li> <li>Implementing the SURF phasing strategy whereby development does not progress beyond specified floorspace thresholds until identified infrastructure elements are progressed;</li> <li>Seeking Candidate UDZ designation (when the relevant legislation commences);</li> <li>Seeking support via Government infrastructure funding streams;</li> <li>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.</li> </ul>	+/-	+	+/-	+/-	+/-	+	+	+	+

Chapter and objectives	BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA
<b>SIO 2: Active Travel and Public Transport - General</b> <ul style="list-style-type: none"> <li>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.</li> </ul>	+/-	+	+/-	+/-	+/-	+	+	+	+
<b>SIO3: Local Centres - General</b> <ul style="list-style-type: none"> <li>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.</li> </ul>	+/-	+	+/-	+/-	+/-	+	+	+	+
<b>SIO4: Natural Infrastructure - General</b> <ul style="list-style-type: none"> <li>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.</li> </ul>	+/-	+	+/-	+/-	+/-	+	+	+	+
<b>SIO5: Utilities - General</b> <ul style="list-style-type: none"> <li>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.</li> </ul>	+/-	+	+/-	+/-	+/-	+	+	+	+

Chapter and objectives	BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA
<p><i>SEA comment: The policy and associated objectives are aimed at ensuring phased, managed and service led delivery of the Proposed Variation. These generate positive direct effects on a number of SEOs including direct positive effects on population and human health, air quality and noise, climate change and material assets. Indirect positive effects are identified for climate change (through reducing private transport); blue and green infrastructure (through its integration to the overall scheme) and overall placemaking. Where project level potential impacts are identified ie for BFF SEOs and Water SEOs in particular, these are likely to be mitigated through project level assessment and application of relevant policies of the South Dublin CDP 2022-2028 including:</i></p>									
<ul style="list-style-type: none"> <li>• <i>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</i></li> <li>• <i>Policy NCBH2: Biodiversity Protect, conserve, and enhance the County's biodiversity and ecological connectivity having regard to national and EU legislation and Strategies.</i></li> <li>• <i>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.</i></li> <li>• <i>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.</i></li> <li>• <i>Policy NCBH5: Protection of Habitats and Species Outside of Designated Areas 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.</i></li> <li>• <i>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</i></li> <li>• <i>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.</i></li> <li>• <i>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</i></li> <li>• <i>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.</i></li> <li>• <i>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.</i></li> </ul>									

Chapter and objectives	BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA	
<b>2.4.5 Priority Development Areas - Policies and Objectives</b>										
<b>Policy PDA1: New Development within a PDA</b>	To give precedence to new development in City Edge locating within the identified Priority Development Areas, particularly higher intensity residential and employment development.	+	+	+	+/-	+	+	+	+	+
<b>PDA1 Objective 1:</b>	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.	+	+	+	+/-	+	+	+	+	+
<b>PDA1 Objective 2:</b>	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.	+	+	+	+/-	+	+	+	+	+
<b>Policy PDA2: Extension to Existing (Non-Residential) Premises within a PDA:</b>	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.	+	+	+	+/-	+	+	+	+	+
<b>PDA2 Objective 1:</b>	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	+	+	+	+/-	+	+	+	+	+

Chapter and objectives		BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA
<b>PDA2 Objective 2:</b>	Design of extensions shall be visually appropriate in an urban setting with respect to height, massing, fenestration, materials and finishes.	+	+	+	+/-	+	+	+	+	+
<b>PDA2 Objective 3:</b>	Extensions shall not result in negative environmental impacts such as noise and air pollution or an unacceptable level of traffic movements.	+	+	+	+/-	+	+	+	+	+
<b>PDA2 Objective 4:</b>	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.	+	+	+	+/-	+	+	+	+	+
<p><i>SEA Comment: This policy and associated objectives detail requirements for new developments and extension to same in the PDAs. These seek to ensure consistency in design and integration in the overall plan area. A priority via precedence for higher density residential and employment proposals is positive in terms of reflecting NPF objectives, and other national and regional policy. Positive impacts across the SEOs in particular PHH, with human health a key consideration to avoid impacts in PDA 2 Objective 3 that avoids adverse effects arising from increased noise or air emissions or traffic impacts. At strategic scale, these lands are largely built land and artificial surfaces, no adverse effects identified and consistency across all SEOs are identified. These provide positive interactions with PHH SEOs in particular, and indirectly with MA, AQ SEOs via local services within the plan area, integrated with residential use.</i></p> <p><i>Where at project scale impacts are identified, potentially with water in particular, existing provisions in the South Dublin CDP as listed above will apply (eg: Policy GI3: Sustainable Water Management) and provide appropriate project level mitigation</i></p>										
<b>Policy PDA3: Change of Use of Existing Premises within a PDA</b>	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.	+	+	+	+/-	+	+	+	+	+
<b>Policy PDA4: New Development outside a PDA</b>	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,	+	+	+	+/-	+	+	+	+	+

Chapter and objectives		BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA
	and that it would be compliant with the City Edge Strategic Urban Regeneration Framework (SURF) and relevant Development Plan policies.									
<b>PDA4 Objective 1:</b>	Save for exceptional circumstances, significant new residential and high intensity employment uses outside PDAs will be considered premature	+	+	+	+/-	+	+	+	+	+
<b>PDA4 Objective 2:</b>	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.	+	+	+	+/-	+	+	+	+	+
<b>PDA4 Objective 3:</b>	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.	+	+	+	+/-	+	+	+	+	+
<b>Policy PDA5: Extension to and Change of Use of Existing</b>	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	+	+	+	+/-	+	+	+	+	+

Chapter and objectives		BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA
<b>Premises outside a PDA</b>	Edge SURF, appropriate environmental safeguards and compliance with Chapter 12 'Implementation' of the CDP.									
<b>PDA5 Objective 1:</b>	Where extensions are large, or substantially increase the floorspace, they will be considered under the criteria for New Development outside PDAs (Policy PDA4).	+	+	+	+/-	+	+	+	+	+
<b>PDA5 Objective 2:</b>	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.	+	+	+	+/-	+	+	+	+	+
<p><i>SEA Comment: SEA This policy and associated objectives detail requirements for changes of use, new development outside PDAs which seeks to reduce this and therefore avoid piecemeal, ad hoc development proposals. These policies and objectives seek to ensure consistency in design and integration in the overall plan area.. At strategic scale, these lands are largely built land and artificial surfaces, no adverse effects identified and consistency across all SEOs are identified. These provide positive interactions with PHH SEOs, and indirectly with MA, AQ SEOs via local services within the plan area, integrated with residential use and a coherent, co ordinated approach to landuse and development.</i></p> <p><i>Policy PDA 5: Extension to and Change of Use of Existing Premises outside a PDA specifically references the requirements and compliance with Chapter 12 of the South Dublin CDP that includes for Ecological Protection and Ecological Impact Assessment (Section 12.3.2), Environmental Impact Assessment (Section 12.3.3.), Archaeological Impact Assessment and Method statement (Section 12.3.4), landscape character assessment (including green space, Section 12.3.5), Industrial heritage (Section 12.3.6), Architectural Heritage Impact Assessment (Section 12.3.7 Protected Structures), Green Infrastructure (Section 12.4), Riparian Corridors (Section 12. 4.3), Quality design and placemaking (Section 12.5), Infrastructure and Environmental Services (Section 12.11 includes SuDs, Flood risk) Waste management (Section 12.11.3) and measures for air quality, lighting and noise (Section 12.11.4 Environmental Hazard Management). These will apply as appropriate and provide for robust environmental compliance through development management. The existing environmental protection measures in the South Dublin CDP referenced above would also apply as appropriate.</i></p>										
<b>2.4.6 Land Assembly</b>										
<b>Policy LA1: Land Assembly</b>	To actively promote and facilitate proposals for land assembly within the City Edge SURF PDAs	+/-	+	+	+	+	+/-	+/-	+	+

Chapter and objectives		BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA
<b>LA1 Objective 1</b>	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.	+/-	+	+	+	+	+/-	+/-	+	+
<b>LA1 Objective 2</b>	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.	+/-	+	+	+	+	+/-	+/-	+	+
<b>LA1 Objective 3</b>	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.									
<p><i>SEA Comment: this policy and objectives seek to ensure that land assembly where undertaken is co ordinated and consistent with the SURF and requirements of the PDAs. At strategic scale, this is consistent with PHH, MA SEOs directly to ensure high quality development and avoidance of conflicting or piecemeal, incoherent development activities. For other SEOs, at project level, existing environmental protection measures of the South Dublin CDP will apply.</i></p>										
<b>2.5 MOVEMENT</b>										
<b>Policy MOV1 Active Travel</b>	To create an active travel network throughout the City Edge area to facilitate walking and cycling.	+/-	+	+	+/-	+	+	+	+	+
<b>MOV1 Objective 1</b>	To progress the delivery of a network of greenways and green corridors	+/-	+	+	+/-	+	+	+	+	+

Chapter and objectives		BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA
	including the Tymon to Phoenix Greenway. Developers of sites in the vicinity of identified greenways and green corridors will be required to demonstrate how they intend to contribute towards their delivery.									
<b>MOV1 Objective 2</b>	To ensure that street design prioritises active travel including links to public transport nodes and mobility hubs.	+/-	+	+	+/-	+	+	+	+	+
<p><i>SEA Comment: The policy and objectives relating to active travel are positive across all SEOs with direct, long term positive effects on MA, CC, PHH, AW &amp; N SEOs in particular. A core tenet of the City Edge and this Proposed Variation relates to integrated landuse and transport, modal shifts and 10 min settlement concept. Achieving significant active travel measures via provision of safe, quality walking and cycling routes is essential to achieving this and aiming to reduce GHG emissions from transport. Aligned with this is co benefits for improved local air quality and reduce emissions from private transport. Where at project scale impacts are identified, potentially with BFF in particular, existing provisions in the South Dublin CDP as listed above will apply (eg: Policy NCBH1 Overarching and Policy NCBH5: Protection of Habitats and Species Outside of Designated Areas ) and provide appropriate project level mitigation.</i></p>										
<b>2.5.4 Public transport - Existing, Planned, Proposed</b>										
<b>Policy MOV2: Public Transport</b>	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.	+/-	+	+	+/-	+	+	+	+	+
<b>MOV2 Objective 1:</b>	To progress the delivery of inner and outer orbital public transport routes within the City Edge area by: <ul style="list-style-type: none"> <li>• Supporting the inclusion of these routes as projects in any future revision of the Transport Strategy for the Greater Dublin Area 2022-2042</li> <li>• Considering alignment options</li> <li>• Exploring street design requirements</li> </ul>	+/-	+	+	+/-	+	+	+	+	+

Chapter and objectives	BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA	
<ul style="list-style-type: none"> <li>Investigating the potential for upgrading to light rail in the future</li> <li>Exploring the potential for a new Naas Road crossing to facilitate the outer orbital route</li> </ul>										
<b>MOV2 Objective 2:</b>	To engage with the NTA and TII regarding implementation of BusConnects schemes within the City Edge area including agreement on public realm design including provision for pedestrians and cyclists, greening and SuDS, and design of the cycle bridge at the Naas Road/Long Mile Road/Nangor Road Junction.	+/-	+	+	+/-	+	+	+	+	+
<b>MOV2 Objective 3:</b>	To progress the delivery of the Dart + South West proposals, including a new Station at Kylemore to serve City Edge and surrounding areas	+/-	+	+	+/-	+	+	+	+	+
<b>MOV2 Objective 4:</b>	To progress the delivery of a new Red Line Luas stop on the Naas Road between the existing Red Cow and Kylemore stops.	+/-	+	+	+/-	+	+	+	+	+
<b>MOV2 Objective 5:</b>	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.	+/-	+	+	+/-	+	+	+	+	+
<b>MOV2 Objective 6:</b>	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.	+/-	+	+	+/-	+	+	+	+	+
<b>MOV2 Objective 7:</b>	To progress the development of public transport interchanges to serve the City	+/-	+	+	+/-	+	+	+	+	+

Chapter and objectives		BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA
	Edge area when high frequency public transport becomes operational.									
<p><i>SEA Comment: this policy and objectives create positive direct long-term effects on MA, CC, PHH, AQ &amp; N SEOs in particular, due to support for public transport infrastructure and addressing safety on roads and junctions. By encouraging more broadly pedestrian, cycling and public transport measures this directly contributes to reductions in transport related emissions as well as lower emissions of particulate matter. It further contributes to achievements of the key objectives of the City Edge and PDAs to promote transport led development and integrated approach to movement. Where at project scale impacts are identified, potentially with BFF in particular, existing provisions in the South Dublin CDP as listed above will apply (eg: Policy NCBH1 Overarching and Policy NCBH5: Protection of Habitats and Species Outside of Designated Areas ) and provide appropriate project level mitigation.</i></p>										
<b>2.5.6 Public Transport Interchanges and Mobility Hubs</b>										
<b>Policy MOV3: Mobility Hubs</b>	Support the development of mobility hubs at key public transport locations and local mobility hubs in tandem with new developments.	+/-	+	+	+/-	+	+	+	+	+
<b>MOV3 Objective 1:</b>	To ensure all development promotes sustainable mobility and provides an appropriate level of access to public transport, bike sharing schemes and car sharing.	+/-	+	+	+/-	+	+	+	+	+
<b>MOV3 Objective 2:</b>	To provide primary mobility hubs on a phased basis, in accordance with public transport provision as set out in Table 4 Mobility Hub type (in the SURF), and secondary / local hubs in tandem with delivery of housing.	+/-	+	+	+/-	+	+	+	+	+
<p><i>SEA Comment: this policy and objectives create positive direct long term effects on MA, CC, PHH, AQ &amp; N SEOs in particular, by promoting mobility hubs at key public transport locations and provision of same in tandem with new developments. Where at project scale impacts are identified, potentially with BFF in particular, existing provisions in the South Dublin CDP as listed above will apply (eg: Policy NCBH1 Overarching and Policy NCBH5: Protection of Habitats and Species Outside of Designated Areas ) and provide appropriate project level mitigation.</i></p>										
<b>2.5.7.1 Cycle Parking</b>										
<b>Policy MOV4: Cycle Parking</b>	To provide cycle parking in accordance with the County Development Plan	0	+	+	+/-	0	+	0	+	+

Chapter and objectives		BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA
	and the Design Standards for Apartments, Guidelines for Planning Authorities, 2025									
<p><i>SEA Comment: This policy seeks to provide secure cycle parking, an important element of cycling infrastructure to facilitate everyday use of cycling. At strategic scale, such landuse are likely to be minor in over all footprint and be part of wider development applications. This policy does indirectly create positive long term, synergistic effects on MA, CC, PHH, AQ &amp; N SEOs in particular, by promoting ease of cycle parking over the plan area.</i></p>										
<b>2.5.7.2 Car Parking</b>										
<b>Policy MOV5: Car Parking</b>	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.	0	+	+/-	0	0	0	0	0	+/-
<b>MOV5 Objective 1:</b>	To facilitate the provision of car parking on-site and on-street for early phases of development in each PDA, in accordance with Tables 5.1 and 5.2 ( 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.	0	+	+/-	0	0	0	0	0	+/-
<b>MOV5 Objective 2:</b>	To promote the provision of shared parking buildings to provide collective	0	+	+/-	0	0	0	0	0	+/-

Chapter and objectives		BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA
	car and cycle parking at suitable locations, on a phased basis, so that over time, this becomes the predominant form of parking provision.									
<b>MOV5 Objective 3:</b>	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.	0	+	+/-	0	0	0	0	0	+/-
<b>MOV5 Objective 4:</b>	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.	0	+	+/-	0	0	0	0	0	+/-
<b>MOV5 Objective 5:</b>	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.	0	+	+/-	0	0	0	0	0	+/-
<b>MOV5 Objective 6:</b>	To ensure that all parking provision types promote a quality public realm and accord with DMURS.	0	+	+/-	0	0	0	+	+	+/-
<b>MOV5 Objective 7</b>	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'.	0	+	+/-	0	0	0	+	+	+/-

Chapter and objectives		BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA
<b>Development plan Policy SM7:</b>	Car Parking and EV Charging 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 towards more sustainable forms of transportation, while meeting the needs of businesses and communities.									
<p><i>SEA comment: This policy and objectives recognise the continued role and need to provide for parking but seeks to focus provision and provide a more targeted approach to car parking for private cars.</i></p>										
<b>2.6 INTENSITY OF DEVELOPMENT</b>										
<b>Policy IOD1: Plot Ratio and Building Height</b>	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 height approach , which recommend increased heights and intensity in urban centres and areas with good public transport access.	0	+	+/-	0	0	0	+	+	+
<b>IOD1 Objective 1:</b>	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.	0	+	+/-	0	0	0	+	+	+

Chapter and objectives		BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA
<b>IOD1 Objective 2:</b>	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.	0	+	+/-	0	0	0	+	+	+
<b>IOD1 Objective 3:</b>	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).	0	+	+/-	0	0	0	+	+	+
<b>IOD Objective 4:</b>	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	0	+	+/-	0	0	0	+	+	+

Chapter and objectives		BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA
	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)									
<p><i>SEA Comment: plot ratio and building height policy and objectives have been carefully developed and articulated in the proposed variation (SURF). The achievement of such standards and ranges are positive in terms of PHH, L, CH directly through quality design and higher densities. This provides a more efficient use of land zoned as Regeneration and links more efficient transport provision and services with the requirements of the population over time. As such, this also contributes to consistency with MA, and CC SEOs indirectly and directly.</i></p>										
<b>2.7 Mixed use Development</b>										
<b>Policy MUD1: Mixed Use Development</b>	Support the integration of mixed uses at PDA, neighbourhood, block and building level within City Edge	+/-	+	+	+/-	+/-	+/-	+/-	+	+
<b>MUD1 Objective 1:</b>	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.	+/-	+	+	+/-	+/-	+/-	+/-	+	+
<b>MUD1 Objective 2:</b>	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.	+/-	+	+	+/-	+/-	+/-	+	+	+
<b>MUD1 Objective 3:</b>	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	+/-	+	+	+/-	+	+/-	+/-	+	+

Chapter and objectives		BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA
	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.									
<p><i>SEA comment:</i>  Support for mixed use proposals across the three PDAs are key to achieving objectives of City Edge area , that integrates transport and landuse, facilitates short travel times for living and working, accessing services etc and provides for lively, high quality placemaking. These measures directly support a mixed, lively space that serves the local community. These provide positive direct, long term interactions with PHH SEOs in particular, and indirectly positive, synergistic effects with MA, AQ SEOs via local services within the plan area, integrated with residential use. Local access to services enhances local transport options that are not car dependant and overall improves permeability, passive surveillance, with indirect positive impacts across other SEOs including landscape.  Project level mitigation will be provided for , through implementation of existing policies of the South Dublin CDP 2022 -2028 and requirements of Chapter 12 of the South Dublin CDP.</p>										
<b>2.8 Housing</b>										
<b>Policy HOU1: Residential Development in City Edge</b>	Promote residential development within the City Edge Priority Development Areas that supports quality placemaking and sustainable communities.	+/-	+	+	+/-	+	+/-	+/-	+	+
<b>HOU1 Objective 1:</b>	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.	+/-	+	+	+/-	+	+/-	+/-	+	+
<b>HOU1 Objective 2:</b>	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	+/-	+	+	+/-	+	+/-	+/-	+	+

Chapter and objectives		BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA
	promotes universal design and aging in place, thereby supporting mixed and balanced communities.									
<b>HOU1 Objective 3:</b>	To promote 10-minute city principles for residential developments within City Edge, whereby amenities and services are accessible via active travel and public transport.	+/-	+	+	+/-	+	+/-	+/-	+	+
<b>HOU1 Objective 4:</b>	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.	+/-	+	+	+/-	+	+/-	+/-	+	+
<b>HOU1 Objective 5:</b>	To ensure the provision of high-quality public, semi-private and private open space and green infrastructure for all residential developments.	+/-	+	+	+/-	+	+/-	+/-	+	+
<b>HOU1 Objective 6:</b>	To protect the amenity of existing residential development through ensuring adequate separation distances, appropriate heights, and compatible uses on adjoining sites.	+/-	+	+	+/-	+	+	+	+	+
<b>HOU1 Objective 7:</b>	To explore the potential for 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, thereby facilitating a co-ordinated approach to redevelopment	+/-	+	+	+/-	+	+/-	+/-	+	+
	.	+/-	+	+	+/-	+	+/-	+/-	+	+

Chapter and objectives	BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA	
<p><i>SEA comment: This housing policy and objectives directly support community and residential and community land uses and seek to support a mixed, lively space that serves the local community. The reuse of existing built and land and artificial surfaces/brownfield lands are positive in terms of interactions across SG and indirectly W, BFF SEOs. Objective HOU1 6 supports protection of amenity of existing residential development which is important in terms of a coordinated approach and stitching older and newer housing activities together – this also improves consistency with the PHH SEOs. These provide positive interactions with PHH SEOs in particular, and indirectly with MA, AQ SEOs via local services within the plan area, integrated with residential use. Policy GI3: Sustainable Water Management and other existing environmental protection measures and requirements of Chapter 12 of the South Dublin CDP will apply as appropriate at project level.</i></p>										
<b>2.9 Schools, Community, Culture and Arts Facilities</b>										
<b>2.9.1 Schools</b>										
<b>Policy SCCA1: Schools</b>	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.	+/-	+	+	+/-	+	+/-	+/-	○	+
<b>SCCA1 Objective 1:</b>	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.	+/-	+	+	+/-	+	+/-	+/-	○	+
<b>SCCA1 Objective 2:</b>	To ensure new schools are located in central areas with optimal safe walking, cycling and public transport access and adequate sheltered bicycle parking.	+/-	+	+	+/-	+	+/-	+/-	○	+

Chapter and objectives		BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA
<b>SCCA1 Objective 3:</b>	To implement an urban schools model where access to play space and sports facilities is provided through innovative design and/or in identified off-site locations, which are easily accessible by walking and cycling.	+/-	+	+	+/-	+	+/-	+/-	O	+
<b>SCCA1 Objective 4:</b>	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.	+/-	+	+	+/-	+	+/-	+/-	O	+
<p><i>SEA comment: This policy and objectives address education, and planning of schools within the PDAsS The provision of such landuse activities and facilities support communities and placemaking. Positive direct and indirect interactions for PHH. The alignment of new schools with safe walking, cycling and public transport is essential for human health, reducing local air quality impacts from local traffic at peak school times and reducing transport related GHG emissions. Positive interactions are also identified for CC, AQ and MA SEOs. As with previous policies and objectives, existing measures in the South Dublin CDP will provide appropriate, and robust project level mitigation.</i></p>										
<b>2.9.2 Community and Cultural Facilities</b>										
<b>Policy SCCA2: Community and Cultural Facilities</b>	Provide for community facilities within City Edge in tandem with development, and in accordance with City Edge Phasing requirements and Development Plan standards.	+/-	+	+	+/-	+	+/-	+/-	+	+
<b>SCCA2 Objective 1:</b>	To ensure community and cultural facilities are centrally located in areas with optimal safe walking, cycling and public transport access	+/-	+	+	+/-	+	+/-	+/-	+	+
<b>SCCA2 Objective 2:</b>	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.	+/-	+	+	+/-	+	+/-	+/-	+	+

Chapter and objectives		BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA
<b>SCCA2 Objective 3:</b>	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.	+/-	+	+	+/-	+	+/-	+/-	+	+
<p><i>SEA comment: This policy and objectives address community and cultural facilities within the PDAs. The provision of such landuse activities and facilities support communities and placemaking. Positive direct and indirect interactions for PHH. The co-location of facilities is a environmentally positive approach that makes most efficient use of land and local transport infrastructure. Positive interactions are also identified for CC, AQ and MA SEOs. As with previous policies and objectives, existing measures in the South Dublin CDP will provide appropriate, and robust project level mitigation.</i></p>										
<b>2.9.3 Culture and the Arts</b>										
<b>Policy SCCA3: Culture and the Arts</b>	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.	+/-	+	+	+/-	+	+/-	+/-	+	+
<b>SCCA3 Objective 1:</b>	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.	+/-	+	+	+/-	+	+/-	+/-	+	+

Chapter and objectives		BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA
<b>SCCA3 Objective 2:</b>	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.	+/-	+	+	+/-	+	+/-	+/-	+	+
<b>SCCA3 Objective 3:</b>	To support the SDCC Arts Office and Library Service in the Implementation of the county-wide Arts Infrastructure Strategy, which includes consideration of existing and future provision and requirements within City Edge.	+/-	+	+	+/-	+	+/-	+/-	+	+
<b>SCCA3 Objective 4</b>	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 cultural facility in line with the Council's Development Contribution Scheme or any future special contribution scheme.	+/-	+	+	+/-	+	+/-	+/-	+	+
<p><i>SEA comment: This policy and objectives address culture and the arts within the PDAs. The provision of such landuse activities and facilities support communities and placemaking. SCCA3 Objective 2 is particularly positive in supporting young or emerging artistic practice and reusing underutilised spaces . Support for nighttime economy is also positive for PHH, MA, and CH SEOs in addition to contribution to local economic activities, it can provide for passive surveillance and creation of community and placemaking. Positive direct and indirect interactions for PHH. . Positive interactions are also identified for CC, AQ and MA SEOs. As with previous policies and objectives, existing measures in the South Dublin CDP will provide appropriate, and robust project level mitigation.</i></p>										
<b>2.10 Local Centres and Retail</b>										
<b>Policy LCR1: Local Centres and Retail</b>	Support the development of new and extended local centres within the City Edge area, as follows: <ul style="list-style-type: none"> <li>• Walkinstown (extension of existing centre westwards - Greenhills PDA)</li> <li>• Calmount (Greenhills PDA)</li> <li>• Knockmitten (Red Cow &amp; Cherry Orchard PDA)</li> </ul>	+/-	+	+	+/-	+	+/-	+/-	+	+

Chapter and objectives		BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA
	<ul style="list-style-type: none"> <li>Kileen (Red Cow &amp; Cherry Orchard PDA)</li> </ul>									
<b>LCR1 Objective 1</b>	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.	+/-	+	+	+/-	+	+/-	+/-	+	+
<b>LCR1 Objective 2</b>	To promote the quality, ambiance, vibrancy and vitality of the proposed City Edge local centres through implementation of the placemaking principles i(Refer to section City Edge Local Centres- Placemaking Principles in the SURF)	+/-	+	+	+/-	+	+/-	+/-	+	+
<b>LCR1 Objective 3</b>	To require a proportionate provision of retail floorspace within the proposed local centres, in tandem with the development of residential, employment and other floorspace.	+/-	+	+	+/-	+	+/-	+/-	0	+
<b>LCR1 Objective 4</b>	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.	+/-	+	+	+/-	+	+/-	+/-	+	+
<b>LRC1 Objective 5</b>	Support the development of identified major and local centres within the Dublin City Council area of City Edge.	+/-	+	+	+/-	+	+/-	+/-	0	+

Chapter and objectives		BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA
<b>LCR1 Objective 6</b>	To promote the clustering of retail warehousing in areas outside local centres	+/-	+	+	+/-	+	+/-	+/-	0	+
<p><i>SEA comment: This policy and objectives address local centres and retail. This is important to achieve transport led development, proximity to public transport and walking/cycling opportunities and alignment with 10 minute city principles, where services including retail and other public services, entertainment are provided within local, nearby locations. culture and the arts within the PDAS. The provision of such landuse activities and facilities support communities and placemaking. Positive direct and indirect interactions for PHH. . Positive interactions are also identified for CC, AQ and MA SEOs. As with previous policies and objectives, existing measures in the South Dublin CDP will provide appropriate, and robust project level mitigation.</i></p>										
<b>2.11 Employment</b>										
<b>Policy EMP1: Employment</b>	Support the role of City Edge as an important location for current and future employment uses in the Dublin region.	+/-	+	+	+/-	+	+/-	+/-	0	+
<b>EMP1 Objective 1:</b>	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.	+/-	+	+	+/-	+	+/-	+/-	0	+
<b>EMP1 Objective 2:</b>	To support existing employment uses and diversification into new and emerging sectors within the City Edge area.	+/-	+	+	+/-	+	+/-	+/-	0	+
<b>EMP1 Objective 3:</b>	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.	+/-	+	+	+/-	+	+/-	+/-	0	+
<b>EMP1 Objective 4:</b>	To promote the clustering of less intensive employment uses such as warehousing and distribution near	+/-	+	+	+/-	+	+/-	+/-	0	+

Chapter and objectives		BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA
	national and regional roads to facilitate access and connectivity for freight.									
<b>EMP1 Objective 5:</b>	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.	+/-	+	+	+/-	+	+/-	+/-	0	+
<b>EMP1 Objective 6:</b>	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 Development plan. Development shall provide appropriate buffers / safeguards to adjoining areas with more sensitive uses such as residential.	+/-	+	+	+/-	+	+/-	+/-	0	+
<b>EMP1 Objective 7:</b>	The Planning Authority will consider the extent of required non-residential floorspace in a proposed development having regard to the range, and set out in the SURF under Criteria for	+/-	+	+	+/-	+	+/-	+/-	0	+

Chapter and objectives		BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA
	Employment and Non-Residential Floorspace									
<b>EMP1 Objective 8</b>	To promote adaptable design for employment units which facilitates flexible uses.	+/-	+	+	+/-	+	+/-	+/-	0	+
<b>EMP1 Objective 9 :</b>	To Promote the development of employment clusters in mixed use contexts and in locations such as minor streets.	+/-	+	+	+/-	+	+/-	+/-	0	+
<b>EMP1 Objective 10 :</b>	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.	+/-	+	+	+/-	+	+/-	+/-	0	+
<b>EMP1 Objective 11 :</b>	To ensure that all development proposals for expansion of existing or for new employment uses including industrial uses contribute to placemaking and amenity.	+/-	+	+	+/-	+	+/-	+/-	0	+
<p><i>SEA comment: This policy and objectives address employment. This reflects both existing employment and economic activity within the City Edge area and the need to provide and ensure local employment activities and opportunities remain within the area. EMP1 Objectives 5 and 6 recognise more industrial land uses in the EE and Regen in the City Edge area and provides for buffers, and avoidance of adverse effects arising from potential air, and noise emissions. This is further aligned with the requirements of Chapter 12 of the South Dublin CDP 2022 -2028.</i></p> <p><i>The provision of such landuse activities and facilities support local economic activities and integrating mixed residential use with employment. Positive direct and indirect interactions for PHH. Positive interactions are also identified for CC, AQ and MA SEOs. As with previous policies and objectives, existing measures in the South Dublin CDP will provide appropriate, and robust project level mitigation.</i></p>										
<b>2.12 Natural Infrastructure and Open Space</b>										
<b>2.12.5 Public Open Space - On-Site</b>										
<b>Policy NIOS1: Natural Infrastructure</b>	To provide a network of multi-functional natural infrastructure including major parks, community	+/-	+	+	+/-	+	+	+	+	+

Chapter and objectives		BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA
<b>and Open Space</b>	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									
<b>NIOS1 Objective 1:</b>	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.	+/-	+	+	+/-	+	+	+	+	+
<b>NIOS1 Objective 2:</b>	To complete a feasibility study for the first major park within City Edge	+/-	+	+	+/-	+	+	+	+	+
<b>NIOS1 Objective 3:</b>	<p>To deliver major parks within the City Edge are as follows:</p> <ul style="list-style-type: none"> <li>• A linear park focussed on the River Camac and its tributaries</li> <li>• A linear park focussed on the Grand Canal</li> <li>• Enhancement of Walkinstown Park (DCC area) including extension into the SDCC area</li> <li>• Support for the enhancement of Lansdowne Valley Park (DCC area).</li> </ul> <p>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</p>	+/-	+	+	+/-	+	+	+	+	

Chapter and objectives		BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA
	accordance with objective NIOS1 and 2 above.									
<b>NIOS1 Objective 4:</b>	To deliver a network of community parks in tandem with population growth with a target size of 3.5sqm per person.	+/-	+	+	+/-	+	+	+	+	+
<b>NIOS1 Objective 5:</b>	To develop a network of greenways and green corridors throughout the City Edge area. including the strategic Tymon to Phoenix Greenway	+/-	+	+	+/-	+	+	+	+	+
<b>NIOS1 Objective 6</b>	<p>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:</p> <ul style="list-style-type: none"> <li>▪ Provision of a significant part of a major park or community park, or greenway or green corridor.</li> </ul> <p>The provision of an exemplar development with reference to other planning requirements such as placemaking and amenity.</p>	+/-	+	+	+/-	+	+	+	+	+
<b>NIOS1 Objective 7 :</b>	To provide green infrastructure measures such as street trees, green walls and roofs and sustainable urban drainage systems (SuDS) throughout the City Edge area.	+/-	+	+	+/-	+	+	+	+	+

Chapter and objectives	BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA
<p><b>NIOS1 Objective 8 :</b></p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> <li>• Where the site adjoins a delivered community park or is close to major park, with safe pedestrian connections</li> <li>• Where the site is constrained</li> <li>• Where the level of semi-private space is significant.</li> </ul> <p>All sites shall be considered on a case-by-case basis.</p>	+/-	+	+	+/-	+	+	+	+	+
<p><b>NIOS1 Objective 9:</b></p> <p>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.</p>	+/-	+	+	+/-	+	+	+	+	+

Chapter and objectives		BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA
<b>NIOS1 Objective 10 :</b>	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.	+/-	+	+	+/-	+	+	+	+	+
<b>NIOS1 Objective 10:</b>	To implement Green Space Factor requirements for all relevant development proposals , as per the provision of Policy GI15 'Climate Resilience' of the Development Plan.	+/-	+	+	+/-	+	+	+	+	+

*SEA comment: The provisions relating to open space hierarchy, green network included Grand Canal and River Camac parks. Policy NIOS1: Natural Infrastructure and Open Space is positive across all SEOs with detailed mitigation to ensure robust ecological assessment and enhancement of biodiversity reflected in this policy and associated measures in the South Dublin CDP 2022 -2028 including:*

*The integration of the measures relating to the County Green and Blue infrastructure network is important for provide for robust buffers, avoidance of areas of high ecological sensitivity and improvement of areas of lower sensitivity whilst facilitating human presence and recreation in appropriate areas. Measures from the South Dublin CDP of particularly relevance include:*

- 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 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 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.*

*Design of such proposals should be informed by ecological assessment and reflect best practice, consideration of potential impacts including disturbance, invasive species and artificial light are covered by existing policy provisions in the South Dublin CDP 2022 -2028.*

Chapter and objectives		BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA
<p>Positive interactions for SEOs including PHH, where co benefits are provided via nature based solutions in open space, positive interactions with CC, and W SEOs are also identified. Positive direct long term effects on PHH due to promotion and design of accessible public realm and space. By encouraging more broadly pedestrian, cycling and public transport measures this directly contributes to reductions in transport related emissions as well as lower emissions of particulate matter. The green space, landscape measures should also once established provide habitat that can assist in buffering and screening for noise and air emissions over time.</p>										
<b>2.13 Sports and Recreation</b>										
<b>2.13.1 Sports Hubs</b>										
<b>Policy SR1: Sports Hubs</b>	Ensure the provision of sport hubs in tandem with residential population growth to serve the identified City Edge Priority Development Areas	+/-	+	+	+/-	+	+/-	+/-	0	+
<b>SR1 Objective 1:</b>	To support the location of community sports hubs in the local centres and adjacent to school sites.	+/-	+	+	+/-	+	+/-	+/-	0	+
<b>SR1 Objective 2:</b>	To facilitate and encourage the provision of district and regional level sports facilities as catalyst/anchor projects for City Edge.	+/-	+	+	+/-	+	+/-	+/-	0	+
<b>SR1 Objective 3:</b>	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 or PDA level), sustainable transport accessibility, the size of the proposed site, the proximity to the PDAs and the availability of alternative sites.	+/-	+	+	+/-	+	+/-	+/-	0	+
<b>SR1 Objective 4:</b>	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	+/-	+	+	+/-	+	+/-	+/-	0	+

Chapter and objectives		BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA
	Contribution Scheme or any future special contributions scheme.									
<p><i>SEA comment: The provisions relating to sport facilities and where possible adjacent to school sites represents efficient land use and can assist in public transport measures and encouragement of walking/cycling. Positive interactions across PHH, MA, CC, AQ and N SEOs. Measures from the South Dublin CDP relating to lighting at night will apply as appropriate and other measures will provide project level mitigation</i></p>										
<b>2.13.2 Playing Pitches</b>										
<b>Policy SR2: Playing Pitches</b>	Provide playing pitches in sports hubs and parks, in tandem with population growth.	+/-	+	+	+/-	+	+/-	+/-	0	+
<b>SR2 Objective 1:</b>	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 11 ). In particular, all-weather playing pitches should be located within sports hubs.	+/-	+	+	+/-	+	+/-	+/-	0	+
<b>SR2 Objective 2:</b>	To ensure the provision of playing pitches within locally accessible parks, without unduly compromising the passive recreation and biodiversity function of such parks.	+/-	+	+	+/-	+	+/-	+/-	0	+
<b>SR2 Objective 3:</b>	To ensure that playing pitches cater for a wide variety of sports including minority sports and sports with growing levels of participation.	+/-	+	+	+/-	+	+/-	+/-	0	+
<b>SR2 Objective 4:</b>	To encourage the location of playing pitches within parks and sports hubs that are in close proximity to schools.	+/-	+	+	+/-	+	+/-	+/-	0	+
<b>SR2 Objective 5:</b>	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	+/-	+	+	+/-	+	+/-	+/-	0	+





Chapter and objectives	BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA	
<ul style="list-style-type: none"> <li>• Ensure 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.</li> <li>• Wider areas will be required in strategic locations as outlined in Policy NIOS1 Objective 3, to deliver major parks.</li> <li>• Such areas shall be designed in a manner which provides for a natural transition between the vegetated riparian buffer and more formal areas. 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 and Coastal (CIEEM 2nd ed 2016).</li> </ul>										
<b>Policy SWRM2: Flood Risk and Camac Renaturalisation</b>	Ensure that the regeneration of City Edge avoids inappropriate development in areas at risk of flooding, avoids new developments increasing flood risk elsewhere and	+	+	+	+	+	+	+	0	+



Chapter and objectives		BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA
	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.									
<p><i>SEA comment: flood risk management and re naturalisatio of the River Camac should provide co benefits and positive interactions across SEOs. The Cama River is one of the most modified rivers and will benefit from re naturalisation approaches which should be informed by ecological survey and assessment. Potential cultural heritage may arise in terms of historical activities and built heritage associated with industrial heritage on the River Co benefits and synergistic impacts are positive across W, BFF, SG, MA and CCSEOs.</i></p>										
<b>2.16 Natural and Built Heritage</b>										
<b>2.16.1 Grand Canal Proposed Natural Heritage Area (pNHA)</b>										
<b>Grand Canal pNHA Buffer Zone</b>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Between 50m and 30m of the pNHA boundary, only streets/roads, footpaths, cycleways and car parking will be permitted.</li> <li>• Within 30m of the pNHA boundary, and within the pNHA boundary no development will be permitted except in exceptional circumstances where footpaths, cycleways and bridges may be considered <ul style="list-style-type: none"> <li>• All development within 50m of the pNHA will be required to adhere to the criteria set out below:</li> </ul> </li> </ul>									
Requirements for Development along the Grand Canal and pNHA	<p>Ecological Impact Assessment</p> <ul style="list-style-type: none"> <li>• All development proposals within 50m of the Grand Canal pNHA boundary, within the pNHA boundary, and 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 and Coastal (CIEEM 2nd ed 2016).</li> </ul> <p>Biodiversity Management Plan</p>									

Chapter and objectives	BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA	
	<p>All development proposals within 50m of the Grand Canal pNHA boundary, within the pNHA boundary, and within 30m of the top of the bank of all watercourses shall be accompanied by a Biodiversity Management Plan (BMP). The BMP shall be prepared by a qualified ecologist and guided by relevant best practice guidelines and established techniques for habitats present.</p> <p>The BMP shall incorporate the following measures:</p> <ul style="list-style-type: none"> <li>▪ The preservation of existing hedgerows, treelines, woodland, scrub and other semi-natural habitats where possible;</li> <li>▪ High value historical boundary hedgerows shall be retained and management details included;</li> <li>▪ Where hedgerows, treelines, woodland and other semi-natural habitats are to be retained, details of their management and protection should be provided in a Habitat Management Plan (HMP); and</li> <li>▪ Opportunities to enhance the biodiversity value of SUDS measures where relevant should be included in Habitat Management Plans.</li> </ul> <ul style="list-style-type: none"> <li>• Landscape Plan <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• The plan shall also include details of hard and soft landscaping, proposed species and sensitive lighting.</li> <li>• 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.</li> </ul> </li> <li>• 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)</li> </ul>									
<p><i>The above are not policies or objectives but provide detailed advice in relation to the Grand Canal pNHA that provides for consistency with approaches to the Grand Canal pNHA with adjacent lands and planning strategies in particular the Clonburris Planning Scheme.</i></p>										
<p><b>Policy NBH1: Natural and Built Heritage</b></p>	<p>Ensure the protection and where appropriate, the enhancement of</p>	+	+	+	+	+	+	+	0	+

Chapter and objectives		BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA
	natural and built heritage assets in the regeneration of the City Edge area.									
<b>NBH Objective 1:</b>	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.	+	+	+	+	+	+	+	+	+
<b>NBH1 Objective 2:</b>	To protect the Grand Canal pNHA including its biodiversity, ecological and landscape value.	+	+	+	+	+	+	+	0	+
<b>NBH2 Objective 3:</b>	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.	+	+	+	+	+	+	+	0	+
<b>NBH2 Objective 4</b>	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 and Coastal (CIEEM 2nd ed 2016)	+	+	+	+	+	+	+	0	+
<p><i>SEA comment: The provisions relating to the Grand Canal pNHA are positive across all SEOs. NBH2 Objective 4 includes EclA requirements to all watercourses across the plan area.</i></p>										

Chapter and objectives	BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA	
<p>The integration of the measures relating to the County Green and Blue infrastructure network is important to provide for robust buffers, avoidance of areas of high ecological sensitivity and improvement of areas of lower sensitivity whilst facilitating human presence and recreation in appropriate areas. Measures from the South Dublin CDP of particular relevance include:</p> <ul style="list-style-type: none"> <li>• <i>Policy NCBH9: Grand Canal</i> 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.</li> <li>• <i>Policy G11: 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.</i></li> </ul> <p>Design of such proposals should be informed by ecological assessment and reflect best practice, consideration of potential impacts including disturbance, invasive species and artificial light are covered by existing policy provisions in the South Dublin CDP 2022 -2028.</p>										
<b>2.17 Re-Purposing of Existing Buildings and Adaptability of New Buildings</b>										
<b>Policy RPB1: Re-Purposing of Existing Buildings and Adaptability of New Buildings</b>	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.	+/-	+	+	+/-	+	+	+/-	+	+
<b>RPB1 Objective 1:</b>	To support the retention, renovation and reuse of existing buildings, as opposed to demolition and new build, where appropriate.	+/-	+	+	+/-	+	+/-	+/-	+	+
<b>RPB1 Objective 2:</b>	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.	+/-	+	+	+/-	+	+/-	+/-	+	+
<b>RPB1 Objective 3:</b>	To support designs for new buildings within City Edge that are adaptable for different uses	+/-	+	+	+/-	+	+/-	+/-	+	+

Chapter and objectives		BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA
<b>RPB1 Objective 4:</b>	To support residential developments within City Edge that promote universal design and aging in place.	+/-	+	+	+/-	+	+/-	+/-	+	+
<p><i>SEA comment: Reuse of existing buildings are important to address embedded carbon and avoid new material for construction with positive interactions on soil and geology. In the case of City Edge these buildings could be creatively repurposed and can be located in areas close to public transport options.</i></p> <p><i>Positive impacts across MA, PHH, SG, CC SEOs and indirectly for CH SEOs.</i></p> <p><i>Existing environmental protection measures in the South Dublin CDP relating to potential bat or bird roosts etc will apply at project scale.</i></p>										
<b>2.18 Energy</b>										
<b>2.18.1 Energy Planning</b>										
<b>Policy ENG1: Energy Planning</b>	Implement measures to facilitate low carbon energy planning to meet the needs of future residential and employment growth within City Edge.	+/-	+	+	+/-	+	+	+/-	0	+
<b>ENG1 Objective 1:</b>	To require the development of renewable energy and low carbon technology projects in tandem with population and employment growth.	+/-	+	+	+/-	+	+	+/-	0	+
<b>ENG1 Objective 2:</b>	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.	0	+	+	0	0	0	0	0	+
<p><i>SEA comment: positive interactions in contributing to Climate Action targets in the South Dublin climate action plan and national emissions reductions. Lower energy and renewable energy provides for lower air and noise emissions with positive AQ and N interactions, plus PHH SEOs. At scale this could provide significant positive effects across these parameters.</i></p>										
<b>2.18.2 Energy Efficiency in Buildings</b>										
<b>Policy ENG2: Energy Efficiency in Buildings</b>	Implement measures to increase energy efficiency in buildings.	+/-	+	+	+/-	+	+/-	+/-	0	+

Chapter and objectives		BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA
<b>ENG2 Objective 1:</b>	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).	+/-	+	+	+/-	+	+/-	+/-	0	+
<b>ENG2 Objective 2:</b>	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.	+/-	+	+	+/-	+	+/-	+/-	0	+
<p><i>SEA comment: positive interactions in contributing to Climate Action targets in the South Dublin climate action plan and national emissions reductions relating to the built environment. Indirect positive impacts where this also reduces fuel poverty. At scale this could provide significant positive effects across MA, CC, AQ and N, PHH parameters. For other measures project level mitigation is provided via existing policies and objectives of the South Dublin CDP 2022 -2028.</i></p>										
<b>2.18.3 Embodied Carbon</b>										
<b>Policy ENG3: Embodied Carbon</b>	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.	+/-	+	+	+/-	+	+/-	+/-	0	+
<b>ENG 3 Objective 1:</b>	To make better use of the current building stock, including vacant and under used properties in order to reduce the generation of additional	+/-	+	+	+/-	+	+/-	+/-	0	+

Chapter and objectives		BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA
	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.									
<b>ENG3 Objective 2:</b>	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	+/-	+	+	+/-	+	+/-	+/-	0	+
<b>ENG3 Objective 3:</b>	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 and to promote the reuse and recycling of materials to reduce construction and demolition waste.	+/-	+	+	+/-	+	+/-	+/-	+	+
<p><i>SEA comment: positive interactions in contributing to Climate Action targets in the South Dublin climate action plan and national emissions reductions relating to the built environment. Indirect positive impacts where this also reduces fuel poverty. The focus on these measures relating to the circular economy are important given the scale of transformation proposed and the extent of existing buildings and built lands and artificial surface habitat. Positive long term interactions with MA, CC and indirectly SG from reuse and circular approaches to waste. Longer term positive impacts for L and CH relating to high quality design and adaptability. For other measures project level mitigation is provided via existing policies and objectives of the South Dublin CDP 2022 -2028.</i></p>										
<b>2.18.4 Heat</b>										
<b>Policy ENG4: District Heating</b>	Promote the harnessing of waste heat for district heating within City Edge.	+/-	+	+	+/-	+	+	+/-	0	+
<b>ENG4 Objective 1:</b>	To support the development of district heating infrastructure in tandem with population and employment growth.	+/-	+	+	+/-	+	+	+/-	0	+

Chapter and objectives		BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA
<b>ENG4 Objective 2:</b>	To work with Dublin City Council to identify and reserve a site(s) for an energy centre for district heating	+/-	+	+	+/-	+	+	+/-	0	+
<b>ENG4 Objective 3:</b>	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.	+/-	+	+	+/-	+	+	+/-	0	+
<b>ENG4 Objective 4:</b>	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.	+/-	+	+	+/-	+	+	+/-	0	+
<b>ENG4 Objective 5:</b>	To engage with Uisce Eireann to explore the potential of sewer water waste heat recovery for use in district heating networks within City Edge.	+/-	+	+	+/-	+	+/-	+/-	0	+
<b>ENG4 Objective 6:</b>	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	+/-	+	+	+/-	+	+/-	+/-	0	+

Chapter and objectives		BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA
	heat recovery and utilisation on site and with adjoining sites.									
<b>ENG4 Objective 7:</b>	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.	+/-	+	+	+/-	+	+/-	+/-	0	+
<b>ENG4 Objective 8:</b>	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.	+/-	+	+	+/-	+	+/-	+/-	0	+
<p><i>SEA comment: positive interactions in contributing to Climate Action targets in the South Dublin climate action plan and national emissions reductions. Policy support for district heating is positive for MA, CC, PHH SEOs in particular.</i></p>										
<b>2.18.5 Electricity</b>										
<b>Policy ENG5: Electricity</b>	Promote sustainable electricity generation within City Edge to meet existing and future requirements.	+/-	+	+	+/-	+	+/-	+/-	0	+
<b>ENG5 Objective 1:</b>	To continue to engage with ESB Networks and Eirgrid regarding meeting future electricity demand within City Edge in a sustainable manner.	+/-	+	+	+/-	+	+/-	+/-	0	+
<b>ENG5 Objective 2:</b>	To support the adoption of thermal energy storage due to its suitability in urban environments.	+/-	+	+	+/-	+	+/-	+/-	0	+

Chapter and objectives		BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA
<b>ENG5 Objective 3:</b>	To support the use of waste heat for electricity generation.	+/-	+	+	+/-	+	+/-	+/-	0	+
<b>ENG5 Objective 4:</b>	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.	+/-	+	+	+/-	+	+/-	+/-	0	+
<b>ENG5 Objective 5:</b>	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.	0	+	+	0	0	0	0	0	+
<b>ENG5 Objective 6:</b>	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.	+/-	+	+	+/-	+	+	+/-	+/-	+
<i>SEA comment: positive interactions in contributing to Climate Action targets in the South Dublin climate action plan and national emissions reductions. Policy support for district heating is positive for MA, CC, PHH SEOs in particular.</i>										
<b>2.19 Utilities</b>										
<b>Policy UTL1: Utilities</b>	Prioritise the servicing of the City Edge Priority Development Areas.	+/-	+	+	+	+	+/-	+/-	0	+
<b>UTL1 Objective 1:</b>	To continue to engage with utility providers including Uisce Eireann, Gas	+/-	+	+	+	+	+/-	+/-	0	+

Chapter and objectives	BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA
<b>UTL1 Objective 2:</b> To continue to collaborate with Uisce Eireann and Dublin City Council with a focus on: <ul style="list-style-type: none"> <li>• Implementing a programme of local interventions to free up foul network capacity to include reducing infiltration of the foul sewer network with surface water</li> <li>• Supporting the 9B upgrade project to provide medium and long-term foul drainage capacity in City Edge</li> <li>• Engagement in relation to the potential for waste heat from the 9B sewer being harnessed for district heating</li> <li>• Ensuring adequate water supply</li> <li>• Ensuring sustainable surface water infrastructure and measures to mitigate flood risk in City Edge, with an emphasis on nature-based solutions.</li> </ul>	+/-	+	+	+	+	+/-	+/-	0	+
<b>UTL1 Objective 4:</b> To continue engagement with ESB Networks regarding future power requirements including identifying sites for substations.	+/-	+	+	+	+	+/-	+/-	0	+
<b>UTL1 Objective 5:</b> To work with the relevant agencies to ensure that the design of utilities infrastructure such as electricity sub-	+/-	+	+	+	+	+/-	+/-	0	+

Chapter and objectives		BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA
	stations is appropriate for an urban context.									
<b>Implementation - Foul Water</b>	<p>Developers will be required to engage with UE on foul capacity to -</p> <ul style="list-style-type: none"> <li>investigate opportunities to reduce infiltration of ground water,</li> <li>reduce surface water misconnections, <ul style="list-style-type: none"> <li>demonstrate the existing servicing demand of a subject site and demonstrate the net foul servicing demand for the proposed development.</li> </ul> </li> </ul>									
<b>Implementation - Surface Water</b>	<ul style="list-style-type: none"> <li>Developers will be required to bring the surface water network to overland attenuation including swales, ponds, etc.</li> <li>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.</li> <li>In some very exceptional cases in City Edge and at the discretion of the Planning Authority, where it is 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.</li> </ul> <p>Substation Requirements (location and design and size, etc.)</p>									
Implementation - Electricity Substations	<ul style="list-style-type: none"> <li>Electricity substations may be located at strategic locations within PDAs, or within the City Edge area on sites outside of PDAs.</li> <li>Urban locations for consideration may include beside or as part of a shared parking building, or at the edge of a local centre area.</li> <li>Substation design in an urban context should integrate with other buildings to form a unified streetscape.</li> <li>Innovative building designs in terms of architectural interest will be promoted</li> </ul>									
<p><i>SEA comment: provision of infrastructure including water supply, wastewater, energy are essential to allow for phased delivery of the City Edge proposals. Positive interactions for PHH, CC, W, MA in particular. At project scale, existing environmental measures in the South Dublin CDP and Chapter 12 of same will provide appropriate project level mitigation. Co ordination with neighbouring local authorities will be required for infrastructure that crosses county borders.</i></p>										
<b>2.20 High Voltage Overhead Lines</b>										
<b>Policy HVL1: High Voltage Overhead Lines</b>	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.	+/-	+	+	+	+	+/-	+/-	+	+

Chapter and objectives		BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA
<b>HVL1 Objective 1:</b>	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.	+/-	+	+	+	+	+/-	+/-	+	+
<b>HVL1 Objective 2:</b>	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.	+/-	+	+	+	+	+/-	+/-	+	+
<b>HVL1 Objective 3:</b>	Design statements will be required for development sites close to high voltage overhead lines.	+/-	+	+	+	+	+/-	+/-	+	+
<b>HVL1 Objective 4:</b>	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	+/-	+	+	+	+	+/-	+/-	+	+
<b>HVL1 Objective 5:</b>	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.	+	+	+	+	+	+/-	+/-	+	+

Chapter and objectives		BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA
		+/-	+	+	+	+	+/-	+/-	+	+
<p><i>SEA comment: support for undergrounding of Overhead Lines is positive for PHH, and L,CH in particular. HVL1 Objective 5 recognises the potential habitats associated with lands underneath existing High Voltage Overhead lines, there may also be attraction/avoidance behaviour by wildlife for the existing lines.</i></p>										
<b>2.21 Seveso Sites</b>										
<b>Policy SEV1: Seveso Sites within City Edge</b>	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.	+/-	+	+	+	+	+/-	+/-	+	+
<b>SEV1 Objective 1</b>	To continue to engage with the HSA regarding individual planning applications within the City Edge area affected by Seveso site risk contours.	+/-	+	+	+	+	+/-	+/-	+	+
		+/-	+	+	+	+	+/-	+/-	+	+
<b>SEV1 Objective 2</b>	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.	+/-	+	+	+	+	+/-	+/-	+	+
<b>SEV1 Objective 3</b>	To continue to engage with the LDA and DCC regarding investigating issues surrounding the relocation of Seveso sites	+/-	+	+	+	+	+/-	+/-	+	+
<b>SEV1 Objective 4</b>	To encourage and promote the relocation of Seveso sites and their associated land uses to more	+/-	+	+	+	+	+/-	+/-	+	+

Chapter and objectives		BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA
	appropriate locations outside the City Edge area.									
<b>SEV1 Objective 5</b>	To prioritise new development within the PDAs when calculating accumulation of risk associated with land use within contours.	+/-	+	+	+	+	+/-	+/-	+	+
<b>SEV1 Objective 6</b>	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	+/-	+	+	+	+	+/-	+/-	+	+
<b>SEV1 Objective 7</b>	New Seveso sites will not be permitted within the City Edge area.	+/-	+	+	+	+	+/-	+/-	+	+

*SEA comment: Seveso sites and planning guidelines will apply as appropriate, and this measure provides for positive interactions with PHH in particular.*

## 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 a core focus as follows:**

- City Edge will be a compact settlement on regenerated brownfield land making better use of land in close proximity to Dublin City Centre.
- 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.
- 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.
- 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.
- City Edge will have significant green cover including major parks, community parks, greenways, green corridors, SuDS features, street trees, and open space within developments.

Chapter and objectives	BFF	PHH	CC	W	SG	AQ & N	LV	CH	MA
<ul style="list-style-type: none"> <li>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.</li> </ul> <p>The regeneration of City Edge will encourage, and support and facilitate the development of district heating schemes and other low and zero carbon energy projects.</p> <p>SEA comment: As stated above, via design of City Edge and PDAs, the integration of climate change action, and mitigation is integral to the Proposed Variation and is a cross cutting integrated approach via public transport, renewable energy, energy efficiency, surface water approaches and green and blue infrastructure provisions.</p>									

### **7.3 Cumulative and in combination effects**

Cumulative effects can be described as the addition of many small impacts to create one larger, more significant, impact.

The Proposed Variation provides for measures which aims to increase residential, employment and retail uses in a mixed use setting over lands already zoned for regeneration under the South Dublin CDP 2022 -2028. If incorrectly managed, these could contribute to cumulative effects through construction phases including dust, noise emissions interacting with other plans and programmes.

The Proposed Variation supports transport orientated development and seeks to maximise public transport options across the Proposed Variation lands. This should interact positively with higher level plans such as National Transport Authority Statement of Strategy 2025 to further support sustainable and safe transport options generating positive effects relating to population and human health, in addition to reductions in transport related GHG and local benefits on air and noise emissions from transport.

A range of positive cumulative effects are identified for the Proposed Variation in terms of increasing green and blue infrastructure, contributing to energy efficiency and GHG emission reduction, improvements to water quality via surface water measures and management. The variety of positive biodiversity related measures defined in the Proposed Variation have the potential to generate a cumulative positive effect on biodiversity - in combination with biodiversity policy measures defined in other plans, including the County Biodiversity Action Plan 2021-2026 and the 4th National Biodiversity Action Plan 2023-2030.

The variety of measures defined in the Proposed Variation that may benefit climate (e.g., blue and green infrastructure, SuDS measures, compact settlements, transport oriented development, active travel measures and delivery of sustainable housing and employment) have the potential to generate a cumulative positive effect on climate - in combination with climate policy measures defined in other plans, including the South Dublin Climate Action Plan 2024 -2029 and the National Climate Action Plan 2025.

Other higher-level plans and in particular proposed transport projects have also been considered for potential cumulative impacts. These are discussed below in Table 7.2.

**Table 7.2: Plans and Projects Considered for In Combination and Cumulative Effects**

Plan/Project	Overview	SEA comment
<b>National Planning Framework First Revision</b>	<p>National Planning Framework - Project Ireland 2040 is the government’s long-term overarching strategy to make Ireland a better country for all of its people. Alongside the development of physical infrastructure, Project Ireland 2040 supports business and communities across all of Ireland in realising their potential. The National Development Plan and the National Planning Framework combine to form Project Ireland 2040. Development of infrastructure may have localised adverse impacts. Actions that may arise as a result of Project Ireland 2040 will be considered at a project level, which will ensure that any cumulative or in- combination impacts are addressed. Due to the high-level nature of this Plan, it is not possible to determine with confidence the likely impacts or mitigation measures required yet in detail.</p>	<p>This plan was subject to full SEA and AA, and given its high strategic level, strategic mitigation measures are included; at this strategic scale, no cumulative or in combination effects are identified. Moreover, the First Revision to the NPF has guided and informed this Variation</p>
<b>River Basin Management Plan for Ireland 2024</b>	<p>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 of 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.</p>	<p>The third cycle is subject to full SEA and AA and is not identified as giving rise to in combination or cumulative effects.</p>
<b>Eastern and Midland Regional Economic and Spatial Strategy</b>	<p>The RSES provides a long-term, strategic development framework for the future physical, economic and social development of the Eastern and Midland Region. The Strategy provides the following:</p> <ul style="list-style-type: none"> <li>• Spatial Strategy - to manage future growth and ensure the creation of healthy and attractive places to live and work</li> <li>• Dublin Metropolitan Area Strategic Plan (MASP) - to ensure continued competitiveness of Dublin and a supply of strategic development for sustainable growth</li> <li>• Economic Strategy - that builds on our strengths to create a strong economy and jobs, that ensures a good living standard and economic opportunity for all</li> <li>• Climate Action Strategy - to accelerate action and ensure a clean and healthy</li> </ul>	<p>This plan was subject to full SEA and AA, and subject to all mitigation measures identified in same being applied and implement, no cumulative or in combination effects are identified.</p>

Plan/Project	Overview	SEA comment
	<p>environment, sustainable transport and green infrastructure.</p> <ul style="list-style-type: none"> <li>Investment Framework - to prioritise the delivery of infrastructure and enabling services by government and state agencies</li> </ul>	
<b>Catchment-based Flood Risk Assessment and Management (CFRAM) and Flood Risk Management Plans</b>	<p>These studies are required by The Floods Directive [2007/60/EC], which is being implemented in Ireland through the European Communities (Assessment and Management of Flood Risks) Regulations 2010 [S.I.122/2010]. Each FRMP is accompanied by an associated SEA Environmental Report and Natura Impact Statement.</p>	<p>The SEA and AA processes carried out during the preparation of the FRMP have ensured that the potential significant environmental impacts associated with implementation of the FRMP have been identified and that these impacts have been given appropriate consideration.</p>
<b>Greater Dublin Drainage Project</b>	<p>GDD represents the next major step in the development of wastewater infrastructure for Dublin and the surrounding counties. In July 2025, An Coimisiún Pleanála granted planning permission for this critical project. Once operational, the GDD Project will have the capacity to provide wastewater treatment for the equivalent of half a million people living and working in this area.</p> <p>GDD is a key part of Uisce Éireann's investment in new wastewater infrastructure in Greater Dublin. The GDD Project will:</p> <ul style="list-style-type: none"> <li>safeguard public health;</li> <li>improve and protect the environment;</li> <li>support the delivery of housing in North Dublin and parts of Kildare and Meath;</li> <li>facilitate employment, social progress &amp; economic growth in the wider Dublin region.</li> </ul> <p>As part of the Greater Dublin Drainage project, a new WWTP will be built at Clonshaugh that comprises a regional treatment plant, sludge hub center, and an orbital sewer system to manage wastewater for 500,000 people across the region. This will release capacity at the Ringsend WWTP.</p>	<p>The Natura Impact Statement prepared for the Greater Dublin Drainage Project concludes that with the implementation of the mitigation measures the project will not result in direct, indirect or cumulative impacts which would have the potential to adversely affect the qualifying interests/special conservation interests of the Natura 2000 sites within the study area.</p>
<b>National 4th Biodiversity Action Plan 2023-2030</b>	<p>The National Biodiversity Action Plan 2023-2030 builds upon the achievements of the previous Plan. It will continue to implement actions within the framework of five strategic objectives, while addressing new and emerging issues:</p> <ul style="list-style-type: none"> <li>Objective 1 - Adopt a Whole of Government, Whole of Society Approach to Biodiversity</li> <li>Objective 2 - Meet Urgent Conservation and Restoration Needs</li> <li>Objective 3 - Secure Nature's Contribution to People</li> </ul>	<p>The objectives of the plan to enhance biodiversity and the 2025 guidance for public bodies should be implemented in the Proposed Variation monitoring to facilitate positive cumulative impacts.</p>

Plan/Project	Overview	SEA comment
	<ul style="list-style-type: none"> <li>Objective 4 - Enhance the Evidence Base for Action on Biodiversity</li> <li>Objective 5 - Strengthen Ireland's Contribution to International Biodiversity Initiatives</li> </ul> <p>The Wildlife (Amendment) Act 2023 introduced a new public sector duty on biodiversity. The legislation provides that every public body, as listed in the Act, is obliged to have regard to the objectives and targets in the National Biodiversity Action Plan</p>	
<b>Transport Strategy for the Greater Dublin Area 2022- 2042</b>	It sets out how transport will be developed across the region, covering Dublin, Meath, Wicklow and Kildare, over the period of the strategy and has been approved by the Minister for Transport in accordance with the relevant legislation.	This plan was subject to full SEA and AA, and subject to all mitigation measures identified in same being applied and implement, no cumulative or in combination effects are identified.
<b>South Dublin Climate Change Action Plan 2024 -2029</b>	The South Dublin Climate Action Plan 2024-2029 - sets out the actions that South Dublin County Council is taking	The strategy has been through a Strategic Environmental Assessment and Appropriate Assessment. Subject to all mitigation measures identified in same being applied and implement, no cumulative or in combination effects are identified.
<b>BusConnects</b>	All 12 Core Bus Connects infrastructure projects have received planning permission from Coimisiún Pleanála (ACP). These include Lucan to City Centre, Liffey Valley to City Centre and Tallaght/Clondalkin to City Centre core bus schemes	Planning consented.
<b>DART+ South West and DART +West</b>	<p>The DART+ South West project aims to increase train capacity to 23 trains per hour, and passenger capacity from 5,000 to 20,000 and will provide more indirect benefits to South Dublin.</p> <p>The new services will utilize electrical power, reducing the carbon footprint compared to the current diesel trains.</p>	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. The Railway Order for DART+ South West was lodged in March 2023 and approved November 2024.

Plan/Project	Overview	SEA comment	
<p><b>Dublin City Development Plan 2022 - 2028. Dún Laoghaire Rathdown County Development Plan 2022 - 2028. Kildare County Development Plan 2022 - 2028. Fingal County Development Plan 2023 - 2029</b></p>	<p>The County or City Development Plan (CDP) provides the primary planning strategy document for the development of a local authority area over the statutory time period of the plan.</p>	<p>Each of the CDPs with Zone of Influence of South Dublin has been subject to SEA and AA processes to ensure that the potential significant environmental impacts associated with implementation of the Plan have been identified and that these impacts have been given appropriate consideration. Subject to all mitigation measures identified in same being applied and implement, no cumulative or in combination effects are identified.</p>	
<b>Projects (residential) in /adjacent to PDAs in recent years:</b>			
<p>Former Chadwick Builders Merchant site, Greenhills Industrial Estate, Walkinstown.</p>	<ul style="list-style-type: none"> <li>588 no. apartments plus childcare, and commercial/retail space, 5-12 storeys in height.</li> </ul>	<p>SDCC Ref: <b>LRD25A/0005W</b></p>	<p>Grant Permission by SDCC on 15-Dec-2025.</p> <p>Case has been Appealed with ABP; Case is due to be decided by 11/05/2026 (please see link) <a href="https://www.pleanala.ie/en-ie/case/324035">https://www.pleanala.ie/en-ie/case/324035</a></p> <p>Appellants: KeyWaste (Active) Ravensburg Unlimited Company James O'Dowd</p>
<p>Units 16-21A-B, Parkmore Industrial Estate, Longmile Road, Walkinstown, Dublin 12 (Dairygold Lands)</p>	<ul style="list-style-type: none"> <li>436 residential units plus employment/commercial space, 6 to 10 storeys in height.</li> </ul>	<p>SDCC Ref: <b>LRD25A/0002W</b></p>	<p>Grant Permission: 28-Jul-2025</p> <p>Appeal with ABP (Letter Dated 26th August 2025) Appeal Withdrawn with ABP (Letter ABP Dated 01st December 2025)</p> <p>Final Grant of Permission: 04-Dec-2025. As the appeal was withdrawn from ABP was noted in link: <a href="https://www.pleanala.ie/en-ie/case/323479">https://www.pleanala.ie/en-ie/case/323479</a></p>

Former CHM Premises, Ballymount Road Lower, Walkinstown, Dublin 12. (Montane Developments)	<ul style="list-style-type: none"> <li>163 apartments plus creche, gym, café, 7 storeys in height.</li> </ul>	SDCC Ref: <b>LRD24A/0003</b>	Grant Permission by SDCC on 02 <sup>nd</sup> -July-2024
--	---	------------------------------	---

**Of the above transport related projects BusConnects, Dart+ South West, have received planning approval with works commenced on the Bus Connects. These projects have been subject to full EIA and AA and relate predominantly to existing built land and artificial surfaces. The need to meet 2040 climate targets and decarbonise the transport system in and around the plan area in addition to the consenting process for these projects, does not result in adverse cumulative impacts at strategic scale.**

## 8 Mitigation measures

---

### 8.1 Introduction

This chapter outlines the mitigation measures that will prevent, reduce, and offset as much as possible any significant adverse effects on the environment of the plan area resulting from the implementation of the variation. Section (g) of Schedule 1 of the SEA Regulations (as amended) requires 'The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the Plan'.

Mitigation involves ameliorating significant negative effects. Where the environmental assessment identifies significant adverse effects, consideration is given in the first instance to preventing such impacts or where this is not possible, to lessening or offsetting those effects. Mitigation measures can be generally divided into those that:

- Avoid effects;
- Reduce the magnitude or extent, probability and/or severity of effect;
- Repair effects after they have occurred, and
- Compensate for effects, by balancing out negative impacts with positive ones.

The iterative process of the plan preparation has facilitated the integration of environmental considerations into the plan. In addition, potential positive effects of implementing the plan have been and will be maximized and potential adverse effects have been and will be avoided, reduced or offset.

Many impacts will be more adequately identified and mitigated at project and EIA level. In general terms, all proposals for development will be required to have due regard to environmental considerations outlined in this Environmental Report and associated assessments including the Screening for Appropriate Assessment/Natura Impact Report.

The Variation must align with and sit within the South Dublin County Development Plan 2022 - 2028 in terms of planning hierarchy applicable to the County. As such all mitigatory policies and objectives identified in the South Dublin County Development Plan 2022 -2028 during the SEA and AA process of same, will provide the same safeguards to ensure the impacts arising from the implementation of the Proposed Variation will apply.

Proposals for development which are deemed contrary to the environmental objectives contained in the South Dublin County Development Plan 2022 -2028 will not normally be permitted, and if permitted, not without the appropriate site and development specific mitigation measures.

No specific mitigation measures to the Proposed Variation have been identified through the SEA and AA process. This is due to the strategic approach to the City Edge Framework and subsequent PDAs, the reflection that much of the Proposed Variation lands comprise built land and artificial surfaces. Positive environmental effects are

identified with the Proposed Variation and the provisions relating to climate action, green and blue infrastructure, protection of riparian buffers and the Grand Canal corridor and consistency with the strategic objectives of the City Edge Framework outlined in Section 1.2 to 1.3 of this report.

Table 8.1 below presents the key relevant environmental protection measures in the South Dublin CDP 2022 -2028, which combined with the Proposed Variation measures evaluated under Chapter Seven of this report, will subject to full implementation and compliance, provide robust environmental protection at strategic scale.

.

**Table 8.1: Principal Environmental Protection Measures Identified in the South Dublin CDP 2022-2028**

SEA topic	Policy	Text
Climate Change	Policy CA1: Climate Action (CA)	To support the implementation of International and National objectives on climate action including the Climate Action and Low Carbon Development Acts (and any amending legislation), the 'Climate Action Plan 2021' (and any updated Plans) and ensure that South Dublin's Climate Change Action Plan and County Development Plan are aligned.
Biodiversity Flora and Fauna	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
Biodiversity Flora and Fauna	Policy NCBH2: Biodiversity	Protect, conserve, and enhance the County's biodiversity and ecological connectivity having regard to national and EU legislation and Strategies.
Biodiversity Flora and Fauna	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.
Biodiversity Flora and Fauna	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.
Biodiversity Flora and Fauna	Policy NCBH5: Protection of Habitats and Species Outside of Designated Areas	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.
Biodiversity Flora and Fauna Landscape Cultural Heritage	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.
Biodiversity Flora and Fauna Landscape Cultural Heritage Water	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.

SEA topic	Policy	Text
Biodiversity Flora and Fauna Landscape Cultural Heritage Water	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
Biodiversity Flora and Fauna Heritage	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.
Cultural Heritage Landscape Population and Human health	Policy NCBH13: Archaeological Heritage	Manage development in a manner that protects and conserves the Archaeological Heritage of the County and avoids adverse impacts on sites, monuments, features or objects of significant historical or archaeological interest.
Cultural Heritage Landscape Population and Human health	Policy NCBH14: Landscapes	Preserve and enhance the character of the County's landscapes, particularly areas that have been deemed to have a medium to high Landscape Value or medium to high Landscape Sensitivity and to ensure that landscape considerations are an important factor in the management of development.
Cultural Heritage Landscape Population and Human health	Policy NCBH15: Views and Prospects	Preserve Views and Prospects and the amenities of places and features of natural beauty or interest including those located within and outside the County
Cultural Heritage Population and Human health	Policy NCBH18: Multi-Culturalism	Promote the County's multi-cultural heritage.
Cultural Heritage Population and Human health Landscape	Policy NCBH19: Protected Structures	Conserve and protect buildings, structures and sites contained in the Record of Protected Structures and carefully consider any proposals for development that would affect the setting, special character or appearance of a Protected Structure including its historic curtilage, both directly and indirectly
Cultural Heritage Population and Human health Landscape	Policy NCBH22: Features of Interest	Secure the identification, protection and conservation of historic items and features of interest throughout the County including street furniture, surface finishes, roadside installations, items of industrial heritage and other stand-alone features of interest.

SEA topic	Policy	Text
Cultural Heritage Population and Human health Landscape	Policy NCBH23: Architectural Conservation and Design	Encourage appropriate design of new-build elements and interventions in historic buildings and environments.
Cultural Heritage Population and Human health Landscape	Policy NCBH25: Placemaking and the Historic Built Environment	Ensure that historic buildings and built environments are sensitively incorporated within development and regeneration schemes, taking advantage of their intrinsic attributes including character, visual amenity, sense of identity and place.
Cultural Heritage Population and Human health Climate change	Policy NCBH26: Climate Change, Adaptation and Energy Efficiency in Traditional and Historic Buildings	Secure the identification, protection and conservation of historic items and features of interest throughout the County including street furniture, boundary walls, surface finishes, roadside installations, items of industrial heritage and other stand-alone features of interest.
Biodiversity Flora and Fauna Population and Human health Climate change	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.
Biodiversity Flora and Fauna Population and Human health 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).
Biodiversity Flora and Fauna Population and Human health Climate change Water	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
Biodiversity Flora and Fauna Population and Human health	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.

SEA topic	Policy	Text
Climate change Water Material Assets		
Biodiversity Flora and Fauna Population and Human health Climate change Water	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.
Biodiversity Flora and Fauna Population and Human health	Policy GI6: Human Health and Wellbeing	Improve the accessibility and recreational amenity of the County's GI in order to enhance human health and wellbeing while protecting the natural environment within which the recreation occurs.
Biodiversity Flora and Fauna Population and Human health Landscape Cultural heritage Climate change Water	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.
Population and Human health Material Assets	Policy QDP1: Successful and Sustainable Neighbourhoods	Support the development of successful and sustainable neighbourhoods that are connected to and provide for a range of local services and facilities.
Population and Human health Material Assets	Policy QDP2: Overarching - Successful and Sustainable Neighbourhoods	Promote the creation of successful and sustainable neighbourhoods through the application of the eight key design principles to ensure the delivery of attractive, connected, and well-functioning places to live, work, visit, socialise and invest in throughout the County.
Population and Human health Material Assets	Policy QDP3: Neighbourhood Context	Support and facilitate proposals which contribute in a positive manner to the character and setting of an area.

SEA topic	Policy	Text
Population and Human health Materials Assets Climate change	Policy QDP4: Healthy Placemaking	Promote the delivery of neighbourhoods that are attractive, connected, vibrant and well-functioning places to live, work, visit, socialise and invest in.
Population and Human health Materials Assets Climate change	Policy QDP5: Connected Neighbourhoods	Promote short distance neighbourhoods and strive towards the achievement of 10-minute settlements over the lifetime of the Plan, promoting a more compact development form, sustainable movement, and ease of access to services, community facilities, jobs and amenities.
Population and Human health Landscape	Policy QDP7: High Quality Design - Development General	Promote and facilitate development which incorporates exemplary standards of high-quality, sustainable and inclusive urban design, urban form and architecture.
Population and Human health	Policy QDP8: High Quality Design - Building Height and Density Guide (BHDG)	Adhere to the requirements set out in the Urban Development and Building Height Guidelines (2018) issued by the DHLGH through the implementation of the Assessment Toolkit set out in the South Dublin County's Building Heights and Density Guide 2021.
Population and Human health	Policy QDP9: High Quality Design - Building Height and Density	Apply a context driven approach to building heights in South Dublin, as supported by South Dublin's Building Heights and Density Guide.
Population and Human health Landscape	Policy QDP11: Materials, Colours and Textures	Promote high-quality building finishes that are appropriate to context, durable and adhere to the principles of sustainability and energy efficiency.
Population and Human health Landscape	Policy QDP12: Sustainable Rural Neighbourhoods	Protect and promote the sense of place and culture and the quality, character and distinctiveness of the County's rural hinterland that makes it an attractive place to live, work and visit.
Population and Human health Material Assets	Policy QDP13: Plans/Frameworks - General	Continue to work closely with all infrastructure providers to ensure the timely delivery of social, community, economic and sustainable transportation infrastructure in tandem with new residential development and in accordance with the provisions of the County Development Plan or any Local Area Plan, SDZ Planning Scheme or framework/masterplan in place in the area.
Population and Human health Material Assets	Policy SM1: Overarching -	Promote ease of movement within, and access to South Dublin County, by integrating sustainable land-use planning with a high-quality sustainable transport and movement network for people and goods.

SEA topic	Policy	Text
Climate change	Transport and Movement	
Population and Human health Material Assets Climate change	Policy SM2: Walking and Cycling	Re-balance movement priorities towards sustainable modes of travel by prioritising the development of walking and cycling facilities and encouraging a shift to active travel for people of all ages and abilities, in line with the County targets.
Population and Human health Material Assets Climate change	Policy SM3: Public Transport - General	Promote a significant shift from car-based travel to public transport in line with County targets and facilitate the sustainable development of the County by supporting and guiding national agencies in delivering major improvements to the public transport network.
Population and Human health Material Assets	Policy SM6: Traffic and Transport Management	Effectively manage and minimise the impacts of traffic within the County having regard to the need to provide shared road space for different users.
Population and Human Health	Policy COS1: Social Inclusion and Community Development	Promote social inclusion and community development and encourage active participation and social integration of minority and marginalised groups, consistent with RPO 9.1 and RPO 9.2 of the RSES.
Population and Human Health	Policy COS2: Social/Community Infrastructure	Support the planned provision of a range of universally accessible and well connected social, community, cultural and recreational facilities, close to the communities they serve, consistent with RPO 9.14 of the RSES. (See also Chapter 5: Quality Design and Healthy Placemaking)
Population and Human Health	Policy COS3: Community Centres	Ensure that communities across the county have access to multifunctional and intergenerational community centres that provide a focal point for community activities.
Population and Human Health	Policy COS4: Sports Facilities and Centres	Ensure that all communities are supported by a range of sporting facilities that are fit for purpose, accessible and adaptable.
Population and Human Health Landscape Climate Change	Policy COS5: Parks and Public Open Space - Overarching	Provide a well-connected, inclusive and integrated public open space network through a multi-functional high-quality open space hierarchy that is accessible to all who live, work and visit the County.

SEA topic	Policy	Text
Population and Human Health	Policy COS6: Healthcare Facilities	Support the Health Service Executive (HSE) in their aim to provide access to a range of quality health services, in line with Sláintecare and relative to the scale of each settlement and community, and facilitate other statutory and voluntary agencies, and the private sector in the provision of healthcare facilities and services, including the system of hospital care and the provision of community based primary care facilities appropriate to the size and scale of each settlement.
Population and Human Health	Policy COS7: Childcare Facilities	Support and facilitate the provision of good quality and accessible childcare facilities at suitable locations within the County in consultation with the County Childcare Committee.
Population and Human Health Material Assets	Policy COS8: Primary and Post Primary Schools	Policy COS8(a): Work in conjunction with the Department of Education and Skills to promote and support the provision of primary and post-primary schools in the County to reflect the diverse educational needs of communities.
Population and Human Health	Policy COS11: Arts and Cultural Facilities	Facilitate and support the continued development of arts and culture within the County.
All SEA topics	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.
Water Resources Material Assets. Population and Human Health	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.
Water Resources Population and Human Health Biodiversity Flora and Fauna	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.
Water Resources Material Assets. Population and Human Health	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.
Material Assets. Population and Human Health	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.

SEA topic	Policy	Text
Material Assets	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.
Air Quality and Noise. Population and Human Health. Biodiversity Flora and Fauna	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 Monitoring

---

### 9.1 Introduction

It is proposed, in accordance with Article 10 of the SEA Directive, to base monitoring on a series of indicators which measure changes in the environment, especially changes which are critical in terms of environmental quality, for example water pollution levels.

Monitoring will focus on the aspects of the environment that are likely to be significantly impacted upon by the implementation of the Variation.

The targets and indicators are derived from the Strategic Environmental Objectives (SEOs) discussed in Chapter Five. The target underpins the objective whilst the indicators are used to track the progress of the objective and targets in terms of monitoring of impacts. The monitoring programme will consist of an assessment of the relevant indicators and targets against the data relating to each environmental component. Similarly, monitoring will be carried out to ensure that any changes to the environment can be identified.

The monitoring programme is consistent with that of the South Dublin County Development Plan 2022-2028 SEA ER as this allows for consistency of monitoring and flexibility in relation to projects that may arise from the Proposed Variation that require consent under the South Dublin County Development Plan 2022-2028.

**Table 9.1: SEA Monitoring Table from South Dublin County Development Plan 2022-2028**

Strategic Environmental Objectives (SEOs) from the South Dublin County Development Plan 2022-2028	Targets	Indicators	Data sources
<p><b>Biodiversity (Flora &amp; Fauna) (B)</b></p> <p>(B_1) Preserve, protect, maintain and where appropriate, restore the terrestrial, aquatic and soil biodiversity, of international, EU and nationally designated sites, protected species and habitats.</p> <hr/> <p>(B_2) Ensure no adverse effects on the integrity of any European site, regarding its qualifying interests, associated conservation status, structure and function.</p> <hr/> <p>(B_3) Maintain and where appropriate, enhance the biodiversity value of local designated and non-designated ecological and heritage areas, which function as stepping stones for migration, dispersal and genetic exchange of wild species.</p>	<p>Preparation and implementation of a Green Infrastructure strategy for the county.</p> <ul style="list-style-type: none"> <li>• Preparation and implementation of actions in the SDCC Biodiversity Action Plan.</li> <li>• Implementation of actions in the SDCC Pollinator Plan.</li> <li>• That biodiversity is integrated into all decision making across the Plan.</li> <li>• Submission of Screening Report or Natura Impact Statement for proposed developments with planning applications in / and / or near European Sites.</li> <li>• No loss of protected habitats and species during the lifetime of the Plan.</li> <li>• Prevent the introduction or spread of invasive or alien species.</li> </ul>	<p>Number of actions implemented in the SDCC Green Infrastructure strategy.</p> <ul style="list-style-type: none"> <li>• Number of actions implemented in the SDCC Biodiversity Action Plan.</li> <li>• Number of actions implemented in the SDCC Pollinator Plan.</li> <li>• Number of spatial plans that have included ecosystem services content, mapping and policy to protect ecosystem services when their relevant plans are either revised or drafted.</li> <li>• The findings from SEA and AA (as relevant) for policies, plans, programmes etc.</li> <li>• Designation of additional areas due to biodiversity and / or geological value.</li> <li>• Number / percentage of developments in / near Natura 2000 network.</li> </ul>	<p>National Biodiversity and Pollinator Plans, SDCC Biodiversity and Pollinator Plans. All Ireland Pollinator Plan, GI monitoring including 'greening factor'.</p> <ul style="list-style-type: none"> <li>• Planning Data (APAS) reviews.</li> <li>• Internal monitoring of preparation of local land use plans.</li> <li>• Internal monitoring of likely significant environmental effects of grants of permission (grant by grant).</li> <li>• Department of Culture, Heritage and the Gaeltacht report of the implementation of the measures</li> </ul>

Strategic Environmental Objectives (SEOs) from the South Dublin County Development Plan 2022-2028	Targets	Indicators	Data sources
	(B_4) Enhance biodiversity in line with the National Biodiversity Strategy and its targets.	<ul style="list-style-type: none"> <li>• Percentage of unique habitats and species lost in designated sites through trending of annual surveys</li> <li>• Number, type and location of invasive species identified.</li> </ul>	<p>contained in the Habitats Directive - as required by Article 17 of the Directive (every 6 years).</p> <ul style="list-style-type: none"> <li>• Department of Culture, Heritage and the Gaeltacht National Monitoring Report for the Birds Directive under Article 12 (every 3 years).</li> <li>• Consultations and referrals to the NPWS other relevant prescribed bodies</li> </ul>
<b>Population &amp; Human Health (PHH)</b>	<p>(PHH_1) Promote economic growth to encourage retention of working age population and funding of sustainable development and environmental protection.</p> <p>(PHH_2) Provide high quality residential, community, working and recreational environments</p>	<ul style="list-style-type: none"> <li>• Development within the residential and employment growth areas identified in the MASP.</li> <li>• Progress on implementation of extant planning permissions, delivery rate of units per neighbourhood within the overall settlement.</li> <li>• Lands for Employment monitor uptake of employment lands using land capacity study baseline.</li> </ul>	<ul style="list-style-type: none"> <li>• Number / percentage of units delivered within overall settlements.</li> <li>• Implementation of Plan measures relating to the promotion of economic growth and employment.</li> <li>• Number of buildings listed on 2020 vacant and derelict site registers now in use.</li> </ul> <ul style="list-style-type: none"> <li>• Internal review of progress on implementing Plan objectives.</li> <li>• SDCC Planning Data (APAS) and BCMS.</li> <li>• Review of Strategy Implementation.</li> <li>• Implementing requirements of</li> </ul>

Strategic Environmental Objectives (SEOs) from the South Dublin County Development Plan 2022-2028	Targets	Indicators	Data sources	
<p>with access to sustainable transport options.</p> <hr/> <p>(PHH_3) Ensure that existing population and planned growth is linked with the required infrastructure and the services</p> <hr/> <p>(PHH_4) Protect human health and well-being from environment-related pressures.</p>	<ul style="list-style-type: none"> <li>• Number of sites added and or removed from the 'Vacant Sites Register'.</li> <li>• Progression of works forming part of the Parks &amp; Open Space Strategy</li> <li>• Progression of roll out of Teen Space Programme 2021 and Sports Pitch Strategy.</li> <li>• Improved trends in quality of life related to these matters.</li> <li>• No significant deterioration in human health as a result of environmental factors.</li> <li>• Implementation of Cycle South Dublin Programme implementation of permeability projects arising from Sustainable Movement Studies; achievement of County Mode Split Targets for Walking and Cycling; number of schools participating in School Streets and Green Schools initiatives.</li> </ul>	<ul style="list-style-type: none"> <li>• Number of actions implemented in the Parks &amp; Open Space Strategy / Sports Pitch Strategy.</li> <li>• Any occurrence of spatially concentrated deterioration in human health.</li> <li>• Number / area of green spaces and amenities available to the public</li> </ul>	<p>Corporate Plan / LECP.</p> <ul style="list-style-type: none"> <li>• POWSCAR112 data from next census, review of Council programmes.</li> <li>• SDCC Vacant Sites Register.</li> <li>• Consultations with the Health Service Executive and EPA.</li> <li>• CSO data.</li> <li>• Internal monitoring of preparation of local land use plans.</li> <li>• An Taisce Green Schools Programme, Roads Section.</li> </ul>	
<p><b>Soils &amp; Geology (SG)</b></p>	<p>(SG_1) Safeguard sensitive soil, resources and geological heritage sites against pollution and degradation.</p> <hr/> <p>(SG_2) Promote the sustainable use of infill and brownfield sites over the use of greenfield within the city.</p>	<ul style="list-style-type: none"> <li>• Reduce the use of greenfield land by encouraging the reuse of brownfield sites.</li> <li>• Achieve the 40% target for growth on infill as per NPF.</li> <li>• Ensure sustainable extraction of non-renewable sand, gravel and rock</li> </ul>	<ul style="list-style-type: none"> <li>• Number / percentage of new developments on brownfield sites.</li> <li>• Percentage of brownfield land developed over the Plan period.</li> <li>• Percentage of total greenfield land developed.</li> </ul>	<ul style="list-style-type: none"> <li>• Environmental Protection Agency (EPA), Geoportal.</li> <li>• Internal monitoring of likely significant environmental effects of grants of permission (grant by grant)</li> </ul>

Strategic Environmental Objectives (SEOs) from the South Dublin County Development Plan 2022-2028	Targets	Indicators	Data sources
(SG_3) Safeguard designated geological sites	<ul style="list-style-type: none"> <li>deposits and the reuse and recycling of construction and demolition waste.</li> <li>No incidences of soil contamination</li> </ul>	<ul style="list-style-type: none"> <li>Volume of contaminated material generated from brownfield and infill.</li> <li>Volume of construction and demolition waste recycled, in comparison with previous year/s.</li> <li>Excessive land-filling of quality soils.</li> <li>Incidences of soil contamination.</li> </ul>	
<b>Water Quality (W)</b> (W_1) Protect and where necessary improve and maintain water quality and the management of watercourses and groundwater and coastal waters in compliance with the requirements of the Water Framework Directive and Marine Strategy Framework Directive objectives and measures. (W_2) Avoid inappropriate development in areas at risk of flooding and areas that are vulnerable to current and future erosion.	<ul style="list-style-type: none"> <li>All waters within the Plan area to achieve the requirements of the WFD and the relevant River Basin Management Plan by 2027.</li> <li>Surface and groundwater - Number of permissions for new developments which include and on-site wastewater treatment facilities.</li> <li>Not to permit development where it would result in a WWTP exceeding the terms of its discharge license.</li> <li>Encourage future population growth in areas served by urban WWTP and public water supplies.</li> </ul>	<ul style="list-style-type: none"> <li>The status of water quality in the county's waterbodies and the proportion of 'good' and 'high' status waterbodies above 2020 baseline.</li> <li>Number of households served by urban wastewater treatment plants / septic tanks / individual WWTP or other systems.</li> <li>Number of households served by public water supplies.</li> </ul>	<ul style="list-style-type: none"> <li>EPA Monitoring Programme for WFD compliance.</li> <li>EPA Remedial action list.</li> <li>Internal monitoring of likely significant environmental effects of grants of permission (grant by grant).</li> <li>OPW flood data. SDCC Planning Data (APAS).</li> </ul>

Strategic Environmental Objectives (SEOs) from the South Dublin County Development Plan 2022-2028	Targets	Indicators	Data sources
(W_3) Integrate sustainable water management solutions (such as SuDS, porous surfacing and green roofs) into development proposals.	<ul style="list-style-type: none"> <li>• Sustainable Water Management - compliance of relevant planning applications.</li> <li>• Progression of the flood relief schemes approved in the ten year Programme of Investment in Flood Relief Measures.</li> <li>• Compliance with the Flood Risk Management Guidelines at site and plan level</li> </ul>	<ul style="list-style-type: none"> <li>• Number of developments granted planning permission that incorporate SUDs.</li> <li>• Minimise developments granted permission on lands which pose - or are likely to pose in the future - a significant flood risk.</li> <li>• Completion / progression of approved flood relief scheme</li> </ul>	
<b>Air Quality &amp; Noise (AN)</b>	(AN_1) To avoid, prevent or reduce harmful effects on human health and the environment as a whole resulting from emissions to air from all sectors with particular reference to emissions from transport, residential heating and industry.	<ul style="list-style-type: none"> <li>• Uses of public transport.</li> <li>• Number of cycle lanes and pedestrian routes provided in the Plan area.</li> <li>• Air quality indicators.</li> <li>• Percentage compliance with EPA emission limits for sulphur dioxide, nitrogen oxides, volatile organic compounds, ammonia and fine particulate matter.</li> </ul>	<ul style="list-style-type: none"> <li>• CSO data.</li> <li>• Data from the National Travel Survey.</li> <li>• EPA Air Quality Monitoring &amp; SDCC.</li> <li>• Consultations with Department of Transport Tourism and Sport,</li> </ul>
	(AN_2) Minimise travel related emissions and encourage a modal change from car to more sustainable forms of transport.	<ul style="list-style-type: none"> <li>• An increase in the percentage of the population travelling to work or school by public transport or non- mechanical means.</li> <li>• To promote reduced energy consumption and support the uptake of renewable retrofitting of buildings (including heating systems).</li> </ul>	<ul style="list-style-type: none"> <li>• Department of Transport Trends and Department of Communication Climate Action and Environment.</li> </ul>
	(AN_3) Aim to meet Air Quality Directive standards	<ul style="list-style-type: none"> <li>• Percentage population within the Plan area travelling to work or school by public transport or non mechanical means, above 2016 CSO figures.</li> </ul>	

Strategic Environmental Objectives (SEOs) from the South Dublin County Development Plan 2022-2028	Targets	Indicators	Data sources
<p>for the protection of human health - Air Quality Directive.</p> <hr/> <p>(AN_4) Significantly decrease noise emissions associated with traffic and transport and other noise related industry etc.</p>		<ul style="list-style-type: none"> <li>• Number of grants given for insulation works; energy efficiency of new buildings - energy rating figures.</li> </ul>	<ul style="list-style-type: none"> <li>• SDCC Planning Data (APAS).</li> <li>• SDCC Climate Change Team and action tracker.</li> <li>• Review of the Noise Action Plan.</li> <li>• Review standard planning conditions in relation to aerodrome / airport development.</li> </ul>
<p><b>Climate Change (CC)</b></p> <hr/> <p>(CC_1) Minimise contribution to Climate Change by adopting mitigation and adaptation measures.</p> <hr/> <p>(CC_2) Integrate sustainable design solutions into the city's infrastructure (e.g. energy efficient buildings; green infrastructure).</p> <hr/> <p>(CC_3) Contribute towards the reduction of greenhouse gas emissions in line with national targets.</p> <hr/> <p>(CC_4) Encourage and promote development</p>	<ul style="list-style-type: none"> <li>• Implementation of South Dublin Climate Action Plan 2019-2024.</li> <li>• Achieve transition to a competitive, low carbon, climate-resilient and environmentally sustainable economy by 2050.</li> <li>• Increased density and penetration of the public transport network including frequency of service - e.g. for urban and rural bus services.</li> <li>• Increase in the proportion of people resident in the county reporting regular cycling / walking to school and work above 2016 CSO figures.</li> <li>• Decrease in the proportion of journeys made by residents of the county using</li> </ul>	<ul style="list-style-type: none"> <li>• Number of actions implemented in the SDCC Climate Action Plan.</li> <li>• Implementation of Plan measures relating to climate reduction targets as provided for by Plan provisions.</li> <li>• Number of new bus services or routes and new cycle lanes.</li> <li>• Proportion of people reporting regular cycling / walking to school and work above 2016 CSO figures.</li> <li>• Percentage population within the Plan area travelling to work or school by public</li> </ul>	<ul style="list-style-type: none"> <li>• SDCC Climate Change Team and action tracker.</li> <li>• Yearly report on progress presented to Council.</li> <li>• POWSCAR113 data from next census.</li> <li>• EPA Annual National Greenhouse Gas Emissions</li> <li>• Inventory reporting.</li> <li>• Climate Action Regional Office.</li> <li>• Consultations with</li> </ul>

Strategic Environmental Objectives (SEOs) from the South Dublin County Development Plan 2022-2028	Targets	Indicators	Data sources
<p>resilient to the effects of climate change.</p> <p>(CC_5) Promote the use of renewable energy, energy efficient development and increased use of public transport.</p>	<p>private fossil fuel-based car compared to 2016 levels.</p> <ul style="list-style-type: none"> <li>• Contribute towards the target of the Renewable Energy Directive (2009/28/EC), for all Member States to reach a 10% share of renewable energy in transport by 2020.</li> <li>• Contribute towards the target of aggregate reduction in carbon dioxide (CO2) emissions of at least 80% (compared to 1990 levels) by 2050 across the electricity generation, built environment and transport sectors.</li> <li>• To promote reduced energy consumption and support the uptake of renewable options and a move away from solid fuels for residential heating.</li> </ul>	<p>transport or no mechanical means, above 2016 CSO figures.</p> <ul style="list-style-type: none"> <li>• A competitive, low-carbon, climate-resilient and environmentally sustainable economy.</li> <li>• Energy consumption, the uptake of renewable options and solid fuels for residential heating.</li> <li>• Number of grants given for insulation works; energy efficiency of new buildings - energy rating figures</li> </ul>	<p>Department of Communication Climate Action and Environment.</p> <ul style="list-style-type: none"> <li>• CSO data.</li> </ul>
<p><b>Cultural Heritage (CH)</b></p> <p>(CH_1) Protect places, features, buildings and landscapes of cultural, archaeological and / or architectural heritage from impact as a result of development</p>	<ul style="list-style-type: none"> <li>• No permitted development which involves loss of cultural heritage, including protected structures, archaeological sites, Architectural Conservations Areas and landscape features.</li> <li>• To increase the number of uninhabited and derelict structures that are restored</li> </ul>	<ul style="list-style-type: none"> <li>• Number of developments permitted during the lifetime of the Plan which will result in the loss or partial loss of protected structures or sites of archaeological status.</li> <li>• Number of additions to the list of Protected Structures and Architectural Conservation Areas.</li> <li>• Number of uninhabited and derelict structures that are restored.</li> </ul>	<ul style="list-style-type: none"> <li>• Internal monitoring of likely significant environmental effects of grants of permission (grant by grant).</li> <li>• Consultations with Department of Culture, Heritage and the Gaeltacht.</li> <li>• SDCC Planning Data (APAS) &amp; Variation to</li> </ul>

Strategic Environmental Objectives (SEOs) from the South Dublin County Development Plan 2022-2028	Targets	Indicators	Data sources
		<ul style="list-style-type: none"> <li>• Number of planning applications for demolition and redevelopment of vacant and derelict site</li> </ul>	<ul style="list-style-type: none"> <li>• CDP where necessary.</li> <li>• Protected Structures - Referral of planning applications &amp; S.57 to conservation officers and relevant prescribed bodies.</li> <li>• ACAs - referral of planning applications to conservation officer and relevant prescribed bodies</li> </ul>
<b>Landscape &amp; Visual (LV)</b>	(LV_1) Protect and maintain the special qualities of the landscape character of South Dublin County, especially with regard to areas of high amenity - River Liffey, Royal Canal, Grand Canal and coastline.	<ul style="list-style-type: none"> <li>• Ensure no significant disruption of significant natural or historic / cultural landscapes and features through objectives of the Plan.</li> <li>• Compliance with the Landscape Character Assessment and policies across all sections the Plan.</li> <li>• Permissions granted demonstrating compliance with Chapter 13 of the Plan.</li> </ul>	<ul style="list-style-type: none"> <li>• Number of developments permitted and their impacts on cultural / historic landscapes.</li> <li>• Number of developments located within a high landscape area that disrupt views (based on LCA).</li> <li>• Internal monitoring of likely significant environmental effects of grants of permission (grant by grant).</li> <li>• SDCC Landscape Character Assessment.</li> <li>• SDCC Planning Data (APAS)</li> </ul>
<b>Material Assets (MA)</b>	(MA_1) Make best use of existing infrastructure, promote the sustainable development of new infrastructure to match	<ul style="list-style-type: none"> <li>• Reduction in the quantities of waste sent to landfill. Increase in the quantities of waste sent for recycling.</li> </ul>	<ul style="list-style-type: none"> <li>• Percentage of waste going to landfill and recycling when compared with 2020 figures.</li> <li>• SDCC Planning Data (APAS) / Regional Waste Management Plan Reports;</li> </ul>

Strategic Environmental Objectives (SEOs) from the South Dublin County Development Plan 2022-2028	Targets	Indicators	Data sources
<p>population distribution and protect existing assets, to meet the needs of South Dublin County's population.</p> <hr/> <p>(MA_2) Promote the circular economy, reduce waste, and increase energy efficiencies</p> <hr/> <p>(MA_3) Ensure there is adequate sewerage and drainage infrastructure in place to support new development.</p>	<ul style="list-style-type: none"> <li>• Waste - Review standard planning conditions in relation to waste management policy</li> <li>• Delivery of strategic water and wastewater infrastructure and improvements to existing water and wastewater infrastructure.</li> <li>• Rail / Bus / Public transport - implementation of public transport improvements; Achievement of County Mode Split Targets for public Transport.</li> <li>• Traffic / Transport - implementation of mobility management plans for large proposals; carrying out of traffic studies.</li> <li>• An increase in provision of cycle lanes and pedestrian routes.</li> </ul>	<ul style="list-style-type: none"> <li>• Percentage of waste used for energy production when compared with 2020 figures.</li> <li>• Number of critical infrastructural projects identified in the Plan completed.</li> <li>• Number of upgrades to water treatment plants and wastewater treatment plants undertaken within the Plan area.</li> <li>• Number of public transport improvement works / projects.</li> <li>• Number of new bus services or routes and new cycle lanes.</li> </ul>	<p>Planning conditions reviewed.</p> <ul style="list-style-type: none"> <li>• Internal monitoring of likely significant environmental effects of grants of permission (grant by grant).</li> <li>• CSO data.</li> <li>• Consultations with Irish Water.</li> <li>• SDCC Planning Data (APAS) and Roads Section.</li> <li>• NTA and TII; POWSCAR114 data from future census data.</li> <li>• Department of Housing, Planning and Local Government in conjunction with Local Authorities.</li> <li>• Department of Communications, Climate Action and Environment.</li> </ul>

Strategic Environmental Objectives (SEOs) from the South Dublin County Development Plan 2022-2028	Targets	Indicators	Data sources
	(MA_4) A reduction in energy demand from the transport sector and support moves to electrification of road and rail transport modes.		



