

COMHAIRLE CONTAE ÁTHA CLIATH THEAS
South Dublin County Council
Record of Executive Business and Chief Executive's Orders
Planning and Transport

Material Alterations to Proposed Variation No. 3 (City Edge Strategic Urban Regeneration Framework) to the South Dublin County Development Plan 2022 – 2028: Appropriate Assessment Screening Determination

Background

South Dublin County Council is preparing a Proposed Variation (No. 3 - City Edge Strategic Urban Regeneration Framework (SURF)) to the South Dublin County Development Plan 2022 – 2028. The Proposed Variation No 3 has been prepared to deliver on Policy CS2 of the South Dublin County Development Plan 2022-2028 (CDP).

The City Edge Project is a transformative initiative, reimagining the Naas Road, Ballymount and Park West areas in Dublin. The SURF sets out a planning strategy for the SDCC part of City Edge providing detailed guidance for the future planning of the area. Within the SURF, three Priority Development Areas (PDAs) are identified where mixed-use development will be focussed in the short to medium term.

At the Council meeting held on the 13th July 2026, the Elected Members of South Dublin County Council considered Proposed Variation No. 3 and the Chief Executive's Report on submissions /observations received. At the meeting it was resolved by the Elected Members to make modifications to Proposed Variation No. 3 to the South Dublin County Development Plan 2022-2028, and that as these modifications constituted material alterations to Proposed Variation no. 3, the proposed material alterations would be subject to public consultation.

According to Regulation 42(1) of the European Communities (Birds and Natural Habitats) Regulations 2011 – 2021, the competent authority has a duty to:

- Determine whether the proposed Plan or Project is directly connected to or necessary for the management of one or more European Sites; and, if not,
- Determine if the Plan or Project, either individually or in combination with other plans or projects, would be likely to have a significant effect on the European Site(s) in view of best scientific knowledge and the Conservation Objectives of the site(s).

This determination relates to whether any proposed material alteration would or would not necessitate the undertaking of Stage 2 Appropriate Assessment (AA) under the Planning and Development Act 2024 (as amended) and Habitats Directive (Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora, as amended).

Doherty Environmental Consulting (DEC) Ltd. has been procured to carry out a Screening for Appropriate Assessment of the Proposed Material Alterations. The Screening for Appropriate Assessment has been completed in accordance with the above legislation.

In carrying out the Screening for Appropriate Assessment and this Appropriate Assessment Determination, the Council is taking into account:

- Proposed Variation No. 3;
- Natura Impact Report (NIR) for AA Report for Proposed Variation No. 3; and
- Proposed Material Alterations to Proposed Variation No. 3; and
- Screening for AA Report for Proposed Material Alterations to Proposed Variation No. 3.

The examination of the proposed material alterations did not identify the potential for likely significant

effects to European Sites to arise as a result of these proposed material alterations due to:

1. The proposed material alterations did not have the potential to result in land use activities and trigger land use effects that could have potential to result in likely significant effects to European Sites; and/or
2. The proposed material alterations did not have the potential to result in land use activities and trigger land use effects with associated potential impacts, over and above those already assessed and mitigated for, as part of the NIR for the proposed Variation No. 3.

In view of these findings it is concluded in the screening report for AA carried out by DEC Ltd. to inform the competent authority carrying out the Appropriate Assessment Determination, that the proposed material alterations to Proposed Variation No. 3 are not foreseen to have any likelihood for any significant effect on any European site, alone or in combination with other plans or projects - and therefore any potential for a significant effect to any European site as a result of implementing proposed material alterations to Proposed Variation No. 3 can be ruled out.

This evaluation is made in view of the conservation objectives of the habitats or species for which these sites have been designated.

The screening information has been reviewed by South Dublin County Council, and a recommendation has been made that the proposed material alterations to Proposed Variation No.3 (City Edge Strategic Urban Regeneration Framework) to the South Dublin County Development Plan 2022 – 2028, is not foreseen to have any likelihood for any significant effect on any European site, alone or in combination with other plans or projects - and therefore any potential for a significant effects to any European Site as a result of implementing proposed material alterations to Proposed Variation No. 3 can be ruled out and that Stage 2 AA (including the preparation of a Natura Impact Report) is not required.

Recommendation:

Having considered the Screening for Appropriate Assessment prepared by Doherty Environmental Consultants (DEC) Ltd, the NIR prepared for the proposed Variation No. 3, the requirements outlined in the relevant legislation and guidance and the level of detailed information regarding proposed material alterations to Variation No. 3, it is recommended that South Dublin County Council, as the Competent Authority, makes a determination that Stage 2 Appropriate Assessment (including the preparation of a Natura Impact Report) is not required for the proposed material alterations to Variation No 3 of the South Dublin CDP 2022 -2028.



Senior Planner

ORDER:

Having considered the AA Screening Report prepared by Doherty Environmental Consultancy Ltd., the requirements outlined in the relevant legislation and guidance and the level of detailed information regarding proposed alternations to Variation No. 3, it is determined that Stage 2 Appropriate Assessment (including the preparation of a Natura Impact Report) is not required.



Senior Planner

24th July 2026
Date

To whom the appropriate powers have been delegated by the order number DELG3024 of the Chief Executive of South Dublin

