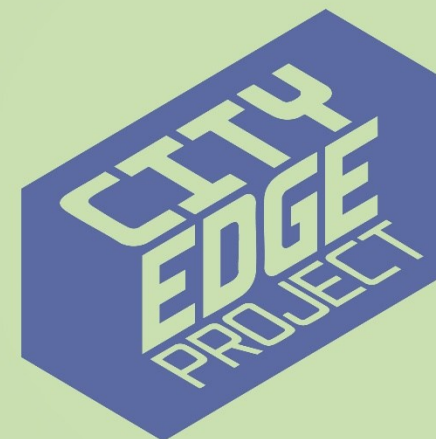


South Dublin County Development Plan 2022-2028

Proposed Variation No 3



City Edge Strategic Urban Regeneration Framework 2026

Strategic Environmental Assessment (SEA) & Appropriate Assessment (AA) Screening Report for Proposed Material Alterations -

July 2026



Variation 3: Draft City Edge Strategic Urban Regeneration Framework

Screening Report for Strategic Environmental Assessment (SEA) & Appropriate Assessment (AA) for the Proposed Material Alterations

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1. Introduction

1.1 Context

Minogue Environmental Consultants (MEC) Ltd have been appointed by South Dublin County Council to prepare a Screening Report for the proposed material alterations and amendments to the Proposed Variation No .3 South Dublin County Development Plan 2022 -2028. Following public consultation, several proposed changes have been made to the Proposed Variation No 3 and the purpose of this Strategic Environmental Assessment Screening Report is to determine if the proposed material alterations are assessed as giving rise to significant environmental effects as required under SI 456 of 2025.

The SEA and AA evaluation of the Proposed Material alterations and amendments to the South Dublin CDP 2022 2028 are provided in the accompanying CE report.

A SEA Screening Assessment is provided below.

2. SEA Screening Schedule 2

2.1 Introduction

The Screening for Strategic Environmental Assessment (SEA) determination regarding whether or not proposed changes to the Proposed Variation No 3 to the South Dublin Development Plan 2022- 2028 would be likely to have significant effects on the environment is being made under the SI 456 of 2025.

1. The characteristics of the proposed changes to the plan having regard, in particular, to:
the degree to which the changes to the Plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,
As the preceding section demonstrates, the proposed material alterations to the Proposed Variation are minor in scale, type and location, relate to clarifications, edits and where additional objectives are provided, these do not generate significant environmental or landuse effects in and of themselves or beyond those already assessed in the SEA Environmental Report, or addressed through existing environmental protection measures of the South Dublin CDP 2022 2028.
the degree to which the changes to the Plan influences other plans, including those in a hierarchy,
As above, these changes do not represent significant changes to the assessment already undertaken under the SEA and Appropriate Assessment process.
the relevance of the changes to the Plan in the integration of environmental considerations in particular with a view to promoting sustainable development,

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The changes proposed are minor and are not identified as giving rise to significant landuse effects as the preceding table demonstrates. No significant change to the existing SEA assessment or accompanying Natura Impact Report of the Proposed Variation No 3.

Environmental problems relevant to the plan

The changes do not alter and contribute to existing environmental problems relevant to the plan that have already been presented in the SEA ER that accompanies the Proposed Variation No 3.

the relevance of the plan to the implementation of European Union legislation on the environment (e.g. plans linked to waste-management or water protection).

The proposed changes do not alter or amend Proposed Variation No 3 in terms of implementation of European Union legislation given they are minor and do not substantially differ from the assessment of the Proposed Variation No 3.

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:

the probability, duration, frequency and reversibility of the effects,

No such changes are identified as demonstrated in the preceding section of this report.

the cumulative nature of the effects,

No such cumulative effects are identified on foot of the assessment of the changes as demonstrated in Section 2.

the transboundary nature of the effects

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No such cumulative effects are identified on foot of the assessment of the changes as demonstrated in Section 2.

the risks to human health or the environment (e.g. due to accidents),

No such effects or risks to human health are identified on foot of the assessment of the changes as demonstrated in Section 2.

the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected).

No such effects are identified on foot of the assessment of the changes as demonstrated in Section 2. given the minor changes to the Proposed Variation No 3.

the value and vulnerability of the area likely to be affected due to:

(a) special natural characteristics or cultural heritage

No such effects are identified on special natural characteristics or cultural heritage arising from the proposed changes as demonstrated in Section 3.

(b) exceeded environmental quality standards or limit values,

No such effects are identified in terms of exceeded environmental quality standards or limit values arising from the proposed changes as demonstrated in Section 3.

(c) intensive land-use,

No such effects are identified on intensive land use arising from the proposed changes as demonstrated in Section 3.

(d) the effects on areas or landscapes which have a recognised national, European Union or international protection status.

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No such effects are identified on areas or landscapes recognised as national, EU or international protected arising from the proposed changes as demonstrated in Section 3. The accompanying screening for Appropriate Assessment should be read in conjunction with this and a finding of no likely significant effects on conservation management objectives of European sites within the plans zone of influence has been concluded.

2.2 SEA Screening

The material alterations to the proposed Variation No.3 has been screened under the requirement for SEA in accordance with the following legislation:

- Directive 2001/42/EC (SEA Directive) and particularly Articles 3(3), 3(4) & 3(5) relate to ‘Screening’ for the requirement for SEA.
- S.I. No. 435 of 2004 European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004, as amended by S.I. No. 200 of 2011 - European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011.
- Schedule 2 of S.I. No 456 of 2025 European Union (Land Use Planning – Strategic Environmental Assessment) Regulations 2025, Criteria for determining whether a plan or programme is likely to have significant effects on the environment.

The changes arising from consultation relating to the Proposed Variation No 3 do not, in and of themselves, generate new or alternative landuse effects beyond those already assessed through the full Strategic Environmental Assessment process to date. Any projects that may arise in the future associated with the Proposed Variation No 3 will be subject to the requirements of the relevant national planning procedures and be consistent with existing frameworks, as appropriate, all of which have been subject to SEA and developed in accordance with the principles of sustainability.

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In order to be realised, potential projects or proposals arising from the Proposed Variation No 3 and the changes as assessed in Section 2 of this SEA Screening, will have to comply, as relevant, with various legislation, policies, plans and programmes (including requirements for lower-tier Appropriate Assessment, Environmental Impact Assessment and other licencing requirements as appropriate) that form the statutory decision-making and consent granting framework.

In accordance with S.I. No. 456 of 2025 Part 5 (a) and (b), South Dublin County Council will provide notice to the specified environmental authorities that implementation of the changes to the Proposed Variation No 3 to the South Dublin CDP 2022-2028 would not be likely to have significant effects on the environment.

3. Proposed Material Alterations with Strategic Environmental Assessment (SEA) & Appropriate Assessment (AA) Tables

3.1 Cumulative Impacts

Cumulative impacts	Taking the Material Alterations into consideration, the alterations are minor in scale and moreover through the implementation of Chapter 4 City Edge SURF Implementation allows for oversight and monitoring of Variation over time. This, combined with the full adherence and implementation of the existing environmental protection measures of the South Dublin CDP 2022 –2028 and those mitigation measures already provided for through the SEA and AA process of the Proposed Variation No 3 no cumulative impacts are identified as strategic scale.
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3.2 Alterations to Chapter 2: City Edge SURF Strategy

Material Alteration Reference: MA2.1	
Amendment No. 1	
Location in SURF: Section 2.3.2	Page No.(s): 28
Amendment to Section 2.3.2 (P.28) to include the following text in the first Key Principle for Land use: From: To provide for new mixed use residential and employment communities, through sustainable higher density urban forms, served by high-quality public transport and active travel links. To: To provide for new mixed use residential and employment communities, through sustainable higher density urban forms, served by high-quality public transport and active travel links <i>with density increasing in accordance with public transport accessibility.</i>	
SEA Input	Text amendment only. This text promotes increased densities with public transport and active travel links in line with NPF and other planning policies. This amendment in and of itself does not give rise to additional landuse or environmental effects

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	beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	The amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No.3. As such the amendment will not have the potential to result in likely significant effects to European Sites.

Material Alteration Reference: MA2.2

Amendment No. 2

Location in SURF: Section 2.3.3

Page No.(s): 29

Amend definition of 'Employment Led Mixed Use' in box headed 'SURF Land Use Mix Categories' as follows:

From:

Areas with a greater focus on employment uses, mixed with residential.

To:

Areas with a greater focus on employment uses, *including urban industry and urban workspaces*, mixed with residential. *Some scope for convenience retail.*

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SEA Input	This amendment in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	This minor amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 3. As such the material alteration will not have the potential to result in likely significant effects to European Site.

Material Alteration Reference: MA2.3

Amendment No. 3

Location in SURF: Section 2.3.3

Page No.(s): 29

Amend definition of 'Urban Industry Led' in box headed 'SURF Land Use Mix Categories' as follows:

From:

Areas suitable for lower density employment uses, including industrial employment uses that can co-locate with other employment uses. Limited scope for residential.

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To: Areas suitable for lower density employment uses, including industrial employment uses that can co-locate with other employment uses. <i>Transitional areas where employment uses will consolidate and intensify over time into more urban forms.</i> Limited scope for residential.	
SEA Input	This amendment in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	This amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 3. As such the material alteration will not have the potential to result in likely significant effects to European Site.

Material Alteration Reference: MA2.4

Amendment No. 4

Location in SURF: Section 2.3.3

Page No.(s): 29

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Amend definition of 'Industry' in box headed 'SURF Land Use Mix Categories' as follows:

From:

Areas with a focus on lower density employment uses, including industrial employment uses that suit proximity to the national road network. Some scope for convenience retail. No scope for residential.

To:

~~Areas with a focus on lower density employment uses, including industrial~~ *Areas that provide for enterprise and* employment uses that suit proximity to the national road network. Some scope for convenience retail. No scope for residential.

SEA Input

This amendment in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.

AA Input

This amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 3. As such the material alteration will not have the potential to result in likely significant effects to European Site.

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Material Alteration Reference: MA2.5

Amendment No. 5

Location in SURF: Section 2.3.3

Page No.(s): 29

Amend the below infographic as follows:

Examples of uses within each land use mix category are as follows:



1. Amend the heading

From:

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Examples of uses within each land use mix category are as follows:

To:

Examples of ~~within each land use mix category~~ *different types of* uses *and formats* are as follows:

2. Amend the left panel heading

From:

Employment Uses:

To:

Employment ~~Uses~~:

3. Amend the left panel list

From:

Office, Urban Workspace, Urban Industry

To:

Office, Urban Workspace, Urban Industry, *Industry.*

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4. Amend the centre panel heading

From

Neighbourhood Resources

To

~~Neighbourhood Resources~~ Local Centre

5. Amend the right panel heading

From:

Residential Uses:

To:

Residential ~~Uses~~:

SEA Input

This amendment in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.

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AA Input	This minor amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 3. As such the material alteration will not have the potential to result in likely significant effects to European Site.
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Material Alteration Reference: MA2.6	
Amendment No. 6	
Location in SURF: Section 2.3.3	Page No.(s): 31
Urban Industry Change from: Urban industrial buildings generally provide lower density employment than urban workspaces do. They serve as important hubs for production, manufacturing, and urban logistics, strategically located near transport hubs and major street networks to optimise accessibility. It is envisaged over time that there is scope for these areas to densify. To: <i>Urban industrial buildings generally accommodate manufacturing, production, and high-value economic activities located within or close to mixed-use urban areas. Unlike traditional industry, it often emphasizes modern, flexible, and sustainable production,</i>	

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<i>that integrates well in an urban environment. Urban industrial type uses may be accommodated in industrial areas as the latter densify over time.</i>	
SEA Input	This amendment relates to changing the urban industry definition but does not, in and of itself give rise to additional land use or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	This amendment relates to changing the urban industry definition but will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 3. As such the material alteration will not have the potential to result in likely significant effects to European Site.

Material Alteration Reference: MA2.7	
Amendment No. 7	
Location in SURF: Table 2	Page No.(s): 34
Include the following note under Table 2 PDA summary table:	

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Note: While the identified PDAs have the capacity to deliver in excess of 9,084 units the development of these areas will be subject to monitoring of population and housing targets in accordance with the South Dublin County Development Plan Core Strategy and Policy CS3 which seeks to promote and facilitate housing and population growth in accordance with the overarching Core Strategy to meet the needs of current and future citizens of South Dublin County.

SEA Input

This amendment in and of itself does not give rise to additional land use or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.

AA Input

The amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 3. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

Material Alteration Reference: MA2.8

Amendment No. 8

Location in SURF: Figure 5

Page No.(s): 42

Amend Figure 5 to make street names more prominent, to improve the differentiation between colours used in the legend, and to correctly illustrate the classification of roads.

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Refer to Book of Maps.	
SEA Input	Minor amendment to graphics. This amendment in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	Minor amendment to graphics. The amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No.3. As such the amendment will not have the potential to result in likely significant effects to European Sites.

Material Alteration Reference: MA2.9

Amendment No. 9

Location in SURF: Figure 6

Page No.(s): 44

Amend Figure 6 to make street names more prominent and to improve the differentiation between colours used in the legend.

Refer to Book of Maps.

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SEA Input	Minor amendment to graphics. This amendment in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	Minor amendment to graphics. The amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No.3. As such the amendment will not have the potential to result in likely significant effects to European Sites.

Material Alteration Reference: MA2.10

Amendment No. 10

Location in SURF: Figure 7

Page No.(s): 45

Amendment to Figure 7 to depict a Mobility Hub Type 3 at the intersection of Oak Road and Naas Road and to indicate the proposed DART SW+.

Refer to Book of Maps.

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SEA Input	Minor amendment to graphics. This amendment in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	Minor amendment to graphics. The amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No.3. As such the amendment will not have the potential to result in likely significant effects to European Sites

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Material Alteration Reference: MA2.11	
Amendment No. 11	
Location in SURF: Section 2.5.4	Page No.(s): 46
Amendment to Section “Other Public Transport Proposals” (p.46) as follows: From: The City Edge Strategic Framework (2022) proposed two orbital public transport routes that are not contained within the GDA Transport Strategy. To: The City Edge Strategic Framework (2022) proposed two orbital public transport routes that are not contained <i>provided for but not identified</i> within the GDA Transport Strategy.	
SEA Input	Minor amendment to text. This amendment in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	Minor amendment to text. The amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No.3. As such the

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	amendment will not have the potential to result in likely significant effects to European Sites.
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Material Alteration Reference: MA2.12

Amendment No. 12

Location in SURF: Policy MOV2

Page No.(s): 48

Amendment to Policy MOV2: Public Transport (p.48) as follows:

From:

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.

To:

To continue to work with the NTA and TII to facilitate the delivery of public transport projects, *and to ensure alignment with evolving national and regional transport strategies*, with the goal of providing sufficient capacity in a phased manner to support development of the City Edge Priority Development Areas.

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SEA Input	This policy amendment provides for consistency with evolving national and regional transport strategies. This amendment in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	This policy amendment provides for consistency with evolving national and regional transport strategies. The amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No.3. As such the amendment will not have the potential to result in likely significant effects to European Sites.

Material Alteration Reference: MA2.13

Amendment No. 13

Location in SURF: Policy MOV2 Objective 2

Page No.(s): 48

Amendment to MOV2 Objective 2 as follows:

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From: 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 To: To engage with the NTA and TII regarding <i>to support and facilitate the</i> 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.	
SEA Input	Minor amendment to objective. This amendment in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	Minor amendment to objective. The amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No.3. As such the amendment will not have the potential to result in likely significant effects to European Sites.

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Material Alteration Reference: MA2.14	
Amendment No. 14	
Location in SURF: Table 3	Page No.(s): 51
Amendment to Table 3: Mobility Hub Components and Realm Improvements by removing the word “Tram”.	
SEA Input	This amendment in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	The amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 3. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

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Material Alteration Reference: MA2.15	
Amendment No. 15	
Location in SURF: Figure 8	Page No.(s): 53
Amendment to Figure 8 to depict a Mobility Hub Type 3 at the intersection of Oak Road and Naas Road and to indicate the proposed DART+ SW. Refer to Book of Maps.	
SEA Input	Minor amendment to graphics. This amendment in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	Minor amendment to graphics. The amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No.3. As such the amendment will not have the potential to result in likely significant effects to European Sites

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Material Alteration Reference: MA2.16	
Amendment No. 16	
Location in SURF: Policy MOV4 Objective 1	Page No.(s): 54
An amendment to MOV4 Objective 1 as follows: From: To require the provision of resident, employee and visitor cycle parking on site, unless the developer / applicant can demonstrate that cycle parking can be provided for in whole or in part in a shared parking building. To: To require the provision of resident, employee and visitor cycle parking on site. unless the developer / applicant can demonstrate that cycle parking can be provided for in whole or in part in a shared parking building.	
SEA Input	This amendment in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	The amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 3. As such the material alteration

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	will not have the potential to result in likely significant effects to European Sites.
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Material Alteration Reference: MA2.17

Amendment No. 17

Location in SURF: Section 2.5.7

Page No.(s): 54

Amendment to the first bullet point in the green box headed “Implementation of Cycle Parking” to include the following text:

From:

Cycle Parking will be provided in line with the CDP standard, with reference to the Planning Design Standards for Apartments, Guidelines for Planning Authorities, 2025 (or any superseding document).

To:

Cycle Parking will be provided in line with the CDP standard, with reference to the Planning Design Standards for Apartments, Guidelines for Planning Authorities, 2025, *in accordance with the Cycle Design Manual, or any superseding documents.*

SEA Input

This amendment ensures consistency with the Cycle Design Manual and any superseding guidance. This amendment in and of itself does not give rise to additional landuse or

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	environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	This amendment ensures consistency with the Cycle Design Manual and any superseding guidance. The amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 3. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

Material Alteration Reference: MA2.18

Amendment No. 18

Location in SURF: Section 2.5.7

Page No.(s): 54

Removal of the second bullet point in the green box headed “Implementation of Cycle Parking” as follows:

From:

Where there is existing capacity in a nearby shared parking building, a lower level may be provided on site, if it can be demonstrated that the required standard is still met.

To:

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Where there is existing capacity in a nearby shared parking building, a lower level may be provided on site, if it can be demonstrated that the required standard is still met.	
SEA Input	Minor amendment. This amendment in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	Minor amendment. The amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 3. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

Material Alteration Reference: MA2.19

Amendment No. 19

Location in SURF: Section 2.5.7

Page No.(s): 54

Amendment to the third bullet point in the green box headed “Implementation of Cycle Parking” to include the following text:

From:

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Parking facilities will include provision for personal mobility devices such as e-scooters. To: Parking facilities will include provision for personal mobility devices such as e-scooters <i>and a range of cycle types including cargo and accessible bikes.</i>	
SEA Input	This amendment in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	Minor amendment. The amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 3. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

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Material Alteration Reference: MA2.20	
Amendment No. 20	
Location in SURF: Section 2.5.7.2	Page No.(s): 54 - 55
Minor amendment to Section 2.5.7.2 Car Parking to include the following text: From: An alternative parking model is proposed for City Edge which facilitates the parking needs of residents (and other users) in collective multi-use parking buildings rather than individual parking areas situated under each apartment development. These buildings are referred to as ‘shared parking buildings’. They will be designed with future re-purposing in mind, when enhanced public transport is delivered, reducing the need for private transport. To: An alternative parking model is proposed for City Edge which facilitates the parking needs of residents (and other users) in collective multi-use parking buildings rather than individual parking areas situated under each apartment development. These buildings are referred to as ‘shared parking buildings’. They will be designed with future re-purposing in mind <i>(provided that there is no net loss of cycle parking facilities)</i>, when enhanced public transport is delivered, reducing the need for private transport.	
SEA Input	This amendment ensures no net loss of bike spaces. This amendment in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.

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AA Input	The minor amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 3. As such the material alteration will not have the potential to result in likely significant effects to European Sites.
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Material Alteration Reference: MA2.21

Amendment No. 21

Location in SURF: Section 2.6.1, 2nd Para, Line 1

Page No.(s): 63

Delete reference to 35m in first line of second paragraph on page 63 as follows:

From:

In the Greenhills PDA, taller elements of up to 35m are concentrated along the major route, Calmount Road and the proposed Calmount local centre location.

To:

In the Greenhills PDA, taller elements ~~of up to 35m are~~ *may be* concentrated along the major route, Calmount Road and the proposed Calmount local centre location’.

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SEA Input	This minor amendment in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	The minor amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 3. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

Material Alteration Reference: MA2.22

Amendment No. 22

Location in SURF: Section 2.6.2

Page No.(s): 63

Amend the heading and text within Section 2.6.2 of the SURF as follows:

From:

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2.6.2 PLOT RATIO

The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities define plot ratio as follows: *‘Expresses the proportionate relationship between the area of a site and the total gross floor area of a building(s). It is a measure of the intensity of land use and is calculated by dividing the gross floor area of a building(s) (sum of floorspace within the external walls of the building) by the site area.’*

The Guidelines state that dwellings per hectare (dph) *‘will continue to be the primary measure for residential density’* but that in the case of mixed-use, commercial and employment areas, *‘plot ratio and site coverage standards may also need to be considered in order to manage the scale and massing of development’.*

To:

2.6.2 *DENSITY* and PLOT RATIO

The provisions of the County Development Plan in particular Variation no. 2 to the County Development Plan table 5.1, set out appropriate density ranges in line with the Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024). The lands within the City Edge SURF are identified as being located within the category ‘City – Urban Neighbourhoods’ where a density range of 50-250 dwellings per hectare will generally be applied. As per the provisions of the Guidelines, further refinement of densities will be carried out on a plan led basis based on considerations of centrality and accessibility to services and public transport, character, amenity and the natural environment. The provision of transport interchanges, the proposed DART + South-West, BusConnects and future potential LUAS lines will support a compact form of development. As such there is a presumption that net residential density in the range of 200-250 dph is achievable at highly accessible locations within the PDAs.

The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities define plot ratio as follows: *‘Expresses the proportionate relationship between the area of a site and the total gross floor area of a building(s). It is a measure of the intensity of land use and is calculated by dividing the gross floor area of a building(s) (sum of floorspace within the external walls of the building) by the site area.’*

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The Guidelines state that dwellings per hectare (dph) ‘*will continue to be the primary measure for residential density*’ but that in the case of mixed-use, commercial and employment areas, ‘*plot ratio and site coverage standards may also need to be considered in order to manage the scale and massing of development*’.

SEA Input

This amendment strengthens the monitoring oversight and assessment on a plan led basis to ensure consistency with other key provisions such as public transport etc.

This amendment in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.

AA Input

The amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 3. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

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Material Alteration Reference: MA2.23	
Amendment No. 23	
Location in SURF: Figure 9	Page No.(s): 64
Amend legend for Figure 9 on page 64 by inserting the wording '<i>Indicative Building Heights</i>'. Insert text below legend for Figure 9 on page 64 '<i>To be read in conjunction with Policy IOD1 Objective 3.</i>' Refer to Book of Maps.	
SEA Input	This minor amendment in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	The minor amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 3. As such the material alteration will not have the potential to result in likely significant effects to European Sites

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Material Alteration Reference: MA2.24	
Amendment No. 24	
Location in SURF: Policy HOU1	Page No.(s): 69
Add a new objective to Policy HOU1 'Residential Development in City Edge' as follows: <i>To ensure that all social housing units delivered through Part 5 agreements within the City Edge area are fully integrated within residential developments and that residents have equal access to all communal areas, facilities, amenities, and shared spaces provided as part of the development.</i>	
SEA Input	This amendment in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	This minor amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 3. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

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Material Alteration Reference: MA2.25	
Amendment No. 25	
Location in SURF: Policy SCCA1 Objective 1	Page No.(s): 71
Amend Policy SCCA1 Objective 1 as follows: From: 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. To: 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 <i>and special education needs requirements</i>.	
SEA Input	This policy amendment in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	The minor policy amendment will not result in any additional land use activities, over and above those already considered as

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	part of the NIR of the Variation No. 3. As such the material alteration will not have the potential to result in likely significant effects to European Sites
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Material Alteration Reference: MA2.26

Amendment No. 26

Location in SURF: Policy SCCA1

Page No.(s): 71

Add new objective to Policy SCCA1 'Schools' as follows:

To engage with the Higher Education Authority (HEA) and the Department of Further and Higher Education, Research, Innovation and Science to support, promote and facilitate the location of third level education facilities within City Edge.

SEA Input

This policy amendment supports collaboration and engagement for potential third level education facilities. This amendment in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.

AA Input

The minor amendment to policy supports collaboration and engagement relating to potential third level facilities. This will

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	not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 3. As such the material alteration will not have the potential to result in likely significant effects to European Sites
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Material Alteration Reference: MA2.27

Amendment No. 27

Location in SURF: Policy SCCA1

Page No.(s): 71

Add a new objective to Policy SCCA1 'Schools' as follows:

All proposed school sites shall be connected by direct, safe and universally accessible pedestrian and cycle routes linking surrounding residential areas, public transport, parks and community facilities. A Safe Routes to School Strategy shall be submitted as part of the first planning application relating to each school site, demonstrating compliance with Universal Design principles, active travel objectives and the delivery of the required infrastructure in tandem with, or in advance of, the occupation of the school and associated residential development.

SEA Input

This amendment in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.

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AA Input	This minor amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 3. As such the material alteration will not have the potential to result in likely significant effects to European Sites.
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Material Alteration Reference: MA2.28	
Amendment No. 28	
Location in SURF: Section 2.10, 4th Para, 2nd Sentence.	Page No.(s): 75
Amend the following sentences: From: While retail will be channelled into local centre areas, retail warehousing will be more suited to areas identified for other land use types such as Employment-Led Mixed Use or Urban Industry that have both good public transport and road connectivity. The latter recognises the need to transport bulky goods using private transport. To: While retail will be channelled into local centre areas, retail warehousing will be more suited to areas identified for other land use types such as Employment-Led Mixed Use or Urban Industry that have both good public transport and road connectivity. The latter recognises the need to transport bulky goods using private transport.	

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SEA Input	This amendment in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	This minor amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 3. As such the material alteration will not have the potential to result in likely significant effects to European Site

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Material Alteration Reference: MA2.29	
Amendment No. 29	
Location in SURF: Section 2.11	Page No.(s): 80
Amend text in green box as follows: - Illustrate ‘Criteria for Employment’ as the main heading within the box. - Illustrate the text ‘Applicants must show they meet the minimum employment floorspace to population requirements’ in green to match other headings within the box.	
SEA Input	This amendment in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	This minor amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 3. As such the material alteration will not have the potential to result in likely significant effects to European Sites

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Material Alteration Reference: MA2.30	
Amendment No. 30	
Location in SURF: Policy EMP1	Page No.(s): 81
Add new objective to Policy EMP1 as follows: <i>‘To support existing enterprise operations and new enterprise activities, through the provision of flexible employment space and encouraging co-location with other uses including community facilities.’</i>	
SEA Input	This new policy supports existing enterprise and new enterprise and via colocation and sharing allows for efficient use of lands and employment opportunities nearer residential over time. This amendment in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process and project would, as standard be subject to the existing provisions of the South Dublin CDP 2022 -2028 Therefore, this is screened out for SEA.
AA Input	This new policy supports existing enterprise and new enterprise and via colocation and sharing allows for efficient use of lands and employment opportunities nearer residential over time. This will not result in any additional land use activities, over and above those already considered as part of the NIR of the

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	Variation No. 3. As such the material alteration will not have the potential to result in likely significant effects to European Sites.
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Material Alteration Reference: MA2.31	
Amendment No. 31	
Location in SURF: Policy EMP1 Objective 2	Page No.(s): 81
Add additional wording to objective as follows: From: To support existing employment uses and diversification into new and emerging sectors within the City Edge area. To: To support existing employment uses and <i>including their integration into new schemes along with</i> diversification into new and emerging sectors within the City Edge area.	
SEA Input	This amendment to the objective is minor and promotes integration of existing employment uses into new schemes, this amendment in and of itself does not give rise to additional landuse or environmental effects beyond those already

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	assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	This minor amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 3. As such the material alteration will not have the potential to result in likely significant effects to European Sites

Material Alteration Reference: MA2.32

Amendment No. 32

Location in SURF: Policy EMP1 Objective 5

Page No.(s): 82

Amend the objective as follows:

From:

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.

To:

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Locations identified for Employment-Led Mixed Use within areas zoned 'Regen' in the City Edge area shall consist of lighter uses, <i>including Office, Urban Industry and Urban Workspaces</i> 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.	
SEA Input	This amendment clarifies Regen potential uses under Employment Led Mixed use. This amendment in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	This amendment clarifies Regen potential uses under Employment Led Mixed use. his minor amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 3. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

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Material Alteration Reference: MA2.33	
Amendment No. 33	
Location in SURF: Policy EMP1 Objective 6	Page No.(s): 82
Amend the objective as follows: From: 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. To: ‘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.	
SEA Input	This amendment in and of itself does not give rise to additional landuse or environmental effects beyond those already

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	assessed through the SEA process as the landuse objective remains the same. Therefore, this is screened out for SEA.
AA Input	This minor amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 3. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

Material Alteration Reference: MA2.34

Amendment No. 34

Location in SURF: Section 2.12.3

Page No.(s): 85

Insert new sentence at end of the section as follows:

'It will be at the discretion of the Planning Authority to accept a financial contribution in lieu of delivery of part of a major park, linear park or greenway in accordance with the Council's Development Contribution Scheme or any future special contribution scheme.'

SEA Input

This amendment does not relate to policy or objectives and in and of itself does not give rise to additional landuse or

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	environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	This minor amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 3. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

Material Alteration Reference: MA2.35

Amendment No. 35

Location in SURF: Section 2.12.4

Page No.(s): 86

Insert additional sentence at beginning of the section as follows:

'A community park is the equivalent of a small park or local park as set out in the CDP open space hierarchy'. Community parks may manifest in a variety of forms, accommodating different characters of programme within them, and relating in different ways to their immediate context. In all cases they should form part of the wider green network, incorporate a range of activities including active and passive recreation, act as a focal point, and offer a high standard of landscape presentation

SEA Input

This amendment clarifies the definition of a community park and in and of itself does not give rise to additional landuse or

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	environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	This minor amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 3. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

Material Alteration Reference: MA2.36

Amendment No. 36

Location in SURF: Section 2.12.4

Page No.(s): 86

Insert additional sentence at the end of the paragraph headed by 'Community Park Delivery', as follows:

'Where a development site contributes a significant proportion of land relative to site size towards provision of part of a major park, linear park or greenway, the community park requirement may be calculated at the lower end of the range i.e. 2sqm per person. Any shortfall will require a contribution in lieu, where appropriate.'

SEA Input

This amendment in and of itself does not give rise to additional landuse or environmental effects beyond those already

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	assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	This minor amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 3. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

Material Alteration Reference: MA2.37

Amendment No. 37

Location in SURF: Section 2.12.4

Page No.(s): 88

Insert additional wording at end of second bullet point within green box headed 'Criteria for the Location, Design and Delivery of Community Parks, as follows:

From:

Relate community parks to other green infrastructure either through direct links or along green street connections.

To:

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Relate community parks to other green infrastructure either through direct links or along green street connections <i>and ensure permeability from adjoining lands.</i>	
SEA Input	This minor amendment in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	This minor amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 3. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

Material Alteration Reference: MA2.38	
Amendment No. 38	
Location in SURF: Section 2.12.5	Page No.(s): 89
Amend fifth bullet point as follows: From:	

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At the discretion of the planning authority, all or part of the 10% on-site public open space requirement can be incorporated within community park provision where a developer provides all or part of a community park that is directly adjacent to a development. It should be noted that quantum of public open space provision is additional to quantum of community park provision and the former cannot be subsumed within the latter.

To:

At the discretion of the planning authority, all or part of the 10% on-site public open space requirement can be incorporated within community park provision where a developer provides all or part of a community park that is directly adjacent to a development. ~~It should be noted that quantum of public open space provision is additional to quantum of community park provision and the former cannot be subsumed within the latter.~~

SEA Input

This amendment in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.

AA Input

This minor amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 3. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

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Material Alteration Reference: MA2.39	
Amendment No. 39	
Location in SURF: Policy NIOS1	Page No.(s): 90
Add a new objective to Policy NIOS1 'Natural Infrastructure and Open Space' as follows: <i>The Strategic Urban Regeneration Framework shall include a minimum urban tree canopy target for each Priority Development Area, together with quantified street tree planting requirements, the protection of existing mature trees where feasible, native species planting targets, and a monitoring framework to ensure that tree canopy delivery contributes to climate mitigation, urban cooling, biodiversity enhancement and adaptation to climate change throughout the lifetime of the development.</i>	
SEA Input	This amendment provides for a tree canopy target for each PDA and is positive overall in terms of the SEA. This amendment in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	This amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 3. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

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Material Alteration Reference: MA2.40	
Amendment No. 40	
Location in SURF: Policy NIOS1 Objective 1	Page No.(s): 90
Add additional wording to objective as follows: From: 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. To: Major, linear parks, <i>and</i> 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. <i>The Council has the discretion to accept a financial contribution in lieu of any remaining open space requirement to achieve the overall standard in accordance with SDCC DCS.</i>	
SEA Input	This amendment allows for flexibility in provision of the phasing strategy in Chapter 4 City Edge SURF Implementation. The amendment, in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.

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AA Input	This minor amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 3. As such the material alteration will not have the potential to result in likely significant effects to European Sites.
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Material Alteration Reference: MA2.41	
Amendment No. 41	
Location in SURF: Policy NIOS1 Objective 9	Page No.(s): 91
Add additional wording to objective as follows: From: 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 To: 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, <i>and in accordance with the additional requirements of the City Edge SURF.</i>	

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SEA Input	This amendment in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	This minor amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 3. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

Material Alteration Reference: MA2.42

Amendment No. 42

Location in SURF: Section 2.15

Page No.(s): 100

Add sentence to end of second paragraph to read as follows:

‘The first 10m of the 20m vegetated riparian buffer cannot count towards the provision of a major, linear or community park.’

SEA Input

This amendment protects the first 10m of the vegetated riparian buffer from potential uses/inclusion as part of community or green space. This amendment in and of itself

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	does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	This minor amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 3. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

Material Alteration Reference: MA2.43

Amendment No. 43

Location in SURF: Section 2.15.1

Page No.(s): 101

Insert additional sentence at the end of the third bullet point to read:

‘The first 10m of the 20m vegetated riparian buffer cannot count towards the provision of a major, linear or community park.’

SEA Input

This amendment protects the first 10m of the vegetated riparian buffer from potential uses/inclusion as part of community or green space. This amendment in and of itself does not give rise to additional landuse or environmental effects

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	beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	This minor amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 3. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

Material Alterations Reference: MA2.44

Amendment No. 44

Location in SURF: SWRM2 Objective 1

Page No.(s): 101

Amend Policy SWRM2 Objective 1 as follows:

From:

Ensure that all proposed developments take into account the recommendations of the SDCC City Edge Strategic Flood Risk Assessment and where appropriate are accompanied by an individual site level Flood Risk Assessment.

To:

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Ensure that all proposed developments take into account the following:

- *The recommendations of the SDCC City Edge Strategic Flood Risk Assessment,*
- *The vulnerability classification of proposed land uses as set out in Table 3.1 of The Planning System and Flood Risk Management Guidelines for Planning Authorities (OPW/DEHLG, 2009)*
- *The requirements of DECLG Circular P12/2014*
- *The requirements of the EU Flood Directive and*
- *The flood protection provisions which will come forward from the Camac Flood Alleviation Scheme,*

and where appropriate are accompanied by an individual site-level Flood Risk Assessment.

SEA Input

This amendment strengthens the integration of the SFRA into the existing objective.

This amendment in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.

AA Input

The amendment sets out further procedures for environment assessment and protection relating to the SFRA under the Surface Water Management Plan existing objective. The amendment will not result in any additional land use activities,

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	over and above those already considered as part of the NIR of the Variation No.3. As such the amendment will not have the potential to result in likely significant effects to European Sites.
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3.3 Alterations to Chapter 3: Priority Development Area – Detail

Material Alteration Reference: MA3.1	
Amendment No. 45	
Location in SURF: Section 3.3.5	Page No.(s): 134
Amendment to the last bullet point in the purple box headed Red Cow & Cherry Orchard PDA: Land-Use Strategy and Aspirations as follows: From: Provide a cycle crossing at the Naas Road/Long Mile Road/Nangor Road junction that sets a design standard as a flagship piece of infrastructure for the City Edge area. To: Provide a cycle crossing at the Naas Road/Long Mile Road/Nangor Road junction that sets a design standard as a flagship piece of infrastructure for the City Edge area, <i>ensuring consistency with permitted and proposed infrastructure schemes.</i>	
SEA Input	This amendment provides for consistency with other permitted and proposed infrastructure schemes. This amendment in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.

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AA Input	This amendment provides for consistency with other permitted and proposed infrastructure schemes. The amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 3. As such the material alteration will not have the potential to result in likely significant effects to European Sites.
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Material Alteration Reference: MA3.2	
Amendment No. 46	
Location in SURF: Figure 21	Page No.(s): 136
Amendment to Figure 21 and their respective legends and any resultant maps/figures to correctly illustrate the classification of roads. Refer to Book of Maps.	
SEA Input	This minor amendment in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.

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AA Input	The minor amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 3. As such the material alteration will not have the potential to result in likely significant effects to European Sites
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Material Alteration Reference: MA3.3

Amendment No. 47

Location in SURF: Figure 22

Page No.(s): 137

Amendment to Figure 22 that illustrates the location of the proposed cycle crossing at the Naas Road/Long Mile Road/ Nangor Road junction and the proposed Naas Road Crossing.

Refer to Book of Maps.

SEA Input

This amendment in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.

AA Input

The minor amendment will not result in any additional land use activities, over and above those already considered as part of

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	the NIR of the Variation No. 3. As such the material alteration will not have the potential to result in likely significant effects to European Sites
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Material Alteration Reference: MA3.4

Amendment No. 48

Location in SURF: Figure 25

Page No.(s): 141

Amend all relevant maps/figures relating to the Red Cow & Cherry Orchard PDA to relocate the indicative school site outside of Flood Zone B as shown on Figure 25 of the SURF.

Refer to Book of Maps.

SEA Input

This amendment in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process and updates the map to reflect the SFRA findings. Therefore, this is screened out for SEA.

AA Input

This minor amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 3 and updates the map to reflect

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	the SFRA findings. As such the material alteration will not have the potential to result in likely significant effects to European Sites
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Material Alteration Reference: MA3.5

Amendment No. 49

Location in SURF: Table 14

Page No.(s): 144

1. Amend text of PDA Development Guidance Tables as follows:
 - *Projected* Population ~~Target~~
 - Residential Units *Target*
 - Jobs (~~Min~~ Target)
 - Employment Floorspace (~~Min.~~ Target in m²)
2. Amend Note D of PDA Development Guidance Tables Development as follows:
'Employment floor space target considers larger floor plates required for urban industry uses.'
3. Amend Note E of PDA Development Guidance Tables Development as follows:

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‘School numbers to be determined based on demand reflecting growth and latent availability, *in consultation with the Department of Education and Youth*’.

SEA Input

This amendment in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.

AA Input

This minor amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 3. As such the material alteration will not have the potential to result in likely significant effects to European Sites

Material Alteration Reference: MA3.6

Amendment No. 50

Location in SURF: Table 16

Page No.(s): 160

1. Amend text of PDA Development Guidance Tables as follows:
 - *Projected* Population ~~Target~~

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– Residential Units <i>Target</i> – Jobs (Min Target) – Employment Floorspace (Min Target in m²) 2. Amend Note D of PDA Development Guidance Tables Development as follows: <i>‘Employment</i> floor space target considers larger floor plates required for urban industry uses.’ 3. Amend Note E of PDA Development Guidance Tables Development as follows: ‘School numbers to be determined based on demand reflecting growth and latent availability, <i>in consultation with the Department of Education and Youth</i>’.	
SEA Input	This amendment in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	This minor amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 3. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

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Material Alteration Reference: MA3.7	
Amendment No. 51	
Location in SURF: Table 18	Page No.(s): 175
1. Amend text of PDA Development Guidance Tables as follows: – <i>Projected</i> Population Target – Residential Units <i>Target</i> – Jobs (Min Target) – Employment Floorspace (Min. Target in m²) 2. Amend Note D of PDA Development Guidance Tables Development as follows: <i>‘Employment</i> floor space target considers larger floor plates required for urban industry uses.’ 3. Amend Note E of PDA Development Guidance Tables Development as follows: <i>‘School numbers to be determined based on demand reflecting growth and latent availability, in consultation with the Department of Education and Youth’.</i>	
SEA Input	This amendment in and of itself does not give rise to additional landuse or environmental effects beyond those already

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	assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	This minor amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 3. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

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3.4 Alterations to Chapter 4: Implementation

Material Alteration Reference: MA4.1	
Amendment No. 52	
Location in SURF: Table 20	Page No.(s): 180
Amendment to Table 20 to address a typographical error as follows: From: Occupation of further 2,400 units shall be subject to agreement and based on the timeline for the delivery and operation of the Bus Connects Route. Total 2,600 Units. To: Occupation of further 2,400 units shall be subject to agreement and based on the timeline for the delivery and operation of the Bus Connects Route. Total 2,600 Units. <i>Total 3,625 Units.</i>	
SEA Input	This minor amendment addresses a typographical error and in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	The minor amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 3. As such the material alteration

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	will not have the potential to result in likely significant effects to European Sites
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Material Alteration Reference: MA4.2

Amendment No. 53

Location in SURF: Section 4.4

Page No.(s): 204

Insert a new section in Chapter 4 of the SURF - 4.4 MONITORING and move the existing section 4.4 FUNDING to section 4.5:

Insert the following text under section

4.4: MONITORING

The objectives outlined in the City Edge SURF are designed insofar as possible having regard to their subject matter, to be specific, measurable, achievable, and realistic, as per section 12.12.5 of the SDCC County Development Plan.

The Planning Section of South Dublin County Council will progress the monitoring and implementation of the SURF, primarily through its development management functions and the various phasing thresholds set out in section 4.1 Overall Phasing Strategy and 4.2 PDA Phasing of the SURF. However, it is essential to acknowledge that the SURF also necessitates coordination across various directorates and departments, including those within South Dublin and bodies outside it, to ensure a cohesive approach to development and policy delivery.

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<i>Furthermore, the SURF will be subject to regular review and reassessment, particularly in response to changes in legislation, new guidelines, or emerging circumstances. This process will evaluate progress, identify areas where adjustments are necessary, and determine whether amendments or variations to the SURF are required to better serve the evolving needs of the community and align with strategic objectives.</i>	
SEA Input	This amendment strengthens the commitment to monitoring of the City Edge SURF. This amendment in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	This amendment strengthens the commitments to monitoring of the City Edge SURF. The amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No.3. As such the amendment will not have the potential to result in likely significant effects to European Sites.

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3.5 Alterations to Appendix 1 to City Edge Strategic Urban Regeneration Framework

Material Alteration Reference: MA-App1.1	
Amendment No. 54	
Location in SURF: Appendix 1 to the City Edge SURF	Page No.(s): 3
Change proposed definition of Urban Industry From: A building or part thereof used for industrial processes such as light and heavy industry, manufacturing (including advanced manufacturing) and production' to <i>'Urban industry comprises manufacturing, production, and high-value economic activities in more intensive urban formats, located within or close to mixed-use urban areas. It often emphasizes modern, flexible, and sustainable production, that integrates well in an urban environment.'</i>	
SEA Input	This amendment in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.

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AA Input	This minor amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 3. As such the material alteration will not have the potential to result in likely significant effects to European Sites.
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3.6 Alterations to the City Edge SURF: Strategic Flood Risk Assessment Report (SFRA)

Material Alteration Reference: MA-SFRA1.1			
Amendment No. 55			
Location in SURF: Strategic Flood Risk Assessment	Page No.(s): Various Pages		
Carry out the following Material Alterations to the Strategic Flood Risk Assessment:			
- Replace the entire Section 5.1 Overview with the following text: <i>The SURF review is carried out to examine the extent of flooding that may affect the PDA areas and to consider the land uses proposed in respect of their potential vulnerability to flooding.</i> <i>The main risk to the area is fluvial flooding from the Camac River or its tributaries.</i> <i>The SURF contains the following policy and objectives shown in Table 5-1 for managing flood risk including the amended objective 1.</i> <i>The key element of land use within City Edge is that all categories are mixed use, with the use emphasis varying from category-to-category e.g. Res Led Mixed Use, Employment Led Mixed Use etc.</i> <i>The land uses within the Priority Development Areas are identified for mixed use not solely residential or employment use, thereby providing for less vulnerable uses to be accommodated at lower floor levels. The ongoing Camac Flood Alleviation Scheme also represents a future mitigation measure for the City Edge area.</i> Table 5-1: Policy SWRM2: Surface Water/Rainwater Management from the City Edge Surf<table><tr><td><i>Policy SWRM2: Flood Risk and Camac Renaturalisation</i> <i>Ensure that the regeneration of City Edge avoids inappropriate development in areas at risk of flooding, avoids new developments increasing flood risk elsewhere and promotes the renaturalisation of the River Camac.</i></td></tr><tr><td><i>SWRM2 Objective 1:</i> <i>Ensure that all proposed developments take into account the following:</i> <i>The recommendations of the SDCC City Edge Strategic Flood Risk Assessment,</i> </td></tr></table>		<i>Policy SWRM2: Flood Risk and Camac Renaturalisation</i> <i>Ensure that the regeneration of City Edge avoids inappropriate development in areas at risk of flooding, avoids new developments increasing flood risk elsewhere and promotes the renaturalisation of the River Camac.</i>	<i>SWRM2 Objective 1:</i> <i>Ensure that all proposed developments take into account the following:</i> <i>The recommendations of the SDCC City Edge Strategic Flood Risk Assessment,</i>
<i>Policy SWRM2: Flood Risk and Camac Renaturalisation</i> <i>Ensure that the regeneration of City Edge avoids inappropriate development in areas at risk of flooding, avoids new developments increasing flood risk elsewhere and promotes the renaturalisation of the River Camac.</i>			
<i>SWRM2 Objective 1:</i> <i>Ensure that all proposed developments take into account the following:</i> <i>The recommendations of the SDCC City Edge Strategic Flood Risk Assessment,</i>			

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- *The vulnerability classification of proposed land uses as set out in Table 3.1 of The Planning System and Flood Risk Management Guidelines for Planning Authorities (OPW/DEHLG, 2009)*
- *The requirements of DECLG Circular P12/2014*
- *The requirements of the EU Flood Directive and*
- *The flood protection provisions which will come forward from the Camac Flood Alleviation Scheme,*

and where appropriate are accompanied by an individual site-level Flood Risk Assessment.

SWRM2 Objective 2:

Continue engagement with the Office of Public Works and Dublin City Council regarding the River Camac with a view to:

- *Strategic support for the emerging preferred options in the Camac Flood Alleviation Scheme as they affect City Edge*
- *Ensuring proposed solutions support the City Edge objective of renaturalisation of the River Camac and delivery of a linear park*

Ensuring all relevant development contributes towards the objectives of renaturalisation of the River Camac, provision of a linear park and the delivery of the Camac Flood Alleviation Scheme as part of provision of natural infrastructure and surface water management approaches.

SWRM2 Objective 3:

To promote and protect native riparian vegetation along the Camac watercourses and 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.

- Amend Section 5.2.1 Red Cow and Cherry Orchard PDA by inserting the following paragraph as the 6th paragraph:

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It should be noted that a key element of land use within City Edge is that all categories are mixed use, with the use emphasis varying from category-to-category e.g. Res Led Mixed Use, Employment Led Mixed Use etc. The land uses within the Priority Development Areas are identified for mixed use not solely residential or employment use, thereby providing for less vulnerable uses to be accommodated at lower floor levels.

- Amend **Section 5.2.2 Long Mile PDA** by inserting the following paragraph as the 7th paragraph:

As with the Red Cow Cherry Orchard PDA it should be noted that a key element of land use within City Edge is that all categories are mixed use, with the use emphasis varying from category-to-category e.g. Res Led Mixed Use, Employment Led Mixed Use etc. The land uses within the Priority Development Areas are identified for mixed use not solely residential or employment use, thereby providing for less vulnerable uses to be accommodated at lower floor levels.

- Amend **Section 5.3 Conclusion** by inserting the following paragraph as the 4th paragraph:

The OPW currently recommends the use of the current climate scenario flood zones rather than the high end future scenario flood zones in the SDCC development plan to determine if a justification test is required. Based on the current climate scenario flood zones the areas requiring justification tests based on the current climate scenario flood zones are identified in Section 7 of this document.

- Amend **Section 5.3 Conclusion** by deleting *Table 5-1: Review of Justification Test need* in its entirety.

- Amend **Section 6.3 Context** by inserting the following paragraphs at the end of the section:

The key element of land use within City Edge is that all categories are mixed use, with the use emphasis varying from category-to-category e.g. Res Led Mixed Use, Employment Led Mixed Use etc. The land uses within the Priority Development Areas are identified for mixed use not solely residential or employment use, thereby providing for less vulnerable uses to be accommodated at lower floor levels. As part of the development of each Priority Development Area, it is considered essential that these sites are developed in a cohesive and coordinated manner to ensure that the emerging urban centre becomes a vibrant and integrated whole, rather than remaining fragmented by existing industrial uses.

It is also noted that the ongoing Camac Flood Alleviation Scheme represents a key mitigation measure for the City Edge area and that its completion will provide an additional layer of flood protection for lands within the plan boundary.

- Amend **Section 9 Conclusion** by inserting the following sentence to the end of the 2nd paragraph.

This is due to the land uses within the Priority Development Areas being zoned for mixed use not solely residential or employment use, thereby providing for lower vulnerability uses to be accommodated at lower floor levels.

SEA Input

Minor text amendments. The amendments in and of itself does not give rise to additional land use or environmental effects

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	beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	Minor text amendments. The amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No.3. As such the amendment will not have the potential to result in likely significant effects to European Sites.

Material Alteration Reference: MA-SFRA 1.2

Amendment No. 56

Location in SURF: Figure 5-2 of the SFRA

Page No.(s): 30

Amend all relevant maps/figures relating to the Red Cow & Cherry Orchard PDA to relocate the indicative school site outside of Flood Zone B as shown on Figure 5-2 of the City Edge SURF – Strategic Flood Risk Assessment.

Refer to Book of Maps.

SEA Input

This amendment updates the figures and maps to reflect the SFRA findings in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.

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AA Input	This amendment updates the figures and maps to reflect the SFRA findings. The amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No.3. As such the amendment will not have the potential to result in likely significant effects to European Sites.
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Material Alteration Reference: MA-SFRA1.3

Amendment No. 57

Location in SURF: Section 7 of the SFRA

Page No.(s): 38 - 45

Replace Section 7 Justification Tests in its entirety.

Refer to SFRA – Section 7 Justification Tests document.

SEA Input	Amendments to the Justification tests which updates and provides for Justification Tests for 5 identified areas within the City Edge SURF lands in accordance with the criteria set out in Box 4.1 of The Planning System and Flood Risk Management Guidelines for Local Authorities (2009). The amendments in and of itself does not give rise to additional land use or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
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AA Input	Amendment to the Justification tests which updates and provides for Justification Tests for 5 identified areas within the City Edge Surf lands in accordance with the criteria set out in Box 4.1 of The Planning System and Flood Risk Management Guidelines for Local Authorities (2009). The amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No.3. As such the amendment will not have the potential to result in likely significant effects to European Sites.
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