

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

SEA Screening Determination for Proposed Material Alterations to Proposed Variation No. 3 (City Edge Strategic Urban Regeneration Framework) to the South Dublin County Development Plan 2022 - 2028

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. This 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. This 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 during the public consultation period. 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 constituted material alterations to Proposed Variation no. 3, the proposed material alterations would be subject to public consultation.

A Screening Assessment was undertaken using criteria for determining the likely significance of effects as set out in the SEA directive (Directive 2001/42/EC) and Schedule 2 of SI 456 of 2025, as amended). The Screening for Strategic Environmental Assessment (SEA) determination regarding whether the implementation of the proposed material alterations to Proposed Variation No. 3 to the South Dublin County Development Plan 2022 -2028 would be likely to have significant effects on the environment is being made under the above Regulations.

Following this assessment against the criteria, and having regard to the proposed material alternations, a finding of no likely significant effects was concluded.

The principal reasons for this finding are as follows:

1. The proposed material alterations to Variation No. 3 do not have the potential to result in likely significant effects beyond those already assessed and evaluated through the SEA process.
2. The accompanying Screening of the proposed material alterations to Proposed Variation No. 3 to the South Dublin County Development Plan 2022 -2028 has determined that Appropriate Assessment is not required for these proposed material alterations.

Recommendation:

That a determination is made that the proposed material alterations to Variation No. 3 (City Edge Strategic Urban Regeneration Framework) to the South Dublin County Development Plan 2022-2028, will not result in likely significant environmental effects and that Strategic Environmental Assessment (SEA) is not required to be undertaken on the proposed material alteration.



Senior Planner

ORDER:

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It is determined that the proposed material alterations to Variation No. 3 (City Edge Strategic Urban Regeneration Framework) to the South Dublin County Development Plan 2022-2028, will not result in likely significant environmental effects and that Strategic Environmental Assessment (SEA) is not required to be undertaken on the proposed material alteration.

Hazel Craigie

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 County Council