

Headquarters, PO Box 3000  
Johnstown Castle Estate  
County Wexford, Ireland

Ceanncheathrú, Bosca Poist 3000  
Eastát Chaisleán Chaile Sheáin  
Contae Loch Garman, Éire

T: +353 53 916 0600  
F: +353 53 916 0699  
E: info@epa.ie  
W: www.epa.ie  
LoCall: 1890 33 55 99

Senior Executive Officer,  
Forward Planning Section,  
Planning and Transport,  
South Dublin County Council,  
County Hall,  
Tallaght,  
Dublin 24,  
D24 A3XC

16<sup>th</sup> September 2025

Our Ref: SCP250301.2

**Re. Draft Variation No. 1 to the South Dublin County Development Plan 2022-2028 and SEA Environmental Report**

A chara,

We acknowledge your notice, dated 26<sup>th</sup> August 2025, in relation to the Draft Variation No. 1 to the South Dublin County Development Plan 2022-2028 (the Variation) and SEA Environmental Report.

In our role as an SEA environmental authority under the SEA Regulations, we focus on promoting the full and transparent integration of the findings of the Environmental Assessment into the Plan and advocating that the key environmental challenges for Ireland are addressed as relevant and appropriate to the plan. Our functions do not include approving or enforcing SEAs or plans.

As a priority, we focus our efforts on reviewing and commenting on key sector plans. For land use plans at county and local level, we provide a 'self-service approach' via the attached guidance document '[SEA of Local Authority Land Use Plans – EPA Recommendations and Resources](#)'.

This document is updated regularly and sets out our key recommendations for integrating environmental considerations into Local Authority Land Use Plans. We suggest that you

take this guidance document into account and incorporate the relevant recommendations, in finalising and implementing the Variation.

South Dublin County Council should also ensure that the variation aligns with key relevant higher-level plans and programmes and is consistent with the relevant objectives and policy commitments of the National Planning Framework and the Eastern and Midlands Regional Spatial and Economic Strategy.

### **Content of the Environmental Report**

The SEA Regulations set out the information to be contained in an Environmental Report.

#### *Mitigation Measures*

Where you have identified the potential for likely significant effects, you should provide appropriate mitigation measures to avoid or minimise these. You should ensure that the variation includes clear commitments to implement the mitigation measures.

#### *Monitoring*

The Monitoring Programme should be flexible to take account of specific environmental issues and unforeseen adverse impacts should they arise. It should consider and deal with the possibility of cumulative effects. Monitoring of both positive and negative effects should be considered. The monitoring programme should set out the various data sources, monitoring frequencies and responsibilities.

If the monitoring identifies adverse impacts during the implementation of the variation, South Dublin County Council should ensure that suitable and effective remedial action is taken.

Guidance on SEA-related monitoring is available on the EPA website at <https://www.epa.ie/publications/monitoring--assessment/assessment/strategic-environmental-assessment/06695-EPA-SEA-Statements-and-Monitoring-Report.pdf>

#### *Ireland's State of the Environment Report 2024*

In October 2024, the EPA published the latest iteration of our 4-yearly State of the Environment Report. This report should be considered, and relevant aspects integrated as appropriate, in implementing the Plan outputs/ recommendations. It is available at: <https://www.epa.ie/our-services/monitoring--assessment/assessment/state-of-environment-report-/>.

### **Future Amendments to the Variation**

You should screen any future amendments to the variation for likely significant effects.

### **SEA Statement – “Information on the Decision”**

Once the variation is adopted, you should prepare an SEA Statement that summarises:

- How environmental considerations have been integrated into the Variation.
- How the Environmental Report, submissions, observations and consultations have been taken into account during the preparation of the Variation.

- The reasons for choosing the variation adopted in the light of other reasonable alternatives dealt with; and,
- The measures decided upon to monitor the significant environmental effects of implementation of the variation.

You should send a copy of the SEA Statement with the above information to any environmental authority consulted during the SEA process.

Guidance on preparing SEA Statements is available on the EPA website at the following link: <https://www.epa.ie/publications/monitoring--assessment/assessment/strategic-environmental-assessment/06695-EPA-SEA-Statements-and-Monitoring-Report.pdf>.

### **Environmental Authorities**

Under the SEA Regulations, you should consult with:

- Environmental Protection Agency;
- Minister for Housing, Local Government and Heritage;
- Minister for Climate, Energy and the Environment; and,
- Minister for Agriculture, Food, and the Marine.
- any adjoining planning authority whose area is contiguous to the area of a planning authority which prepared a draft plan, proposed variation or local area plan.

If you have any queries or need further information in relation to this submission, please contact me directly. I would be grateful if you could send an email confirming receipt of this submission to: [sea@epa.ie](mailto:sea@epa.ie).

Yours Sincerely,

A black rectangular redaction box covering a handwritten signature.

---

Eleanor Ryan  
SEA Section  
*Office of Radiation Protection and Environmental Monitoring*