

Senior Executive Officer,
Delivery Section,
Planning and Transport,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24,

20th August 2026

Our Ref: SCP260208.3

Re: Proposed Material Alterations to Proposed Variation No. 3 (City Edge Strategic Urban Regeneration Framework) to the Draft South Dublin County Development Plan 2022-2028

A Chara,

We acknowledge your notice, dated 24th July 2026, in relation to the Proposed Material Alterations (the 'Alterations') to Proposed Variation No. 3 (City Edge Strategic Urban Regeneration Framework) to the Draft South Dublin County Development Plan 2022-2028 (the 'Variation').

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.

Proposed SEA Determination

We note your proposed determination regarding the need for SEA of the Alterations

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 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. These should be considered, as appropriate and relevant to the Alterations.

Sustainable Development

In proposing the Alterations, South Dublin County Council should ensure that the Variation, as amended, is consistent with the need for proper planning and sustainable development.

Adequate and appropriate critical service infrastructure should be in place, or required to be put in place, to service any development proposed and authorised during the lifetime of the *Variation*.

In considering the Alterations, South Dublin County Council should consider the need to align with national commitments on climate change mitigation and adaptation, as well as incorporating any relevant recommendations in sectoral, regional and local climate adaptation plans.

South Dublin County Council should also ensure that the Variation is consistent with key relevant higher level plans and programmes.

Future Modifications to the Draft Variation

Where further changes to the Draft Variation are proposed, these should be screened for likely significant effects in accordance with SEA Regulations.

SEA Statement – “Information on the Decision”

Once the Variation is adopted/made, you should prepare an SEA Statement that summarises the following:

- 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.

A copy of the SEA Statement with the above information should be sent 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/EPA_Guidance_web.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 also be grateful if you could send an email confirming receipt of this submission to: sea@epa.ie.

Yours Sincerely,

A solid black rectangular box used to redact the signature of Deirdre French.

Deirdre French

SEA Section

Office of Radiation Protection and Environmental Monitoring
Environmental Protection Agency