

AA Explanatory Note

A Screening Report for Appropriate Assessment (AA) was undertaken during 2023 for a Proposed Variation to the South Dublin County Development Plan (2022-2028) relating to the City Edge Strategic Urban Regeneration Framework (SURF). Following this, an AA Screening Determination was made on 20th July 2023 that a full Natura Impact Report (NIR) would be required to inform an Appropriate Assessment of the Proposed Variation, due to the potential for impacts on European Sites.

Due to the undertaking of extensive background studies to inform the SURF, there has been a time lag between the making of the Screening Determination and the publication of the NIR. The NIR was put on public display along with the Draft SURF and other relevant reports on 13th April 2026.

Additionally, at the time in 2023, the Proposed Variation was referred to as 'number 1'. In the intervening period, there have been two Variations either made or proposed. Accordingly, the City Edge SURF is now Proposed Variation number 3.