

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

**Appropriate Assessment (AA) Screening Determination for**  
**Proposed Variation no. 1 'City Edge' to the South Dublin County Development**  
**Plan 2022-2028**

**Article 6(3) of the EU Habitats Directive 92/43/EEC**

**European Communities (Birds and Natural Habitats) Regulations, 2011 (as amended)**

South Dublin County Council is proposing to carry out a Variation to the South Dublin County Development Plan, 2022-2028 to incorporate a planning framework for the City Edge regeneration area.

This Screening Report for Appropriate Assessment was completed between April and July 2023 by Doherty Environmental Consultants (DEC Ltd.) on behalf of South Dublin County Council, with respect to the requirements outlined in Article 6(3) of the EU Habitats Directive; the European Communities (Birds and Natural Habitats) Regulations, 2011 (as amended); and (inter alia) the Department of Housing, Planning, Community and Local Government's *Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities* (2010).

The EU Habitats Directive Article 6(3) Assessment is an assessment of the potential effects of a land use plan or project on one or more European Sites. The Habitats Directive and the requirements of Article 6(3) have been transposed in Ireland by the European Communities (Birds and Natural Habitats) Regulations, 2011 (as amended).

The Screening carried out indicates that the proposed Variation could result in land use activities that could have the potential to result in negative impacts to the qualifying features of interest of European Sites surrounding the plan area and could have the potential to compromise the achievement of the conservation objectives of these European Sites. In the absence of further detailed information regarding the proposed Variation and appropriate mitigation measures, it cannot be ruled out that the proposed Variation and the future developments facilitated by it, will not have the potential to result in likely significant effects to European Sites.

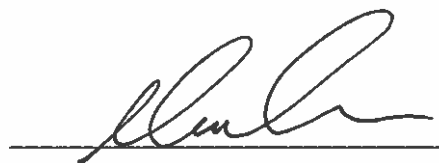
As such, a Natura Impact Report (NIR) is required to inform an Appropriate Assessment of the proposed South Dublin County Development Plan 2022-2028 Variation No. 1: City Edge. The requirement for a Stage II Appropriate Assessment (and associated NIR) is one of the criteria to trigger full Strategic Environmental Assessment (SEA) and as such, this will also be undertaken.

The required public consultation and consultation with prescribed bodies will be carried out during the Variation process.



**Senior Planner**

**Order:** That South Dublin County Council as the Competent Authority, having considered the AA Screening Report prepared by Doherty Environmental Consultancy (DEC Ltd.) makes a determination that, having regard to the requirements outlined in the relevant legislation, the potential for the proposed Variation to result in land use activities that could result in negative impacts to the qualifying features of interest of European Sites surrounding the plan area, and the potential to compromise the achievement of the conservation objectives of these European Sites, cannot be excluded at the screening stage. As such, South Dublin County Council have determined that it cannot be excluded, on the basis of objective information, that the proposed Variation and the future developments facilitated by it, will not have the potential to result in likely significant effects to European Sites. On the basis of this determination, a Natura Impact Report (NIR) is required to inform an Appropriate Assessment of the proposed South Dublin County Development Plan 2022-2028 Variation No. 1: City Edge.



**Director Land Use Planning and  
Transportation**

Date: 20 July 2023