

SEA Explanatory Note

A Screening Report for Strategic Environmental Assessment (SEA) 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, a SEA Screening Determination was made 20th July 2023 that there was potential for the Proposed Variation to have significant effects on the environment and that a full SEA was therefore required. Accordingly, a SEA Scoping report was prepared to establish the scope, level of detail and approach required for the SEA of the Proposed Variation and consultation was undertaken with the required bodies. Due to the undertaking of extensive background studies to inform the SURF, there would have been a time lag between the preparation of the Scoping Report and the full SEA report. Therefore, a second updated Scoping Report was prepared during 2025 and consultation was again undertaken with the required bodies. The full SEA report 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 in the Screening and Scoping Reports and Determination 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.