

# Dún Laoghaire-Rathdown County Council

## LOCAL GOVERNMENT ACTS 1925 - 2014

### RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

#### AA Screening Determination

#### **Appropriate Assessment (AA) Screening Determination under Section 177U, Part XAB of the Planning and Development Act 2000, (as amended) for proposed Variation No. 1 of the Dún Laoghaire-Rathdown County Development Plan 2022-2028**

Dún Laoghaire-Rathdown County Council (DLRCC) is preparing a proposed Variation to the Dún Laoghaire-Rathdown County Development Plan 2022-2028 under Section 13 of the Planning and Development Act 2000 (as amended).

An AA Screening determination as to whether proposed Variation No. 1 to the Dún Laoghaire-Rathdown County Development Plan 2022-2028 (CDP) is likely to have a significant effect on the integrity of European sites, alone or in-combination with other plans and projects is being made under Section 177U, Part XAB of the Planning and Development Act 2000, (as amended).

The purpose of the proposed Variation is to increase the quantum of residential zoning in the County, in line with recent changes in National planning policy under the National Planning Framework (NPF) First Revision. The proposed Variation will consider rezoning of lands, including rezoning of agricultural and green belt lands – contiguous to existing zoned areas – in the south of the County, as well as rezonings in Sandymount, for residential use.

Proposed Variation number 1 to the Dún Laoghaire Rathdown County Development Plan 2022–2028 is to respond to the recent changes in National planning policy, namely the publication of the (NPF) First Revision and the publication of the following Section 28 Guidelines,

- NPF Implementation: Housing Growth Requirements, July 2025,
- Planning Design Standards for Apartments, Guidelines for Planning Authorities, July 2025
- and
- Sustainable Residential Development and Compact Settlement Guidelines, 2024.

Following an assessment of the proposed Variation No. 1 it was determined that AA is required for the proposed Variation No. 1. The principal reasons for this are as follows:

- The proposed Variation is not directly connected with or necessary to the management of any European Sites.
- The proposed Variation may, on the basis of objective information, individually, or in-combination with other plans and projects, if unmitigated, have likely significant effects on European sites in the County, in view of site conservation objectives and best scientific knowledge.

The rezoning of agricultural and green belt lands for residential use has the potential to generate environmental impacts that could be transmitted to European sites in the County and surrounding Zone of Influence. The proposed Variation supports the carrying out of additional residential development and associated infrastructural development in the County. This development has the potential to result in likely significant effects on the Qualifying Interests and Special Conservation Interests of European sites (in the absence of mitigation) from the following: loss/reduction of habitat area; habitat or species fragmentation; disturbance to key species; reduction in species density; changes in key indicators of conservation value (water quality etc.); and climate change.

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Considering this, it is necessary for DLRCC to complete AA of the proposed Variation and an associated Natura Impact Report (NIR).


I recommend the proposed determination as set out above.

  
Senior Executive Planner

12/11/25  
Date

Endorsed: Howe McCann  
Senior Planner

**ORDER:** Dún Laoghaire-Rathdown County Council has determined that it is necessary for DLRCC to complete AA of the proposed Variation and an associated Natura Impact Report (NIR) of the Variation No. 1 to the Dún Laoghaire-Rathdown County Development Plan 2022-2028 under Section 13 of the Planning and Development Act 2000 (as amended).

Signed:   
Approved Officer

12/11/25  
Date