



Draft Strategic Environmental Assessment

Environmental Report



DESIGNING AND DELIVERING
A SUSTAINABLE FUTURE

PROPOSED VARIATION NO. 1 TO DÚN LAOGHAIRE - RATHDOWN COUNTY DEVELOPMENT PLAN 2022 - 2028

Draft Strategic Environmental Assessment Environmental Report

Prepared for:

Dún Laoghaire - Rathdown County Council



Date: December 2025

Document No:

P25283-FT-EGN-XX-RP-EN-0001

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DRAFT STRATEGIC ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL REPORT FOR PROPOSED VARIATION NO. 1 TO THE DÚN LAOGHAIRE-RATHDOWN COUNTY DEVELOPMENT PLAN 2022 - 2028

REVISION CONTROL TABLE, CLIENT, KEYWORDS AND ABSTRACT

User is responsible for Checking the Revision Status of This Document

Rev. No.	Description of Changes	Prepared by:	Checked by:	Approved by:	Date:
1	Draft	ESD/JC/JB/RD/NSC	RD	RD	17/12/2025

Client: Dún Laoghaire - Rathdown County Council

Keywords: Strategic Environmental Assessment, SEA, Variation, Housing, Development, Plan, Dún Laoghaire-Rathdown

Abstract: Fehily Timoney and Company is pleased to submit this Draft Strategic Environmental Assessment Environmental Report to Dún Laoghaire-Rathdown County Council for Proposed Variation No. 1 to the Dún Laoghaire-Rathdown County Development Plan 2022 - 2028.

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NON-TECHNICAL SUMMARY

Introduction

Dún Laoghaire-Rathdown County Council (DLR) has prepared Proposed Variation No. 1 (herein referred to as the 'Proposed Variation' or the 'Variation') to the Dún Laoghaire-Rathdown County Development Plan 2022 - 2028 (herein referred to as the 'CDP'). A Strategic Environmental Assessment (SEA) has been undertaken for the Proposed Variation. The purpose of the SEA is to identify and evaluate the likely significant environmental effects of implementing Proposed Variation.

This is the non-technical summary of the Draft SEA Environmental Report for the Proposed Variation.

Approach to SEA

The SEA process can be defined by four stages, all of which include some level of consultation with stakeholders and the public. These stages are defined as:

- Stage 1 – Screening: deciding whether an SEA is required, or not.
- Stage 2 – Scoping: establishing the spatial and temporal scope of the SEA and a decision-making framework that can be used to evaluate impacts.
- Stage 3 – Identification, Prediction, Considerations of Alternatives, Evaluation and Mitigation of Potential Impacts.
- Stage 4 – Consultation, Revision and Post-Adoption. This includes the implementation of statutory SEA monitoring.

The SEA process runs in parallel with the Appropriate Assessment (AA) process, which is an assessment process focusing on the potential effects of a plan or project on sites designated for nature protection known as 'European Sites.'

The Proposed Variation

The Proposed Variation to the CDP is being made in response to recent changes in national planning policy, namely:

- The preparation of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (January 2024)
- The publication of the National Planning Framework (NPF) First Revision (April 2025)
- The preparation of NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (July 2025)
- The preparation of the Design Standards for Apartments, Guidelines for Planning Authorities (July 2025)

The overarching purpose of the Proposed Variation is to respond in a plan-led, strategic and environmentally responsible manner to the national requirement to increase the supply of zoned land so new homes can be delivered at pace and in the right places.



The Environmental Baseline

An evaluation and a characterisation of the current state of the environment likely to be affected by the Proposed Variation has been undertaken to inform the SEA process.

The following Environmental Components were considered during this evaluation:

- Population and Human Health
- Biodiversity, Flora and Fauna
- Landscape and Visual Amenity
- Cultural Heritage - Archaeological and Architectural
- Soils
- Land Use
- Air Quality & Noise
- Water
- Material Assets
- Tourism and Recreation
- Climate Change

A non-technical and high-level summary of the baseline environment is provided in the table below. This table provides an overview of the baseline environmental features present in Dún Laoghaire-Rathdown County.

Environmental Component	Summary of the Baseline Environmental Characteristics
Population and Human Health	<ul style="list-style-type: none">• In the 2022 Census, the total population of Dún Laoghaire-Rathdown was 233,860 persons, showing the trend of an increase in total population in the County by ca. 7.3% (15,842 persons)¹ since the previous Census.• Dún Laoghaire-Rathdown is identified by the Eastern and Midland Regional Assembly Regional Spatial and Economic Strategy (RSES) 2019-2031 as being part of the Dublin Metropolitan Area. The transitional population projection for the Dublin Metropolitan Area until 2031 is 1.59 million persons.
Biodiversity, Flora and Fauna	<ul style="list-style-type: none">• The Dublin Bay United Nations Educational, Scientific and Cultural Organisation (UNESCO) Biosphere Reserve in North Bull Island is a designated Biosphere Reserve.• There are 5 no. designated SACs within, partially within or adjacent to Dún Laoghaire-Rathdown, including: South Dublin Bay SAC (00210); Ballyman Glen SAC (000713); Knocksink Wood SAC (000725); Wicklow Mountains SAC (002122); and Rockabill to Dalkey Island SAC (003000).• There are 3 no. designated SPAs within, partially within or adjacent to Dún Laoghaire-Rathdown, including: South Dublin Bay and River Tolka Estuary SPA (004024); Dalkey Islands SPA (004172); and Wicklow Mountains SPA (004040).• There is one designated Ramsar site adjacent to the Local Authority boundary; Sandymount Strand/Tolka Estuary.

¹ Central Statistics Office. 2022. [FY003B - Population and Actual and Percentage Change 2006 to 2022 \(cso.ie\)](https://data.cso.ie/table/FY003B)
<https://data.cso.ie/table/FY003B>; Accessed 18/11/2025.



Environmental Component	Summary of the Baseline Environmental Characteristics
	<ul style="list-style-type: none"> There are 7 pNHAs within or partially within the County, including: South Dublin Bay (000210); Booterstown Marsh (001205); Dalkey Coastal Zone and Killiney Hill (001206); Fitzsimons Wood (001753); Loughlinstown Woods (001211); Knocksink Wood (000725); Ballyman Glen (000713); Dingle Glen (001207); and Ballybetagh Bog (001202). The Wicklow Mountains National Park is partially located within the south-west of the County. There is one Nature Reserve adjacent to the south of Dún Laoghaire-Rathdown, at Knocksink Wood.
Landscape and Visual Amenity	<ul style="list-style-type: none"> The east boundary of the County runs along the coastline which includes beaches, cliffs and marshes. To the south and west of the County gives a way to agricultural lands and then rises into the upland scenic area of the Dublin Mountains. The coast and the Dublin Mountains are significant features of the County and are used for a variety of purposes. The current Landscape Character Assessment divides the rural parts of the County into 14 Landscape Character Areas. In addition to this, Specific Views and Prospects for protection have been identified. High Amenity Areas have also been identified in the County.
Cultural Heritage - Archaeological and Architectural	<ul style="list-style-type: none"> There are hundreds of Recorded Monuments within the County. These monuments are concentrated within and adjacent to the existing built-up footprint of the County and in the rural areas. Enclosures, fulacht fias, castles, churches and graveyards are amongst the most common recorded monuments. There are approximately 2,100 entries to the Record of Protected Structures within the County, which include many notable buildings in the County such as: the Martello Tower in Sandycove; the Blue Church in Kiltiernan and Shanganagh Castle; Marlay House; Cabinteely House; Martello Towers and Carnegie Libraries; and the Dún Laoghaire Baths Pavilion. There are various ACAs designated within the County.
Soils	<ul style="list-style-type: none"> Dominant soil types in the county include Urban Soils and Lithosol Soils. Other soil types in the county include Alluvial soils, Brown Podzolics, Luvisols and Brown Earths
Land Use	<ul style="list-style-type: none"> Land use for Dún Laoghaire-Rathdown mainly comprises urban fabric, discontinuous urban fabric, industrial or commercial units, agricultural land use, pastures, forest and transitional woodland-scrub.
Air Quality and Noise	<ul style="list-style-type: none"> The Air Quality in Ireland 2024 report prepared by the EPA identifies that Air quality in Ireland is moving in a positive direction, however Ireland has not yet met the Clean Air strategy and guidelines set forth by the World Health Organisation. Air quality monitoring results in 2024 show that the most significant pollutants in Ireland are Particulate Matter (PM10 and PM2.5) from burning of solid fuels and Nitrogen Dioxide (NO₂) from vehicular emissions. Under the Clean Air for Europe Directive [Directive 2008/50/EC, the Dublin conurbation is with 'Zone A' of the four zones in Ireland. The current air quality in Dún Laoghaire-Rathdown is identified by the EPA as being of Good status.



Environmental Component	Summary of the Baseline Environmental Characteristics
Water	<ul style="list-style-type: none"> The County is located mainly within the Liffey and Dublin Bay and Ovoca-Vartry catchments. The WFD status of coastal water bodies (2019-2024) for the Southwestern Irish Sea - Killiney Bay, Dublin Bay and Irish Sea are currently identified as being of 'Good' status. The WFD groundwater status (2019-2024) underlying Dún Laoghaire-Rathdown is largely identified as being of 'Good' status, with an area of 'Poor' status to the southeast of the County. The WFD status of rivers and streams (2019-2024) draining Dún Laoghaire-Rathdown ranges from good (sections of rivers and streams, including Carrickmines, Shanganagh and Dargle), to moderate (sections of rivers and streams including Dodder and Owenadoher) and to poor (sections of rivers and streams including Brewery and Kill of the Grange). Bray, Loughlinstown, Old Connaught/Wilford, Shankhill (Crinken) were identified by the OPW in 2012 as Areas for Further Assessment.
Material Assets	<ul style="list-style-type: none"> Dún Laoghaire-Rathdown is traversed by two major roads networks – the M50 and the M11/N11. The County is served by the DART Train, the Luas Green Tram Line, Dublin bus, private bus operators and a number of intercity commuter train services. The existing Green Infrastructure in County boasts many key features and activities along the coast and across the urban, rural and upland areas. Many of these are iconic in nature, including the numerous rivers, streams, parks and open spaces of County and regional significance. Wastewater treatment capacity for the area is provided by Ringsend Wastewater Treatment Plant WWTP and Shanganagh WWTP.
Tourism and Recreation	<ul style="list-style-type: none"> Tourism and recreation are influenced by a range of factors in Ireland. International tourism has increased in recent years. Fáilte Ireland has published their four brand strategies which will define the spatial scope and spread of future tourism developments within Ireland. The 'Dublin – A breath of Fresh Air' brand was launched, and the global brand success resulted in infrastructure demands to previously less-visited areas. At a county level, DLR has developed the Dún Laoghaire-Rathdown Tourism Strategy 2024 – 2028.
Climate Change	<ul style="list-style-type: none"> Dún Laoghaire-Rathdown is affected by climate change policy and issues broadly. The Climate Action and Low Carbon Development (Amendment) Act 2021 was established to provide for the approval of plans by the Government in relation to climate change. This aims at pursuing the transition to a climate resilient, biodiversity rich and climate neutral economy by no later than the end of the year 2050. Ireland's Climate Action Plan 2025 (CAP25) set out Ireland's national and sectoral targets in this regard. The Dún Laoghaire-Rathdown Local Authority Climate Action Plan 2024 - 2029 (LACAP) defines organisational at community/local level action for climate mitigation and adaptation in the County. Future changes in climate and associated impacts on sea level, rainfall patterns/intensity and river flow will influence flooding frequency and extent in the future. Local Authorities in compliance with the Regional Planning Guidelines are attempting to adopt sustainable flood risk strategies in areas likely to be at risk of flooding in the future in the context of climate change and changing weather patterns. Changes to climate could lead to an increase in flooding events in Ireland.



Further information on the baseline environment, including specific detail on areas subject to proposed zoning objective changes, and a comprehensive suite of baseline environment mapping, is provided in section 4 of this SEA Environmental Report.

Evolution of the Baseline Environment

The SEA Directive requires that consideration is given to the likely evolution of the baseline environment in the event the Variation is not adopted and implemented. It is predicted that the following would occur in the event the Proposed Variation is to the CPD is not made:

- There would be absence of an appropriately focused strategy for developing additional housing and supporting infrastructure to meet housing targets for the County.
- There would be insufficient lands zoned for residential use, resulting in constraints on housing development in the County. This would increase the likelihood that housing targets for the County would not be achieved.
- Planning and environmental protection requirements defined in legislation, the current CDP and higher order plans would still apply to Dún Laoghaire-Rathdown.
- There would not be a strong planning framework for delivering additional housing in line with housing targets, however.
- The baseline environment would still be strongly influenced by the current CDP, the Dún Laoghaire-Rathdown, Dún Laoghaire-Rathdown Biodiversity Action Plan 2021-2025 and Local Area Plans (LAPs) for the County, including the recently adopted Old Connaught and Kiltiernan-Glenamuck LAPs.
- The development of additional housing and supporting infrastructure in Dún Laoghaire-Rathdown would not be subject to strategic and appropriately focussed development control. There would be a greater risk of improper planning and unsustainable development occurring in the County. This scenario has the potential to result in adverse environmental effects on all environmental components due to the carrying out of inappropriate development, including adverse effects on:
 - Population and Human Health – e.g., through reductions in residential amenity, noise, dust.
 - Biodiversity – e.g., through the loss of valuable habitat, habitat fragmentation, effects on protected species.
 - Landscape Character and Visual Amenity – e.g., through loss of scenic value, diminishment of landscape character and visual amenity.
 - Cultural Heritage – e.g., through effects on or diminishment of built heritage including protected structures and historic fabric.
 - Soils – e.g., through ground contamination, effects on soil structure and function.
 - Land use – e.g., as a result of development-led planning, which is unsustainable, incoherent and inconsistent with good planning practice and higher-order planning policy.
 - Water – e.g., through the carrying out development that result in adverse effects on water quality or increased flood risk.
 - Material Assets – e.g., as a result of failing to provide supporting infrastructure and services (e.g., water supply, wastewater services) for additional housing development to be carried out in the County in the long-term.



- The potential positive effects of the Proposed Variation on environmental components will not be realised, including potential positive effects on:
 - Population and Human Health – e.g., through the delivery of sustainable, plan-led, environmentally responsible housing and supporting infrastructure.
 - Biodiversity – e.g., through the implementation of measures that afford focussed protection to biodiversity in areas likely to be subject to future housing development.
 - Landscape Character and Visual Amenity – e.g., through the implementation of measures that control the scale and appearance of built development and serve to protect and enhance landscape character and visual amenity.
 - Cultural Heritage – e.g., through appropriately focussed measures that ensure adequate consideration is given to potential effects on built and archaeological heritage during the carrying out of additional housing development.
 - Land use – e.g., through the promotion of plan-led, strategic and environmental responsible housing development.
 - Water – e.g., through the adoption of appropriately focussed pollution prevention measures and the application of good and proper flood risk management under the land use planning process.
 - Material Assets – e.g., through the appropriately phased delivery of supporting infrastructure and services in the County (e.g., water supply, wastewater services) in line with housing development.

Strategic Environmental Objectives

Strategic Environmental Objectives (SEOs) are methodological measures which facilitate the development of targets against which the environmental effects of a plan or programme can be assessed. They are based on wider environmental protection objectives on a local, regional, national, European and international level. They are high-level in nature and set strategic goals for improvement. SEOs have already been developed for the current DLR CDP. It has been assessed that these SEOs are applicable to the Proposed Variation can be used to measure the environmental effects of the Proposed Variation.

Two additional SEOs to support the measurement of the effects of the Proposed Variation has been defined. These are as follows:

- Biodiversity, Flora and Fauna (BFF): Aim for no net contribution to biodiversity losses or deterioration, and seek opportunities to achieve Biodiversity Net Gain, in response to the biodiversity emergency, and in line with the objectives of the National Biodiversity Action Plan 2023 - 2029.
- Climate (C): Support the achievement of Dún Laoghaire-Rathdown Local Authority Climate Action Plan 2024 - 2029 (LACAP) Objectives and Actions.
- Air Quality (and Noise) (A): Support the achievement of Actions for Dún Laoghaire-Rathdown defined in the Dublin Agglomeration Noise Action Plan 2024-2028.



Description and Evaluation of Plan Alternatives

The SEA Directive requires that reasonable alternative means of achieving the strategic goals of the Proposed Variation (taking into account the objectives and the geographical scope of a plan or programme) are identified, described and evaluated for their likely significant effects on the environment. Such reasonable alternatives must be realistic and capable of implementation. Reasonable alternatives were assessed against the SEOs established for the aspects of the baseline environment which are likely to be significantly affected by the Variation.

The underpinning goal of the reasonable alternative evaluation process was to ensure that the selection of preferred alternatives by the local authority is informed by environmental considerations.

Reasonable alternatives to the Proposed Variation were identified as the Variation-making process evolved. Details on all Reasonable Alternatives considered during Variation-making and a brief summary of reasoning for selecting preferred alternatives are presented in the table below.



Theme	Description of Reasonable Alternatives	Preferred Alternatives	Reasons for Selecting Preferred Alternative
Environmental Ambitions	Alternative 1: Aim to deliver environmental protection in line with current legislative and higher-order policy requirements.	Alternative 2	Adopting a more ambitious approach to environmental management, however, would increase the likelihood and magnitude of potential positive effects associated with implementing the Proposed Variation. It was therefore decided to incorporate ambitious environmental enhancement related measures into the Proposed Variation, that deliver both environmental protection and enhancement, in line with both current legislation and policy, and emerging policy.
	Alternative 2: Aim to deliver both environmental protection and enhancement, going beyond current legislative and higher-order policy requirements.		
Environmental Commitments	Alternative 1: Relying on the existing strong framework of environmental mitigation defined in the current Dún Laoghaire–Rathdown County 2022 - 2028.	Alternative 2	It was decided to adopt a 'belt and braces' approach and define more focused environmental mitigation relevant to objectives and lands subject to zoning changes under the Proposed Variation. Rather than relying on 'general' overarching mitigation defined in the current CDP, additional 'specific' mitigation was integrated into the Proposed Variation to support the delivery of environmental protection and enhancement in line with the overall ambitions for the Variation.
	Alternative 2: Adopting a 'Belt and Braces' approach, and developing and adopting a more focused framework of environmental mitigation for lands subject to zoning objective changes under the Proposed Variation.		
Need for Additional Residential Zoning	Alternative 1: Not providing additional residential zoning (i.e. headroom) under the Proposed Variation, and instead relying on adherence to Section 28 Guidelines to support in the achievement of new housing targets. This approach would lead to a lower quantum of rezoning.	Alternative 2	It was decided, due to the pressing need for additional housing in the County and Ireland overall, that additional lands would be zoned for residential development under the Proposed Variation. The zoning of lands for potentially large scale development naturally has the potential to generate a range of negative environmental effects on various environmental components (in the absence of appropriate mitigation),



Theme	Description of Reasonable Alternatives	Preferred Alternatives	Reasons for Selecting Preferred Alternative
	Alternative 2: Providing additional residential zoning, in addition to ensuring adherence to latest Section 28 Guidelines, to support in the achievement of new housing targets.		however, the expedited delivery of a substantial quantity of additional housing and supporting infrastructure in the County, has the potential to generate very significant positive effects for population and human health material assets (through the delivery of safe, comfortable and sustainable housing, in line with good planning practice) and material assets.
Land Use Strategy	Alternative 1: Zoning lands contiguous to existing zones area for additional residential development.	Alternative 1	It was determined that only zoning lands contiguous to existing zoned lands for additional housing and supporting infrastructure would avoid potential significant adverse effects associated with development in more remote or sensitive parts of the County, and would be more in alignment with higher-order and inter-related policy (e.g., sustainable land use/travel/transport policy defined in the NPF - First Revision, the Eastern and Midlands Regional and Spatial Economic Strategy, the National Sustainable Mobility Policy etc.).
	Alternative 2: Zoning lands discrete from existing zones areas for additional residential development.		



Evaluation of the Environmental Effects of Variation Implementation

A detailed evaluation of the potential effects of the Preferred Variation on the baseline environment was carried out in accordance with the SEA Directive and best practice guidelines. A concise and non-technical summary of the key environmental effects associated with implementing the Proposed Variation implementation is presented below.

Potential Negative Environmental Effects (In the absence of environmental mitigation)

- The Proposed Variation supports the carrying out of housing and infrastructural development. The construction phases of such development has the potential to result in environmental impacts, such as dust, noise, or traffic disruption, that may affect various environmental components, including population and human health, the air quality environment, the noise environment, the water environment, biodiversity or traffic and transport conditions. The operational phases of this development has the potential to result in environmental effects on various environmental components, such as population and human health, traffic and transport conditions, landscape character and visual amenity.
- Development construction activities, generally, may generate dust emissions, vibration or noise that may impact residential amenity, human health and well-being, and biodiversity.
- The Proposed Variation provides a land use framework for development that has the potential to generate environmental impacts (e.g., habitat loss) that directly or indirectly cause adverse effects on European sites, such as disturbance to key species, reduction in species density, impact on non-designated sites or habitat that support European sites, or changes in indicators of conservation value.
- Development may lead to adverse effects on biodiversity, including loss, disturbance or damage to biodiversity, flora and fauna; effects on important sites and their ecological features/qualifying interests (e.g., Dingle Glen pNHA); effects on ecological connectivity; and effects on locally important biodiversity (e.g., wildlife corridors).
- Development may generate an increase in the quantum of light transmitted to sensitive ecological receptors, resulting in increased vulnerability and sensitivity of light-sensitive species (e.g., the Whiskered Bat, Daubenton's Bat).
- The Proposed Variation supports development construction at greenfield locations where invasive species may exist. Construction and waste management activities may increase the risk of the spread of invasive species.
- Greenfield development may damage known heritage features (e.g., Fulacht fiadh) or unknown archaeological remains.
- The Proposed Variation is supportive of the carrying out of development at sensitive locations (e.g., Crinken/Rathmichael Stream, Woodbrook House etc.) which could potentially effect sensitive aspects of the environment, including biodiversity (habitats and species), water quality, landscape character and visual amenity, and built and archaeological heritage.
- Development, including large-scale development of a sizeable mass and form, may generate negative impacts on built heritage (e.g., protected structures) and historic fabric, including historic structures present in the Woodbrook area.. Development supported by the Proposed Variation may negatively effect on the setting of heritage assets and sense of place, generally.
- Significantly scaled residential development may adversely affect visual amenity in the vicinity of these developments, streetscape character and wider landscape character.



- Inappropriate or improperly designed greenfield development may contribute to significant hydrological changes and increases in flood risk.
- Development may generate adverse effects upon the status of water bodies arising from changes in quality, flow and/or morphology.
- Development will increase the quantum of water supply, wastewater and energy provisions and infrastructure required in the County.
- Major development arising due to the Proposed Variation may generate an increase in traffic levels resulting in effects on existing traffic and transportation conditions and dynamics.
- Development related excavation has the potential to result in the generation of substantial levels of material and waste, that will need to be appropriately and sustainably managed in accordance with 'Waste Hierarchy' principles.
- Infrastructure development may have the potential to restrict or reduce the quality of resources important for recreation and/or tourism.
- Linear transport development (including active travel development) has the potential to negatively affect biodiversity and ecological connectivity (through habitat loss/fragmentation).

Potential Positive Environmental Effects

- Proposed Variation objectives, as defined, have the potential to contribute to the provision of additional housing, and sustainable development and proper planning in accordance with the land use planning framework and higher order planning policy and other inter-related policy, resulting in positive effects across all environmental components. The implementation of the Proposed Variation has the potential to support strategic, plan-led, balanced, integrated and socially beneficial development and environmental protection and enhancement in the County.
- The Proposed Variation will support compact growth, sustainable land use, sustainable transportation, and the sustainable provision and optimised utilisation of Material Assets.
- The promotion of sustainable residential development in accordance with compact growth principles has the potential to generate positive effects on population and human health (through the provision of much-needed housing), material assets, lands, soils and geology (promotion of compact development and prevention of sprawl) and air and climate (by promoting compact and connected development, reducing the need to travel by private car).
- The delivery of housing and community infrastructure has the potential to generate positive effects on population and human health (people and communities).
- The promotion of sustainable land use, sustainable transportation and public transport may support modal shift and the use of public transportation, resulting in potential positive effects on population and human health, local air quality and climate.
- The Proposed Variation is supportive of the minimisation of flood risk in the County area. This will generate positive environmental effects on water quality, hydrology and biodiversity. Reducing flood risk can generate significant, positive effects for a variety of environmental receptors that could be negatively impacted by flood events, including human receptors, material assets, ecological receptors and cultural heritage assets.
- The Proposed Variation supports the development of Nature-Based Solutions (NBS) - in response to flood and climate related risk - which are supportive of biodiversity protection and enhancement. The promotion of NBS has the potential to create positive effects for biodiversity, flora and fauna, water quality and hydrology.



- The framework of locally focused, environmental protection and enhancement related policies and objectives integrated into the Proposed Variation support the carrying out of considered, appropriate development sensitive to the receiving environment at areas subject to rezoning (e.g., Kiltiernan, Rathmichael, Old Connaught, Woodbrook). Generally, this has the potential to generate positive effects on all environmental components.

Transboundary Environmental Effects

The Proposed Variation does not have the potential to introduce sources of impact that may be transmitted outside of Ireland, considering the nature of the proposed changes to the current CDP and the location of the County.

Mitigation Measures

The SEA Directive requires that mitigation measures to prevent, reduce and as fully as possible offset any potential significant negative environmental effects due to the implementation of a plan are defined.

The following forms of mitigation have been adopted to mitigate the negative environments of the Proposed Variation and maximise its potential positive effects:

- Mitigation through consideration of alternatives.
- Mitigation through environmental mitigation defined in the current CDP, and through embedding/integrating environmental considerations into the Proposed Variation.

A number of alternatives were considered at an early stage in the Variation development process. The environmental effects of these alternatives were evaluated during the SEA process. The preferred Proposed Variation was chosen over other alternative options having due regard to the potential environmental effects (positive and negative) associated with the alternatives considered.

The development of the Proposed Variation was carried out in parallel with the SEA and AA processes. Regular communication and interactions took place between the Environmental Assessment Team and DLR. Environmental considerations that came to light during the SEA and AA processes, including consultation processes, were regularly communicated to DLR.

Environmental mitigation applicable to the County are already defined in the current CDP. These mitigation measures will apply to the Proposed Variation. A strong level of embedded environmental mitigation was also present in early drafts of the emerging Proposed Variation.

The 'embedded' mitigation in the Proposed Variation, and the relevant mitigatory policy objectives already defined in the DLR CDP serve to prevent and minimize potential significant adverse effects that may occur during the implementation of the Proposed Variation. These measures may also maximise potential environmental benefits and co-benefits associated with the Proposed Variation.

Where necessary, additional environmental mitigation, in the form of amendments to Proposed Variation objectives, were integrated into the Proposed Variation to mitigate the potential negative environmental effects of implementing the Variation. This process was carried out in an iterative manner to ensure optimal environmental outcomes. Environmental considerations were also integrated into the process so as to facilitate maximising identified positive environmental effects of the Proposed Variation.



Conclusions

The reasonable alternatives presented in Section 6 of this Draft SEA Environmental Report has resulted in the development of a Proposed Variation that achieves the best environmental outcomes in comparison to other reasonable alternatives considered.

Environmental protection-related policy objectives defined within the current DLR CDP, which apply to the Proposed Variation objectives, will mitigate potential significant negative effects associated with the Variation. The implementation of the environmental mitigation measures embedded and integrated into the Proposed Variation will also serve to prevent and reduce potential significant negative environmental effects due to the implementation of the Variation.

No further mitigation measures are required for the Proposed Variation.

Monitoring Measures

The SEA Directive requires that the environmental effects of the implementation of a plan or programme (or plan variation in this case) are monitored in order 'to identify at an early stage unforeseen effects, and to be able to undertake appropriate remedial action.'

It is proposed that existing SEOs and associated indicators and targets defined in the current CDP are used to monitor the environmental effects of the implementation of the Proposed Variation. The SEOs, indicators and targets defined are deemed appropriate for measuring the full range of potential environmental effects that may occur due to the implementation of the Variation. Utilising these existing SEO will also avoid the unnecessary duplication of environmental monitoring processes.

Where monitoring identifies that the implementation of the Variation is having a significant negative environmental effect, an in-depth review of the CDP should take place and the CDP should be updated in a manner that satisfactorily mitigates these environmental effects (i.e., through the adoption of additional environmental mitigation measures). Similarly, where monitoring indicates that potential positive environmental effects associated with Variation implementation are not being adequately realised, the Variation should be reviewed and updated in a manner that supports the realisation of all potential positive environmental effects, having regard to the ambitions and goals of the CDP and the Proposed Variation.

Two additional SEOs have been defined for the CDP/Proposed Variation. Details on these SEOs, including their Monitoring Indicators and Targets are presented in the table below. These SEOs have been included to ensure alignment with the latest wider environmental protection objectives.



Environmental Component	SEO	Monitoring Indicator	Targets	Data Sources
Biodiversity, Flora and Fauna (BFF)	Aim for no net contribution to biodiversity losses or deterioration, and seek opportunities to achieve Biodiversity Net Gain, in response to the biodiversity emergency, and in line with the objectives of the National Biodiversity Action Plan 2023 - 2029.	Compliance of development with actions providing for the protection and enhancement of Biodiversity, Flora and Fauna defined in the DLR County Biodiversity Action Plan 2021 - 2025.	No contravention of actions providing for the protection and enhancement of Biodiversity, Flora and Fauna defined in the County Biodiversity Action Plan.	Internal monitoring of proposed developments. Internal Reporting for DLR County Biodiversity Action Plan.
		Number of developments consented that deliver biodiversity enhancement.	Increase number of developments consented that deliver biodiversity enhancement.	Internal monitoring of proposed developments.
Climate (C)	Support the achievement of Dún Laoghaire-Rathdown Local Authority Climate Action Plan 2024 - 2029 (LACAP) Objectives and Actions.	Status of Objectives and Actions for the LACAP.	Achievement of Objectives and Actions for the LACAP.	Internal Reporting on Key Performance Indicators under the Dún Laoghaire-Rathdown Local Authority Climate Action Plan 2024 - 2029.
Air Quality (and Noise)	Air Quality (and Noise) (A): Support the achievement of Actions for Dún Laoghaire-Rathdown defined in the Dublin Agglomeration Noise Action Plan 2024-2028.	Status of Actions for the Dublin Agglomeration Noise Action Plan 2024-2028.	Achievement of Actions for the Dublin Agglomeration Noise Action Plan 2024-2028.	Internal monitoring of DLR performance under the Dublin Agglomeration Noise Action Plan 2024-2028.



1. INTRODUCTION

1.1 Background

Dún Laoghaire-Rathdown County Council (DLR) has prepared Proposed Variation No. 1 (herein referred to as the 'Proposed Variation' or the 'Variation') to the Dún Laoghaire-Rathdown County Development Plan 2022 - 2028 (herein referred to as the 'CDP'). A Strategic Environmental Assessment (SEA) has been undertaken for the Proposed Variation. The purpose of the SEA is to identify and evaluate the likely significant environmental effects of implementing Proposed Variation.

1.2 SEA Environmental Report

This document has been produced by FT and is the Draft SEA Environmental Report for the Proposed Variation. It forms the main written output of the SEA process and as such presents information on the environmental assessment and likely environmental issues related to the implementation of the Proposed Variation.

The broad purpose of this SEA Environmental Report was as follows:

1. Identify, evaluate and describe the likely significant effects on the environment of the Proposed Variation and reasonable alternatives.
2. Inform the preparation of the Proposed Variation.
3. Provide environmental authorities and the public with an early opportunity to make submissions on a draft version of the Proposed Variation. and its potential environmental effects - and incorporate changes where necessary to the Proposed Variation and SEA processes.

1.3 Background to SEA and Legislative Context

SEA is required under the EU Council Directive 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment (the SEA Directive). The SEA Directive requires that an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment.

The overarching objective of the SEA Directive is 'to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans....with a view to promoting sustainable development'.

SEA is a process for evaluating, at the earliest appropriate stage, the environmental consequences of implementing Plan or Programme (P/P) (Plan Variation, in this case) initiatives prepared by authorities at a national, regional or local level or which have been prepared for adoption through legislative means. SEA is described within the Department of the Environment, Community and Local Government's (2004) Guidelines for Regional Authorities and Planning Authorities on the Implementation of SEA Directive (2001/42/EC) as the 'formal systematic evaluation of the likely significant environmental effects of implementing a plan or programme before a decision is made to adopt the plan or programme.'



The requirements for SEA in Ireland are set out in national Regulations S.I. 435 of 2004 European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 and S.I. 436 of 2004 Planning and Development (Strategic Environmental Assessment) Regulations 2004, as amended by S.I. No. 200 of 2011 European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011 and S.I. No. 201 of 2011 Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011 respectively.

In the case of the preparation of the Proposed Variation, S.I. No. 436 of 2004, as amended, requires that Screening for SEA be carried out for Variations, amendments or modifications of City and County Development Plans. SEA Screening of the Proposed Variation was carried out and it was determined that the emerging Proposed Variation, if unmitigated, can result in likely significant effects, and therefore it must be subject to full SEA.

SEA is intended to provide the framework for influencing decision-making at an earlier stage when P/Ps – which give rise to individual projects - are being developed. It is noted that SEA should result in more sustainable development through the systematic appraisal of policy options.

1.4 Purpose of this SEA

The purpose of SEA in this particular case was to enable DLR to incorporate environmental considerations into decision-making at an early stage and in an integrated way throughout the process of preparing the Proposed Variation and to:

1. Identify, evaluate and describe the likely significant effects on the environment of implementing the Proposed Variation.
2. Ensure that identified adverse effects are communicated, mitigated and that the effectiveness of mitigation is monitored.
3. Identify beneficial (and neutral) effects, and to ensure these are communicated.
4. Provide an opportunity for stakeholder and public involvement.

1.5 Appropriate Assessment

Appropriate Assessment (AA) is an assessment process focusing on potential effects related to European Sites - which form the Natura 2000 network - these sites have been designated or proposed for designation by virtue of their ecological importance. European Sites include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).

The Habitats Directive requires, inter alia, that plans (or variation to a plan) undergo Screening for AA (Stage 1), and if necessary, the preparation of a Natura Impact Report (Stage 2), to establish the likely or potential effects on European Sites arising from plan implementation.

This first stage of the AA process is referred to as 'Screening for AA' and the purpose is to determine, on the basis of a preliminary assessment and objective criteria, whether a plan or project, alone and in combination with other plans or projects, could have significant effects on a European Site in view of the site's conservation objectives.



AA Screening concluded that there are likely significant effects to European sites - if unmitigated - from the implementation of the Proposed Variation. Therefore, the Proposed Variation was subject to Stage 2 of the AA process, and a Natura Impact Report (NIR) was prepared alongside the SEA - the details of which were integrated into the SEA process.



2. THE PROPOSED VARIATION

2.1 Overview of the Proposed Variation

The Proposed Variation to the CDP is being made in response to recent changes in national planning policy, namely:

- The preparation of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (January 2024).
- The publication of the National Planning Framework (NPF) First Revision (April 2025).
- The preparation of NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (July 2025).
- The preparation of the Design Standards for Apartments, Guidelines for Planning Authorities (July 2025).

The overarching purpose of the Proposed Variation is to respond in a plan-led, strategic and environmentally responsible manner to the national requirement to increase the supply of zoned land so new homes can be delivered at pace and in the right places.

The Proposed Variation proposes zoning objective changes at 22 sites in the County. These include the following:

- Residential use being 'open for consideration' at 2 sites in the Sandyford area which currently have the following zoning objective - MIC - To consolidate and complete the development of mixed use inner core to enhance and reinforce sustainable development..
- Specific Land Use Zoning Objectives for 2 sites in Sandyford being changed from OE - 'To provide for office and enterprise development,' to A2 - 'To provide for the creation of sustainable residential neighbourhoods and preserve and protect residential amenity.'
- Providing 4 Long-Term Strategic and Sustainable Development Sites in the Kiltiernan and Rathmichael areas.
- Changing a zoning objective for a site in Old Connaught to GB - 'To protect and enhance the open nature of lands between urban areas' to A1 - 'To provide for new residential communities and Sustainable Neighbourhood Infrastructure in accordance with approved local area plans.'
- To rezone lands at 12 sites in the Woodbrook area to promote residential development.
- To rezone a site in Sandyford from 'To provide for office and enterprise development,' to F - 'To preserve and provide for open space with ancillary recreational activities.'

2.2 Relationship of the Proposed Variation with other Relevant Plans and Programmes

An examination of how the Proposed Variation to the CDP interrelates with other legislation and plans/programmes is presented in Appendix 1. This examination was undertaken to develop an understanding of inter-relationships with other plans, programmes and legislation and to assist in the process of assessing the environmental effects of the Proposed Variation relative to wider environmental protection objectives, with a view to ensuring the adopted Variation is harmonious and integrated with these wider objectives.



3. SEA METHODOLOGY

3.1 The SEA Process

The SEA process can be defined by four stages, all of which include some level of consultation with stakeholders and the public (Figure 3-1). These stages are defined as:

- Stage 1 – Screening: deciding whether an SEA is required, or not.
- Stage 2 – Scoping: establishing the spatial and temporal scope of the SEA and a decision-making framework that can be used to evaluate impacts.
- Stage 3 – Identification, Prediction, Considerations of Alternatives, Evaluation and Mitigation of Potential Impacts.
- Stage 4 – Consultation, Revision and Post-Adoption. This includes the implementation of statutory SEA monitoring.

This SEA Environmental Report documents the outcomes of Stage 3.

The SEA process generally runs in parallel with the Appropriate Assessment (AA), which is briefly discussed in Section 1.5. The key stages of the integrated SEA and AA processes are defined in Figure 3-1.

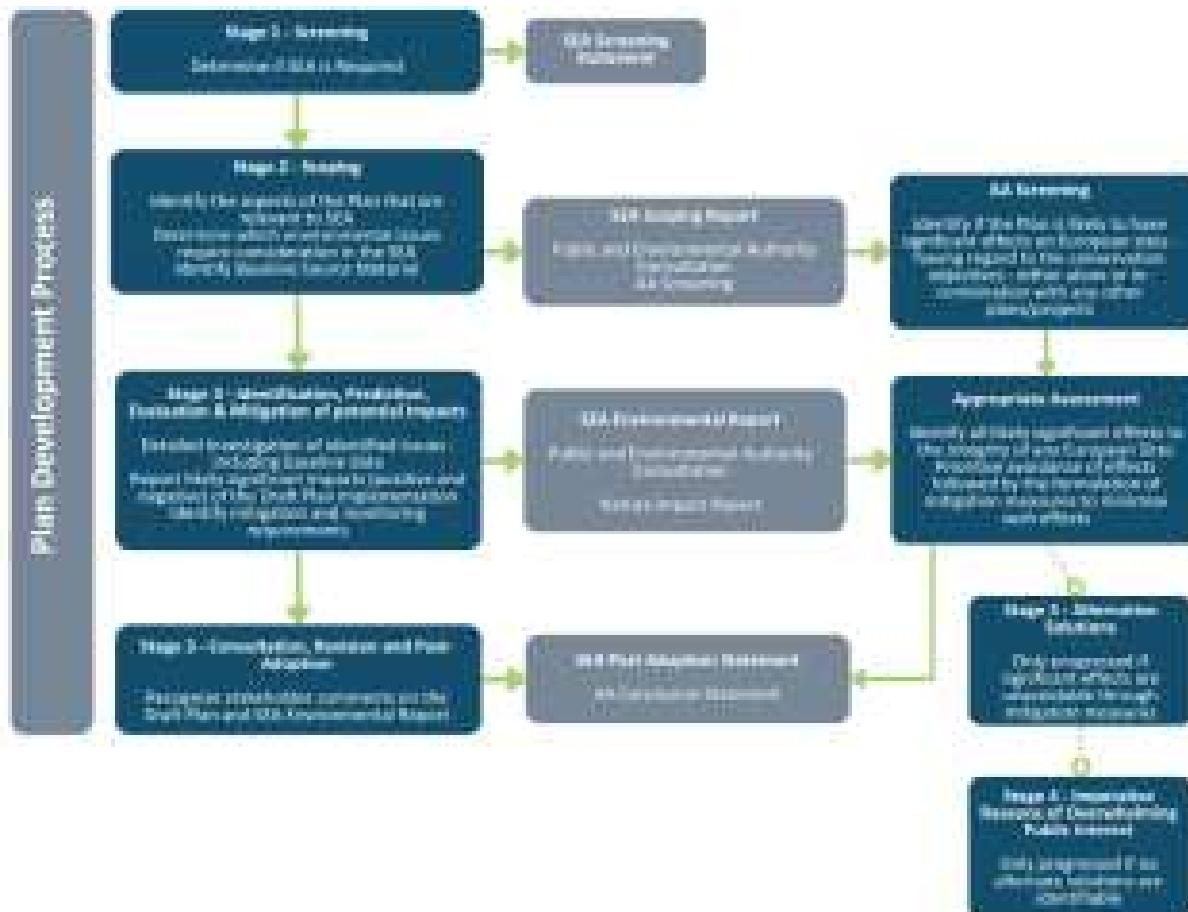


Figure 3-1: SEA and AA Stages and Key Deliverables



3.2 Overview of Proposed Variation, SEA, AA and SFRA Processes

Given the scale and nature of the Proposed Variation, environmental effects were likely, and therefore SEA was 'screened in' in this instance.

An SEA Scoping Report was produced for the emerging Proposed Variation. This SEA Scoping Report, along with SEA Scoping submissions and consideration of these submissions by the SEA process, helped communicate and define the scope of the environmental issues that were dealt with by the SEA, as per the SEA Guidelines.

The preparation of the Variation, took place concurrently with the SEA, AA and SFRA for the Variation, and the findings of the SEA, AA and SFRA informed the Variation. The finding of the AA and SFRA also informed SEA processes, and vice versa.

Taking into account the scope detailed in the SEA Scoping Report, which was produced for the emerging Proposed Variation, the environmental effects associated with the implementation of the Proposed Variation have been identified, evaluated and described in this Draft SEA Environmental Report. This report also defines mitigation measures to avoid, prevent and reduce significant adverse environmental effects due to the implementation of the Proposed Variation.

This Draft SEA Environmental Report, the Draft NIR, and a Draft SFRA will now be published for public consultation alongside the Draft Variation. Where necessary, updates to SEA, AA, and SFRA documentation will be made following the consultation process and receipt and consideration of submissions. Consultation submissions relating to the Proposed Variation and environmental documentation will be responded to through a Local Authority Chief Executive Report. The Local Authority may make alterations to the Proposed Variation following the consultation.

Any alterations to the Proposed Variation will then be examined to ensure that they will not generate additional, likely significant effects on the receiving environment or European sites that have not been considered by the SEA and AA processes.

The Draft SEA Environmental Report and Draft NIR will then be finalised in advance of the adoption of the Variation, and an SEA Statement and AA Conclusion Statement will be prepared in advance of the publication of the Variation. The SEA Statement and AA Conclusion Statement will document how environmental considerations and European site protection obligations were integrated into the Variation.

The Variation will then be implemented and SEA Monitoring will be undertaken, in line with existing environmental monitoring processes - to measure the environmental effects of its implementation.

3.3 SEA Processes Undertaken

3.3.1 SEA Screening

The first stage of the SEA process was to carry out SEA Screening to determine the requirement for SEA of a P/P.

SEA Screening of the Proposed Variation has been carried out and it has been determined that the emerging Proposed Variation, if unmitigated, can result in likely significant environmental effects, and therefore it must be subject to full SEA under the S.I. No. 436 of 2004 (Planning and Development (Strategic Environmental Assessment) Regulations 2004, as amended by S.I. No. 201 of 2011 (Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011).



The principal reasons for this are as follows:

- The rezoning of lands for residential use has the potential to result in likely, significant effects, including cumulative effects, on environmental components, including biodiversity; hydrology and surface water quality; air quality; landscape and visual amenity; traffic and transport conditions; and material assets.
- The Proposed Variation will provide a framework for land use and has the potential to drive significant land use change in the form of residential and associated infrastructural development.
- The Proposed Variation has the potential to strongly influence lower-order local-level plans in the County.
- DLR has determined that Appropriate Assessment is required for the Proposed Variation under Part XAB of the Planning and Development Act, 2000 (as amended).

3.3.2 SEA Scoping

The second stage of the SEA process is carrying out SEA Scoping. The purpose of SEA Scoping is to establish the spatial and temporal scope of the SEA and a decision-making framework that can be used to evaluate impacts. An SEA Scoping Report is produced to document the scoping process.

DLR carried out SEA Scoping for the emerging Variation which was informed by consultation responses from the statutory Environmental Authorities. The SEA Scoping Report outlined information on the Proposed Variation, including the need for the Variation, its temporal and geographical area and overall objectives. It facilitated scoping environmental components and understanding the environmental issues to be considered under the SEA process. The Scoping Report was also required to facilitate statutory consultation to ensure that the approach proposed for the SEA is appropriate. A copy of this report was made available to the statutory Environmental Authorities.

The SEA Scoping Report, along with SEA scoping submissions and consideration of these submissions by the SEA process, helped communicate and define the scope of the environmental issues which are dealt with by the SEA, the methods which are used to address these issues, and the level of detail required to address these issues.

The following statutory Environmental Authorities were consulted on the scope and level of detail of the information to be included in the Draft SEA Environmental Report:

- Environmental Protection Agency.
- Minister for Housing, Local Government and Heritage , Development Applications Unit.
- Minister for Climate, Energy and the Environment
- Minister for Agriculture, Food, & the Marine.
- All adjoining planning authorities whose area is contiguous to the area of Dún Laoghaire - Rathdown County Council.

All SEA Scoping submissions received from the Environmental Authorities during SEA Scoping are presented in Appendix 2.



The following Environmental Components were 'scoped in' for the SEA:²

- Population and Human Health
- Biodiversity, Flora and Fauna
- Landscape and Visual Amenity
- Cultural Heritage - Archaeological and Architectural
- Soils
- Land Use
- Air Quality & Noise
- Water
- Material Assets
- Tourism and Recreation
- Climate Change

3.3.3 SEA Consultation

DLR must now undertake the SEA Consultation stage of the process.

Draft versions of the Proposed Variation, the SEA Environmental Report, the NIR and the SFRA are now being placed on public display and statutory Environmental Authorities, members of the public and interested stakeholders will be given an opportunity to make submissions on the documentation.

Consultation submissions received from the statutory Environmental Authorities, members of the public and interested stakeholders will be carefully reviewed and considered during the post-consultation Variation development and SEA/AA processes. These submissions may influence and inform the final content of the Proposed Variation.

In addition to the above statutory environmental authorities, the following interested stakeholders were also consulted as part of the public consultation carried out for the Draft SEA Environmental Report:

- An Taisce
- Bat Conservation Ireland
- Birdwatch Ireland
- Climate Change Advisory Council
- Coillte
- Department of Enterprise, Trade and Employment (DETE)
- Department of Public Expenditure, National Development Plan (NDP) Delivery and Reform
- Department of Rural and Community Development
- Department of Transport (DoT)
- EirGrid
- Electricity Supply Board (ESB)

² 'Land Use' and 'Tourism and Recreation' were covered under the 'Population and Human Health' Environmental Component in the current CDP.



- Fáilte Ireland
- Gas Networks Ireland
- Geological Survey of Ireland (GSI)
- Industrial Development Authority (IDA)
- Inland Fisheries Ireland (IFI)
- Inland Waterways Association of Ireland (IWAI)
- Irish Wildlife Trust
- Landscape Alliance Ireland
- National Transport Authority (NTA)
- Office of Public Works (OPW)
- Office of the Planning Regulator
- Eastern and Midland Regional Assembly
- Sustainable Energy Authority of Ireland (SEAI)
- Teagasc
- The Heritage Council
- Tourism Ireland
- Transport Infrastructure Ireland (TII)
- Uisce Éireann (formerly Irish Water)
- Wind Energy Ireland
- Zero Emission Vehicles Ireland (ZEVI)

3.4 SEA Environmental Report

3.4.1 Environmental Assessment Approach and Methodology

The third stage involves the strategic level identification, prediction, evaluation and mitigation of potential environmental impacts associated with the Proposed Variation. A Draft SEA Environmental Report is produced to document this process. The Draft SEA Environmental Report is integral to the SEA process and is compiled during the Variation development process to allow for adequate consideration of the likely, significant environmental effects of the Variation and the incorporation of appropriate environmental mitigation measures into the Variation. It should serve to guide the Variation development process and ensure optimal environmental outcomes.

The Draft SEA Environmental Report forms the main written output of SEA process. It serves to document the evaluation of the likely, significant environmental effects of implementing the Proposed Variation on the relevant Environmental Components defined in the SEA Directive. It defines Strategic Environmental Objectives (SEOs) and associated targets and indicators relating to each Environmental Component. It defines environmental mitigation measures to prevent, reduce and offset the likely, significant environmental effects of implementing the Variation and monitoring measures to measure the environmental effects of the Variation. It provides the competent authority, statutory Environmental Authorities, interested stakeholders and the general public with a clear understanding of likely, significant environmental effects associated with implementing a P/P (or Variation, in this case).



A summary of the information contained in an SEA Environmental Report is presented below:

- A non-technical summary of the environmental assessment carried out to inform the SEA Environmental Report.
- A description of the P/P (Plan Variation, in this case) under consideration, including detail on the main objectives of the P/P, the contents of the P/P, anticipated P/P outcomes, and how the P/P relates to other P/Ps.
- A description and characterisation of the baseline environment that has the potential to be affected by the implementation of the P/P, including the evolution of the baseline environment without the implementation of the P/P (I.e., under a 'do-nothing' or 'do-minimum' scenario).
- A description of any existing environmental problems relevant to the P/P.
- Environmental protection objectives (including indicators and targets) relevant to the P/P and the way these objectives and environmental considerations have been taken into during the process.
- A description of reasonable alternatives identified, the reasons for considering these alternatives within the scope of the environmental assessment, and an evaluation of their likely significant effect on the environment.
- An evaluation of the likely significant effects of the implementation of the P/P (including reasonable alternatives) on the environment, and in particular on the following environmental components: biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.
- A description of environmental mitigation measures proposed to prevent, reduce and offset likely significant environmental effects that may occur during the implementation of the P/P.
- A description of the monitoring measures to be implemented to monitor the likely, significant effects of implementing a P/P.

This Draft SEA Environmental Report was produced for the Proposed Variation and will be issued to the statutory Environmental Authorities and identified interested stakeholders to allow them to make submissions on the Proposed Variation, the environmental assessments undertaken, and the environmental mitigation and monitoring measures proposed. It will also be published for public display to allow for members of the public to make submissions on the environmental assessment.

3.4.2 SEA Environmental Report Authors

FT is a consultancy based in Cork, Carlow and Dublin, specialising in civil and environmental engineering, planning and environmental assessment. The company has established an experienced, professional team specialising in all forms of statutory environmental assessment, including EIA, AA and SEA. This team has the support of many in-house engineers, scientists, planners and subject specialists.

FT was retained by DLR to undertake SEA of the Proposed Variation and are responsible for the completion of this Draft SEA Environmental Report. Details on the competent experts involved in the preparation of this SEA Environmental Report are presented in Table 3-1.



Table 3-1: SEA Environmental Report Authors

Name and Qualifications	Project Role	Relevant Experience
Bernie Guinan MSc, BSc. (Envi. Sci & Tech) Dip. Pollution Assessment Control Dip. Business Development	Project Director	Bernie is Director with Fehily Timoney and Company (FT). She is responsible for managing the Circular Economy and Environment group in FT. She has 25 years' experience in delivering and managing projects in the environmental sector. Bernie has extensive experience coordinating EIA, SEA and AA projects, including large-scale and complex projects. She has in-depth knowledge of all environmental and planning policy, legislation and guidance.
Richard Deeney Advanced Diploma in Planning and Environmental Law, Kings Inns, Ireland 2017 B.Sc. First Class Honours Degree, Environmental Management, Dublin Institute of Technology, 2012 Chartered Environmentalist, The Society for the Environment	Project Manager & SEA Team Lead	Richard is Principal Environmental Scientist at FT. Richard holds a B.Sc. First-Class Honours degree in Environmental Management from Dublin Institute of Technology. He has 13 years' experience providing environmental assessment consultancy services. Richard works in the Circular Economy and Environment group at FT and is highly experienced in project managing, coordinating and delivering EIA, AA and SEA. He has excellent experience in planning and environmental assessment for various types of plans and projects. He has been responsible for project managing and coordinating the completion of the suite of SEA and AA deliverables for 25 Local Authority Climate Action Plans, and multiple land use and non-land use plans.
Donna O' Halloran National Diploma in Horticulture (National Botanic Gardens/ITB, Dublin). B.Sc. (Agr.) Landscape Horticulture (Hons) (University College Dublin) M.Sc. (Agr.) Environmental Resource Management (1:1) (University College Dublin) M.Sc. Ecological Assessment (1:1) (University College Cork)	AA & Biodiversity Team Lead	Donna is a Senior Ecologist and Environmental Scientist with FT within the Circular Economy & Environment group. Donna has worked at FT for over 10 years as an Ecologist/Environmental Scientist. Donna has a wealth of experience in general ecology, forest ecology, invasive species, air and climate and landscape design (including semi-natural woodland habitat creation). Donna has worked on forestry, infrastructure, energy, waste and urban development projects, and has vast experience in ecological surveying, Ecological Impact Assessment and Appropriate Assessment.

3.4.3 Difficulties Encountered

No significant difficulties were encountered during the undertaking of the assessment.



3.4.4 SEA Environmental Report Checklist

A checklist of information that has been included in this Draft SEA Environmental Report under the SEA Directive and transposing national legislation³ is provided in Table 3-2. This checklist cross-references the sections in the report where information can be found.

Table 3-2: SEA Environmental Report Checklist

Information Required	Relevant Section of the SEA Environmental Report
An outline of the contents and main objectives of the Proposed Variation and relationship with other relevant plans.	Section 2.
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the Proposed Variation.	Section 4.
The environmental characteristics of areas likely to be significantly affected.	Section 4.
Any existing environmental problems which are relevant to the Proposed Variation including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to the Birds Directive or Habitats Directive.	Section 4.
The environmental protection objectives, established at international, European Union or national level, which are relevant to the Proposed Variation and the way those objectives and any environmental considerations have been taken into account during its preparation.	Section 5.
An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.	Section 6.
The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.	Section 7 and Appendix 3.
Interrelationships between each Environmental Component.	Section 7.
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the Proposed Variation.	Section 8.
A description of the measures envisaged concerning monitoring of the significant environmental effects of implementation of the Proposed Variation.	Section 9.
A non-technical summary of the information provided under the above headings.	Front section.

³ The Environmental Report is required to contain the information specified in Annex 1 of the SEA Directive and Schedule 2 and 2B of S.I. 435 and 436 of 2004.



3.5 SEA Statement

Once the Variation is adopted, DLR must publish a post-adoption SEA Statement alongside the final Variation. The post-adoption SEA Statement is another integral component of the SEA process.

The SEA Statement provides detail on how the environmental assessment and considerations detailed in the SEA Environmental Report and SEA-related consultation responses throughout the process have influenced the Variation development process. It summarises the reasoning for choosing the adopted, final Variation in light of other reasonable alternatives. The SEA Statement contains detail of environmental mitigation and monitoring measures to be implemented over the lifetime of the Variation.

The main purpose of the SEA Statement is to provide interested parties with a good and clear understanding of how the SEA process was carried out during the Variation development process and how SEA informed and supported the process.

3.6 Integrated Biodiversity Impact Assessment

The environmental assessment undertaken was carried out in accordance with an Integrated Biodiversity Impact Assessment based methodology in accordance with the following EPA guidance documents:

- EPA (2012), Final Report: Integrated Biodiversity Impact Assessment, Streamlining AA, SEA and EIA Processes. Best Practice Guidance.
- EPA (2013) Integrated Biodiversity Impact Assessment - Streamlining AA, SEA and EIA Processes - Practitioner's Manual.

The methodology employed facilitated the integration of SEA and AA processes relating to biodiversity impact assessment to ensure the effective, aligned and streamlined assessment of biodiversity impacts. The Draft Variation development, SEA and AA processes - including scoping, baseline evaluation, impact assessment and mitigation/monitoring measure development processes - were carried out concurrently to facilitate holistic and complete assessment of biodiversity impacts. The effective communication and integration of scientific knowledge and analysis between assessments took place. The SEA was suitably informed by the analysis and conclusions in AA and vice versa.

3.7 Outcomes of the Proposed Variation, SEA, AA and SFRA Processes

The SEA, AA and SFRA processes facilitated the integration of environmental considerations into the earlier iterations of the Variation, including environmental mitigation measures contributing towards environmental protection and management and sustainable development.



4. THE ENVIRONMENTAL BASELINE

4.1 Introduction

An evaluation and a characterisation of the current state of the environment likely to be affected by the Proposed Variation was undertaken to inform the SEA process. This section of the Draft SEA Environmental Report documents this evaluation. The following Environmental Components were considered during this evaluation:

- Population and Human Health
- Biodiversity, Flora and Fauna
- Landscape and Visual Amenity
- Cultural Heritage - Archaeological and Architectural
- Soils
- Land Use
- Air Quality & Noise
- Water
- Material Assets
- Tourism and Recreation
- Climate Change

Baseline environmental information for the County was gathered using available environmental datasets. The evaluation of the baseline environment was informed by the SEA Scoping Report produced and the consultation responses received during the SEA Scoping process. It was also guided and informed by the in-depth experience and expert judgement of the Draft SEA Environmental Report Authors.

This section of the Draft SEA Environmental Report includes information on the state of the environment within the County area (Figure 4-1), including baseline environment mapping, and a description of the baseline environment under the Environmental Component headings (as identified by the SEA Directive (i.e. population and human health, biodiversity, flora and fauna, soil, water, air and climatic factors, material assets, cultural heritage, and landscape). Where appropriate, 'Confirmed Proposed Zoning' (i.e., lands identified for zoning objective changes under the Proposed Variation) have been included in baseline environment mapping to allow for an understanding of potential interaction between zoning objectives changes and the baseline environment. Existing environmental problems which are relevant to the Proposed Variation were also identified and examined under each Environmental Component heading.

This SEA Environmental Report also considered the zone of influence for the CDP/Proposed Variation and includes baseline information beyond the County boundary for certain environmental components (e.g., the status of shared water bodies, landscape etc.). The Zone of Influence includes the following:

- The County area.
- All areas within 25 km of the County boundary.
- All other areas hydrologically or ecologically connected to the County area.

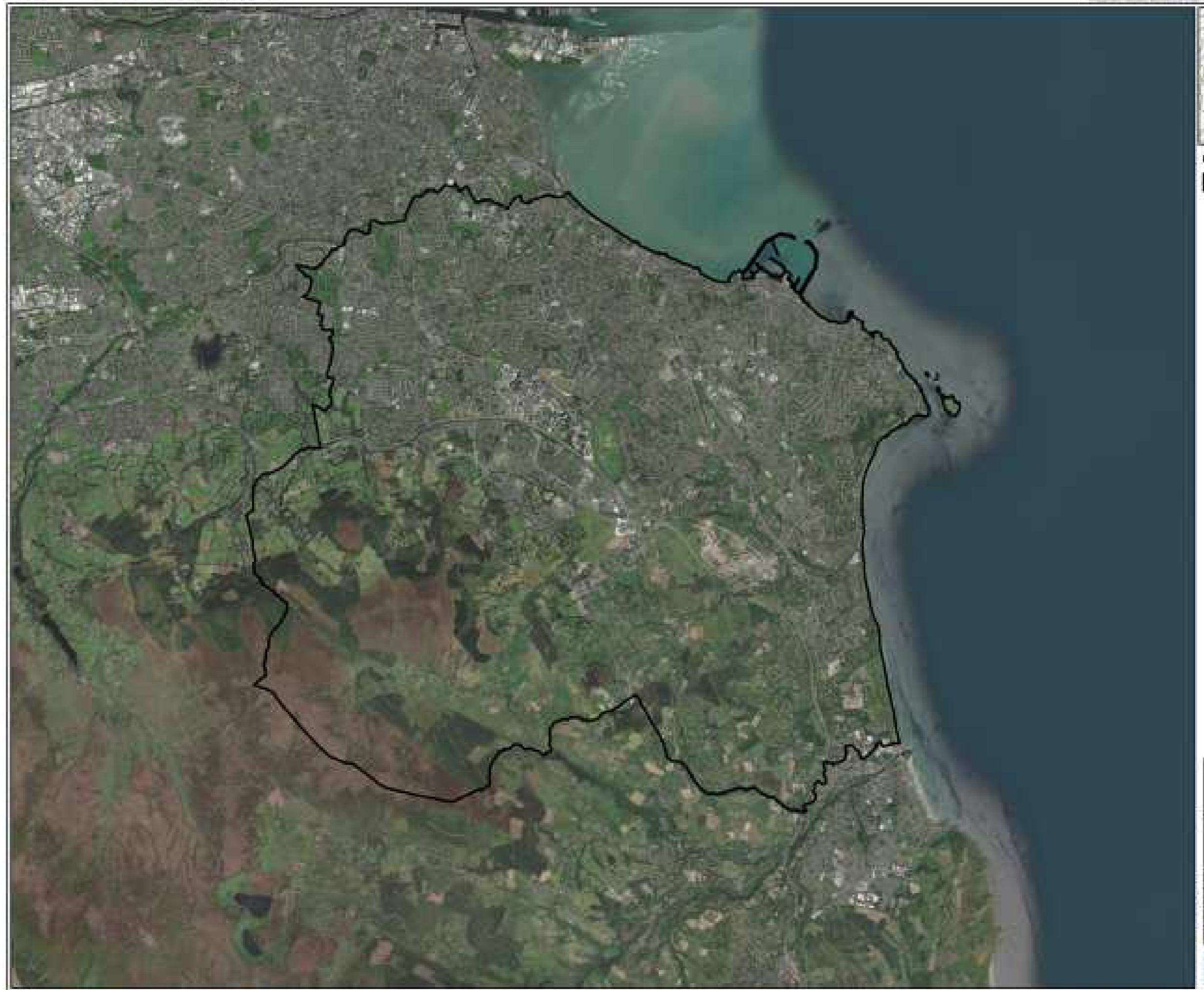


Information provided in this section is based on readily available baseline data from web-based searches and Geographic Information Systems (GIS) information. A key resource that has been used throughout the SEA process is the EPA's SEA Spatial Information Sources Inventory.⁴ The data presented in this section of the Draft SEA Environmental Report is as up-to-date and as accurate as possible and is presented in a readily accessible format, where possible.

The interrelationships between Environmental Components are addressed throughout this section, as appropriate, under each Environmental Component heading.

This section of the Draft SEA Environmental Report also examines the likely evolution of the baseline environment in the absence of the Proposed Variation being implemented (i.e., in the 'do nothing' or 'do minimum' scenario).

⁴ Environmental Protection Agency. 2024. SEA Spatial Information Sources Inventory. Available at: [Strategic Environmental Assessment | Environmental Protection Agency \(epa.ie\)](https://www.epa.ie/strategic-environmental-assessment/); Accessed 12/12/2025.



Legend

Local Authority Boundary

INFO:

County Boundary

PROJECT:

SEA/WA of the Proposed Station No. 1 to
Dún Laoghaire-Rathdown County Development Plan

FIGURE NO:

4.1

CLIENT: Dún Laoghaire-Rathdown County Council

SCALE:

1:75,000

REVISION:

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DATE:

17/12/2020

PAGE SIZE:

A1



4.2 Population and Human Health

4.2.1 Characterisation of the Environmental Baseline

In the 2022 Census, the total population of Dún Laoghaire-Rathdown was 233,860 persons, showing the trend of an increase in total population in the County by ca. 7.3% (15,842 persons)⁵ since the previous Census.

Dún Laoghaire-Rathdown is identified by the Eastern and Midland Regional Assembly Regional Spatial and Economic Strategy (RSES) 2019-2031 as being part of the Dublin Metropolitan Area. The transitional population projection for the Dublin Metropolitan Area until 2031 is 1.59 million persons.⁶ There are provisions within the Proposed Variation which could influence the human environment and population projections for Dún Laoghaire-Rathdown as well as interact with various environmental components. Potential interactions include:

- Recreational and development pressure on habitats and landscapes.
- Potential effects on water quality resulting in effects on human health.
- Increase in demand for material assets (for example wastewater treatment, water supply).
- Potential interactions with flood-sensitive areas.
- Potential effects on traffic and transport infrastructure and conditions.

With regard to human health, impacts relevant to the SEA are those which arise as a result of interactions with environmental vectors (i.e. environmental components such as air, water or soil through which contaminants or pollutants, which have the potential to cause harm, can be transported so that they come into contact with human beings). Hazards or nuisances to human health can arise as a result of exposure to these vectors arising from incompatible adjacent land uses, for example.

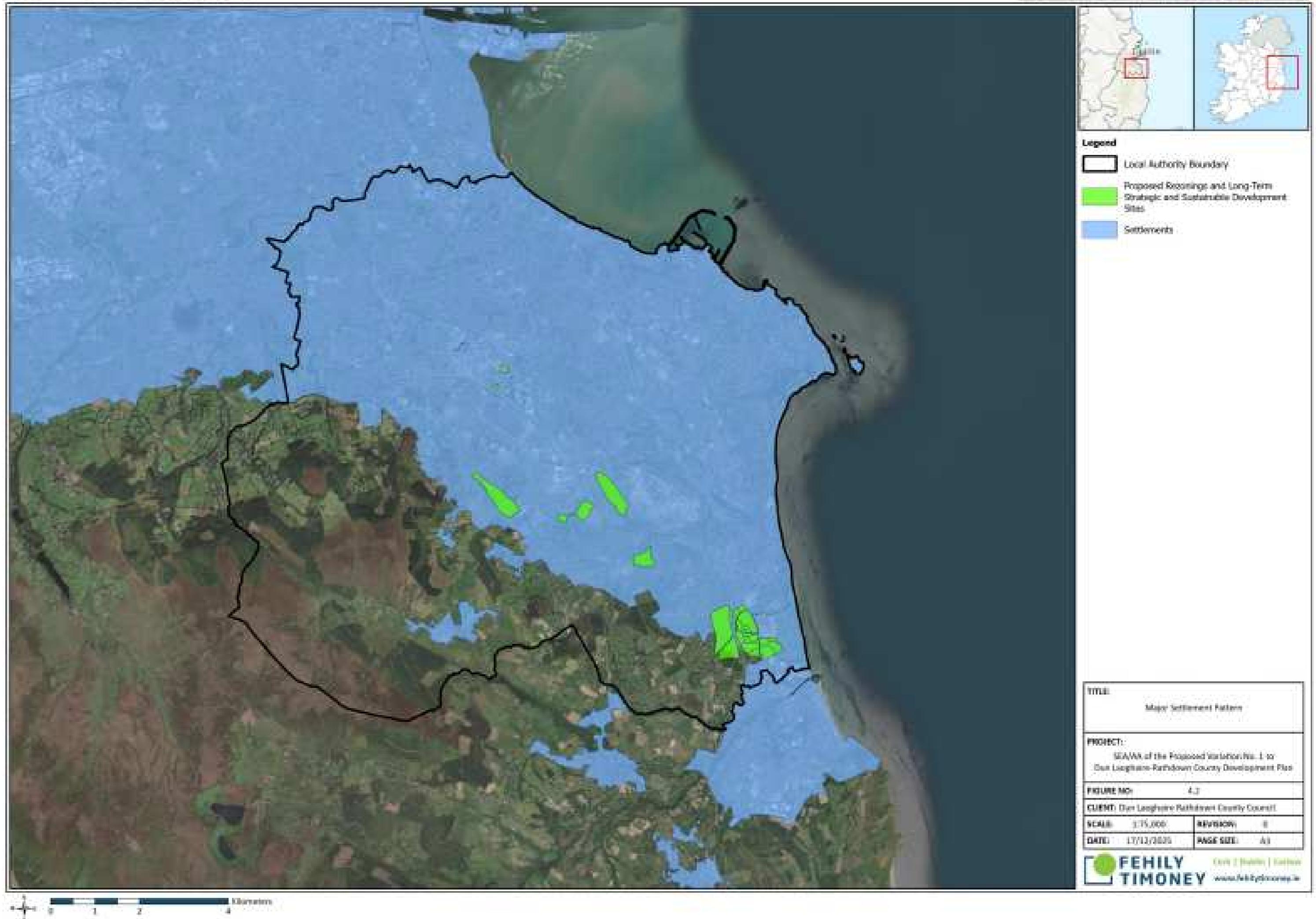
4.2.2 Key Consideration relating to the Proposed Variation

The key considerations in relation to Population and Human Health are as follows:

- Spatially concentrated deterioration in human health if effects arising from environmental vectors such as water, noise and air are not mitigated.
- Infrastructure development may influence the human environment and land use in the County.
- Recreational and development pressure on habitats and landscapes.
- Upgrading or maintenance of existing infrastructure or development of new infrastructure may cause temporary disruption to the local community, such as noise, dust, disruption to services/utilities and traffic etc., particularly if such development takes place in urbanised areas.
- Population and development growth will potentially influence the energy, water supply and wastewater requirements
- Development construction activities may generate air emissions, vibration or noise that may affect human health and well-being.

⁵ Central Statistics Office. 2022. FY003B - Population and Actual and Percentage Change 2006 to 2022 (cso.ie) <https://data.cso.ie/table/FY003B>; Accessed 18/11/2025.

⁶ Regional Spatial and Economic Strategy for the Eastern & Midland Region 2019-2031, available at: <https://www.emra.ie/rses-download/EMRA-RSES.pdf>





4.3 Biodiversity, Flora and Fauna

4.3.1 Characterisation of the Environmental Baseline

The SEA considered available information on designated sites of conservation interest as well as protected species, ecological connectivity and non-designated habitats which have high ecological value. The SEA also identifies data sources which may be appropriate to local, project level development and assessments.

There are a number of considerations for nature conservation designations in Dún Laoghaire-Rathdown, including:

Table 4-1: Designated Ecological Sites and Protected Species

Environmental Features	Description
UNESCO ⁷ (United Nations Educational, Scientific and Cultural Organisation) World Heritage and Biosphere sites	The Dublin Bay United Nations Educational, Scientific and Cultural Organisation (UNESCO) Biosphere Reserve in North Bull Island was designated as a Biosphere Reserve in 1981 because of its rare and internationally important habitats and wildlife and the designation was extended to the wider Dublin Bay in 2015, reflecting the Bay's significant environmental, economic, cultural and tourism importance, and extends to over 300 km ² .
Special Areas of Conservation ⁸ (SACs) ⁹	Designated under the Habitats Directive (Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora). There are 5 no. designated SACs within, partially within or adjacent to Dún Laoghaire-Rathdown, including: South Dublin Bay SAC (00210); Ballyman Glen SAC (000713); Knocksink Wood SAC (000725); Wicklow Mountains SAC (002122); and Rockabill to Dalkey Island SAC (003000). These and other sites beyond the Local Authority border that could be affected by the Proposed Variation have been considered by the assessments.
Special Protection Areas ¹⁰ (SPAs) ¹¹	Designated under the Birds Directive (EC Directive 200/147/EC on the conservation of wild birds). There are 3 no. designated SPAs within, partially within or adjacent to Dún Laoghaire-Rathdown, including: South Dublin Bay and River Tolka Estuary SPA (004024); Dalkey Islands SPA (004172); and Wicklow Mountains SPA (004040). These and other sites beyond the Local Authority border that could be affected by the Proposed Variation have been considered by the assessments.
RAMSAR sites ¹²	The Convention of Wetlands of International Importance, especially as Water Fowl Habitat, was established at Ramsar in 1971 and ratified by Ireland in 1984. The main aim of the Convention is to secure the designation by each contracting state of wetlands in its territory for inclusion in a list of wetlands of international importance for waterfowl. This entails the commitment of each contracting state to a policy of protection and management of the designated wetlands, and of formulating and implementing planning so as to promote the conservation of designated wetlands and, as far as possible, the wise use of wetlands in its territory.

⁷ [UNESCO Sites in Ireland - HeritageMaps.ie - data.gov.ie](https://www.heritagemaps.ie/)

⁸ [Designated site data | National Parks & Wildlife Service \(npws.ie\)](https://www.npws.ie/designated-site-data/)

⁹ [Habitats Directive \(1992/43/EEC\) - habitats and species listed in Annex I and II](https://www.npws.ie/habitats-directive-1992-43-ee/)

¹⁰ [Designated site data | National Parks & Wildlife Service \(npws.ie\)](https://www.npws.ie/designated-site-data/)

¹¹ [Birds Directive \(2009/147/EEC\)](https://www.npws.ie/birds-directive-2009-147-ee/)

¹² [Ramsar Sites - Datasets - data.gov.ie; Accessed 18/11/2025.](https://www.data.gov.ie/dataset/ramsar-sites-datasets)



Environmental Features	Description
	Ireland presently has 45 sites designated as Wetlands of International Importance, with surface areas of 66,994 hectares. There is one designated Ramsar site adjacent to the Local Authority boundary; Sandymount Strand/Tolka Estuary.
Natural Heritage Areas ¹³ (NHAs)	NHAs are designated due to their national conservation value for ecological and/or geological/geomorphological heritage. They cover nationally important semi-natural and natural habitats, landforms or geomorphological features, wildlife plant and animal species or a diversity of these natural attributes. NHAs are designated under the Wildlife (Amendment) Act 2000. There are no designated NHAs within, partially within or adjacent to the County.
Proposed Natural Heritage Areas (pNHAs) ¹⁴	pNHAs were published on a non-statutory basis in 1995 but have not since been statutorily proposed or designated. These sites are of significance for wildlife and habitats. There are 7 pNHAs within or partially within the County, including: South Dublin Bay (000210); Booterstown Marsh (001205); Dalkey Coastal Zone and Killiney Hill (001206); Fitzsimons Wood (001753); Loughlinstown Woods (001211); Knocksink Wood (000725); Ballyman Glen (000713); Dingle Glen (001207); and Ballybetagh Bog (001202).
Tree Preservation Order (TPO)	Tree Preservation Orders may be made under Section 45 of the Local Government (Planning and Development) Act, 1963 and subsequent acts. Part XIII of the Planning and Development Act, 2000 sets out the provisions for TPOs. TPOs can be made in the interest of amenity or the environment and allow for the protection of individual or groups of trees. Existing TPOs within the County have been identified within the CDP.
Flora Protection Order Sites ¹⁵	The Flora (Protection) Order, 2022 (S.I. No. 235 of 2022) gives legal protection to 65 species of bryophytes in the Republic of Ireland (25 liverworts and 40 mosses). The current list of plant species protected by Section 21 of the Wildlife Act, 1976 is set out in the Flora (Protection) Order, 2022, which supersedes orders made in 1980, 1987, 1999 and 2015. There are a number of designated Flora Protection Order Sites in the County including; Killiney, Ballycorus, and Kelly's Glen. Puccinellia fasciculata Borrer's Saltmarsh-grass is also present in Booterstown Marsh, and Hammarbya paludosa Bog Orchid was discovered near the Fiery Lane in Glencullen, and has previously been identified at other sites in Glencullen. Also, in the recent past Filago minima Small Cudweed is known to have been present at a disused quarry on Three Rock Mountain.
Wildfowl Sanctuaries ¹⁶ (see S.I. 192 of 1979)	Wildfowl Sanctuaries are areas that have been excluded from the 'Open Season Order' so that game birds can rest and feed undisturbed. There are 68 sanctuaries in the State. Shooting of game birds is not allowed in these sanctuaries. The nearest Wildfowl Sanctuaries to the County within a 15 km radius include: Brittas Ponds (WFS-18) and North Bull Island (WFS-19).
Salmonid Waters ¹⁷	Salmonid waters are designated and protected under the European Communities (Quality of Salmonid Waters) Regulations 1988 (SI No. 293 of 1988). Designated Salmonid Waters are capable of supporting salmon (<i>Salmo salar</i>), trout (<i>Salmo trutta</i>), char (<i>Salvelinus alpinus</i>) and whitefish (<i>Coregonus lavaretus</i>).

¹³ [Natural Heritage Areas \(NHA\) | National Parks & Wildlife Service \(npws.ie\)](https://npws.ie/natural-heritage-areas-nha/)

¹⁴ [EPA Maps](https://npws.ie/epa-maps/)

¹⁵ [Flora Protection Order Map Viewer \(npws.ie\)](https://npws.ie/flora-protection-order-map-viewer/)

¹⁶ [Wildfowl Sanctuaries | National Parks & Wildlife Service \(npws.ie\)](https://npws.ie/wildfowl-sanctuaries/)

¹⁷ [Register of Protected Areas - Salmonid Water Regs Table - Datasets - data.gov.ie](https://data.gov.ie/dataset/233344-register-of-protected-areas-salmonid-water-regulations-table-datasets)



Environmental Features	Description
	The main channel of the River Dargle in County Wicklow is listed under the Regulations. Although the River Dargle does not flow through the Local Authority area, a tributary of the Dargle, County Brook, does flow through the south of the Dún Laoghaire-Rathdown.
OSPAR Marine Protected Areas ¹⁸ (MPA)	Under the OSPAR Convention to Protect the Marine Environment of the North East Atlantic, Ireland committed to establishing marine protected areas to protect biodiversity (i.e., OSPAR MPAs). There are currently 19 OSPAR sites proposed in the State. The nearest MPA to Dún Laoghaire-Rathdown among the list of sites is North Dublin Bay MPA.
CORINE Landcover ¹⁹	Land cover is the observed physical cover, as seen from the ground or through remote sensing, including for example natural or planted vegetation, water and human constructions which cover the earth's surface. The most dominant land cover types are urban fabric in the north and north-east of Dún Laoghaire-Rathdown and pastures in the south and south-west. Locations of burnt areas are identified in the area of Dublin Mountains, north-west of Glencullen.
National Parks	National Parks are specially designated protected areas of unspoilt beauty and there are 6 located in Ireland. The primary purpose of the National Parks is the conservation of biodiversity and landscape; however, they also provide recreational space for locals and visitors. The Wicklow Mountains National Park is partially located within the south-west of Dún Laoghaire-Rathdown.
Nature Reserves ²⁰	A Nature Reserve is an area of importance to wildlife, which is protected under Ministerial order. There are currently 78 Statutory Nature Reserves. Most are owned by the State, but some are owned by organisations or private landowners. There is one Nature Reserve adjacent to the south of Dún Laoghaire-Rathdown, at Knocksink Wood.

Additionally, the SEA considered non designated sites for impacts with regard to aspects such as:

Table 4-2: Ecological Connectivity and Non-designated Habitats

	Description
Ecological connectivity and networks (including stepping stones and ecological corridors)	Coastal systems, riparian habitats, hedgerow and other blue and green infrastructure networks. Ecological connectivity and networks will be a key consideration along with invasive species - particularly those listed on the Third Schedule to the European Communities (Birds and Natural Habitats) Regulations 2011 [S.I.477/2011].
Other sites of high biodiversity value or ecological importance	Semi-natural habitats in National Parks and Wildlife Service (NPWS) national surveys (native woodlands, reef systems, tidal habitats, grasslands, peatlands etc.). Trees and woodlands of national importance have been identified.

¹⁸ [OSPAR Convention to Protect the Marine Environment of the North East Atlantic, Ireland committed to establishing marine protected areas to protect biodiversity](#)

¹⁹ [EPA Maps](#)

²⁰ [Nature Reserves in Ireland | National Parks & Wildlife Service \(npws.ie\)](#)



The SEA made use of available data sources including those from the NPWS, the EPA's Framework National Ecological Network for Ireland and CORINE land cover mapping.

The SEA was informed by the findings of the AA and follows elements of Integrated Biodiversity Assessment with reference made to the EPA's 2013 Integrated Biodiversity Impact Assessment - Streamlining AA, SEA and EIA Processes: Practitioner's Manual.

As well as considerations related to European sites - a focus was placed on protected species outside of these designations such as bats²¹, breeding birds,²², badgers²³ etc. as well as all related species listed within the Flora (Protection) Order, 2022 (S.I. No. 235 of 2022).²⁴

4.3.2 Environmental Baseline for Areas subject to Zoning Objective Changes and/or Demarcated as Proposed Long Term Strategic and Sustainable Development Sites.

The areas that are the subject to zoning objective changes sit close to several Natura 2000 sites. Two are particularly relevant:

- Ballyman Glen SAC (000713) - on the County boundary near Old Connaught; designated for petrifying springs with tufa (priority habitat) and alkaline fens.
- Knocksink Wood SAC (000725) - oak woodlands and alluvial forests in the Glencullen Valley; includes petrifying springs (priority).

Special consideration will be afforded to the potential impact zoning objectives changes within the catchments of these sites could have on hydrogeological conditions (i.e. groundwater flow and quality), considering the nature of the groundwater dependent terrestrial ecosystems for these sites. DLR will aim to avoid potential impacts on these sites under the SEA and AA processes.

Other relevant European Sites include Rockabill to Dalkey Island SAC, Wicklow Mountains SAC/SPA, South Dublin Bay SAC/SPA, Dalkey Islands SPA, The Murrough SAC/SPA, and North-West Irish Sea SPA.

The Dingle Glen pNHA is situated adjacent to the Kiltiernan and Carrickmines area (100 m away from areas subject to rezoning).

²¹ The Habitats Directive ([1992/43/EEC](#)) and Birds Directive ([2009/147/EEC](#)) provides legal protection for habitats and species of European importance. The overall aim of the Habitat and Birds Directives are to maintain or restore the 'favourable conservation status' of habitats and species of European Community Interest. These habitats and species are listed in the Habitats and Birds Directives (Habitats Directive as above and Directive 2009/147/EC on the conservation of wild birds) with Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) designated to afford protection to the most vulnerable among them. These two designations are collectively known and referred to as European sites. Articles 6(3) and 6(4) of the Habitats Directives set out the decision-making tests for plans and projects likely to affect such sites. Article 6(3) establishes the requirement for AA. These requirements are implemented in the Republic of Ireland by the European Communities (Birds and Natural Habitats) Regulations 2011 (as amended) and the Planning and Development Act 2000 (as amended). Further to the requirements of considerations related to European sites protected Annex IV of the Habitats Directive identifies priority species which are afforded protection in their own right - these include all Irish species of bats. Bats are also protected under the Irish Wildlife Acts, 1976 and 2000.

²² Irish Wildlife Acts, 1976 (as amended).

²³ Irish Wildlife Act 1976 (as amended) and Bern Convention Appendix III.

²⁴ Which gives legal protection to 68 species of vascular plants 65 species of bryophytes in the Republic of Ireland (25 liverworts and 40 mosses). The current list of plant species protected by Section 21 of the Wildlife Acts is set out in the Flora (Protection) Order, 1999 (as amended).



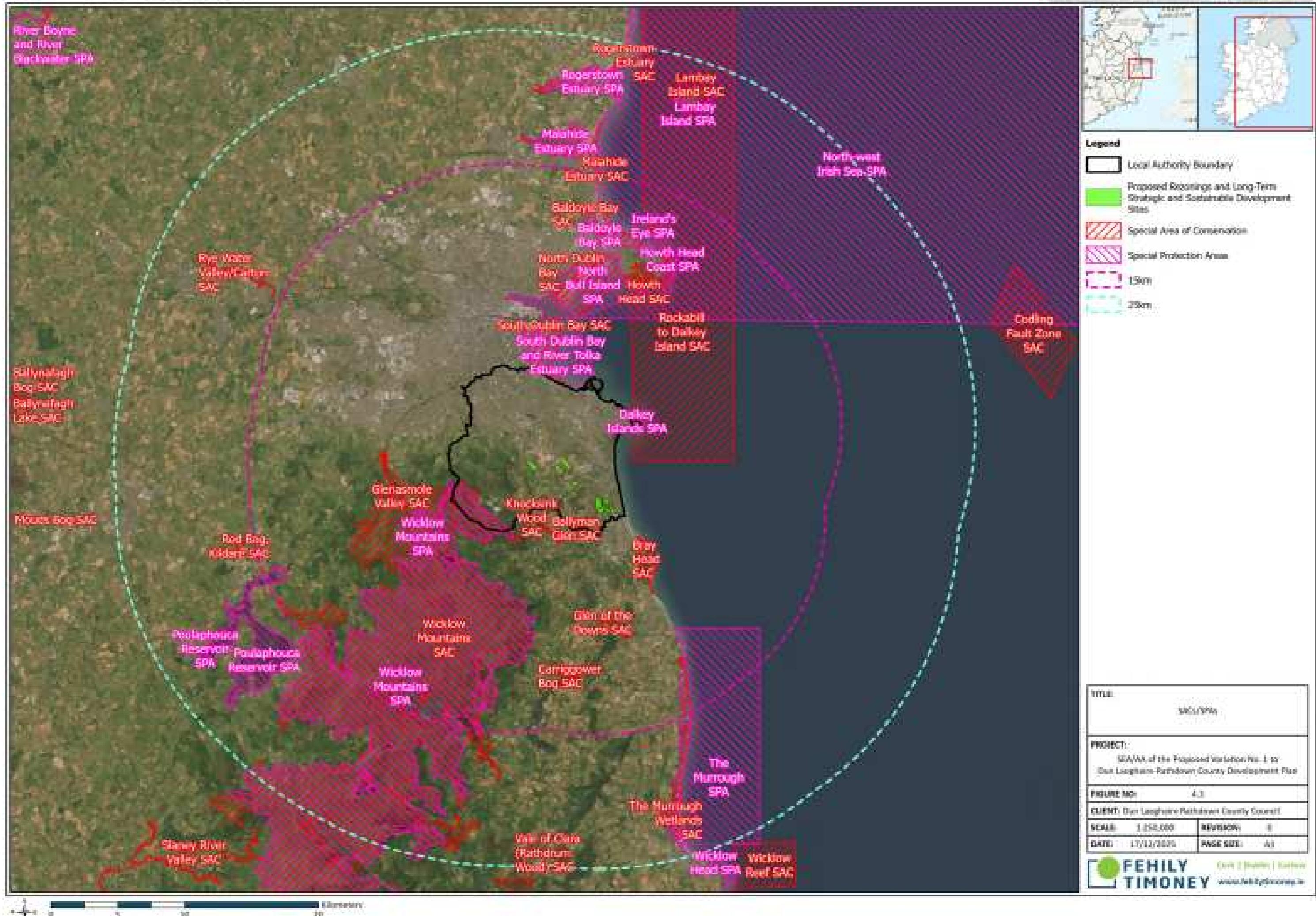
Locally important, non-designated habitats within and surrounding the Kiltiernan, Rathmichael, Old Connaught and Woodbrook, including various woodlands, parks, gardens, hedgerows and old buildings/stone walls, providing habitats for flora and fauna and facilitating linkages and corridors to the surrounding areas for wildlife.

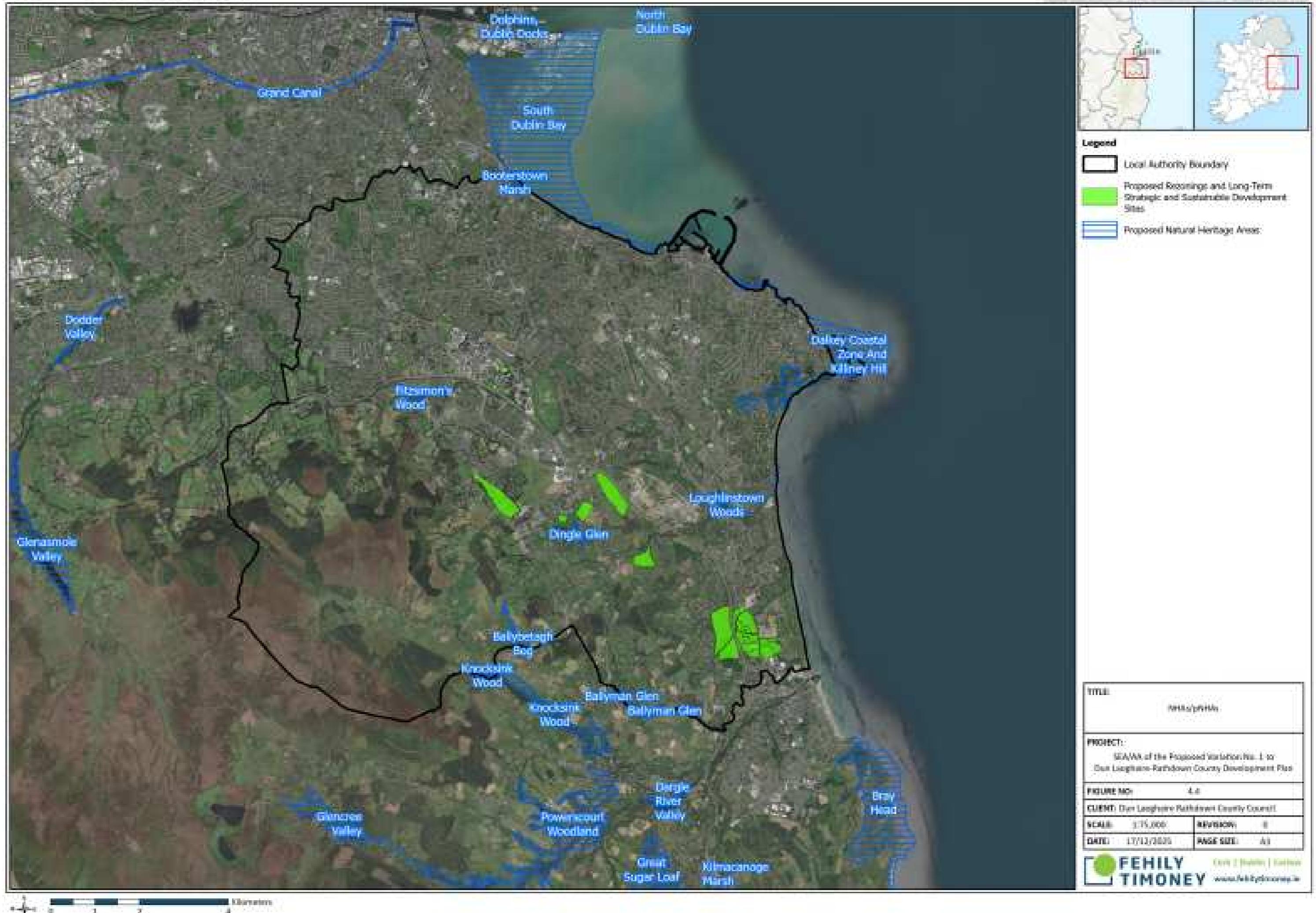
Aquatic and riverine ecology associated with the Shangannah River and the Crinken Stream and their respective tributaries and riparian buffer zones.

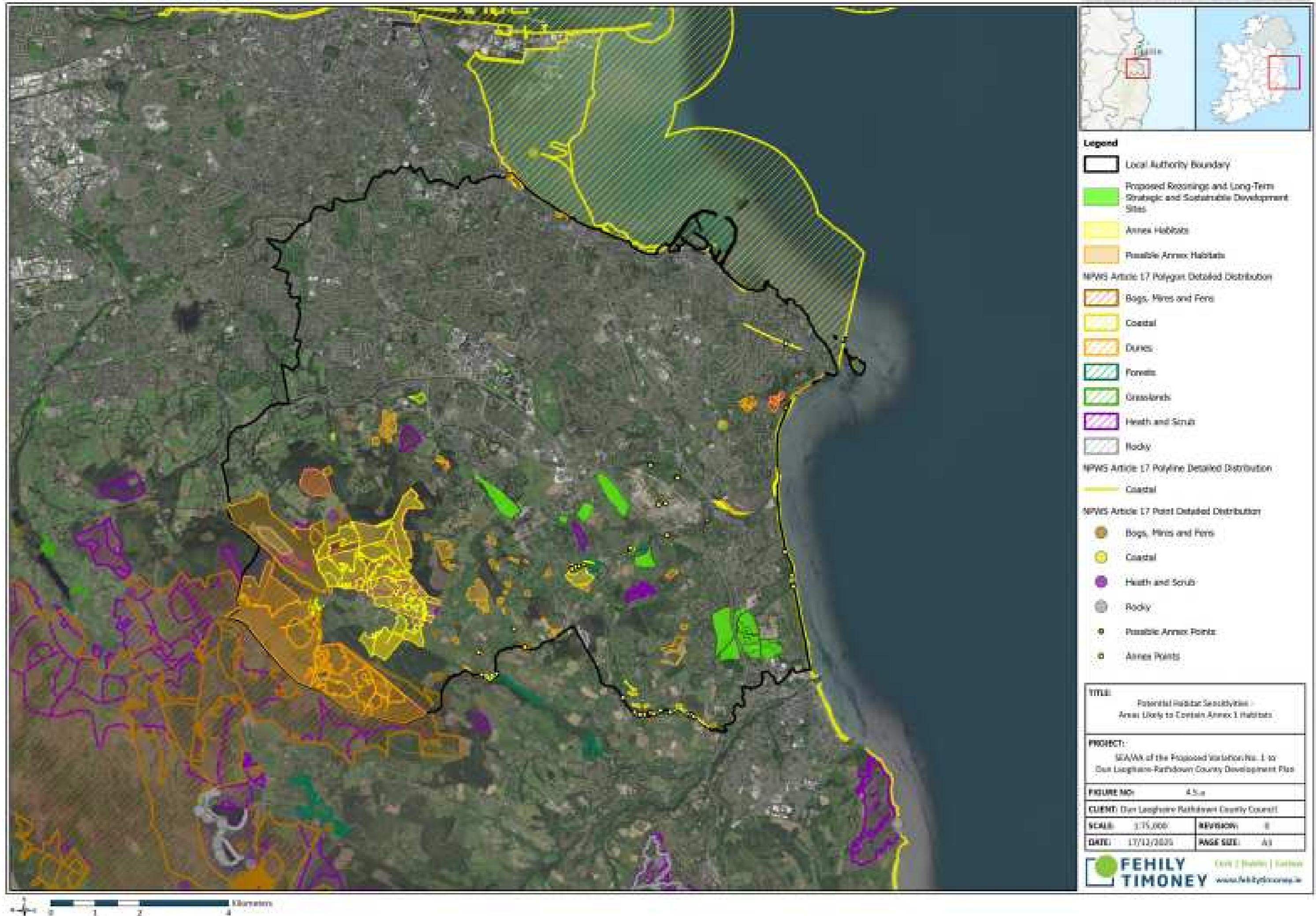
4.3.3 Key Considerations relating to the Proposed Variation

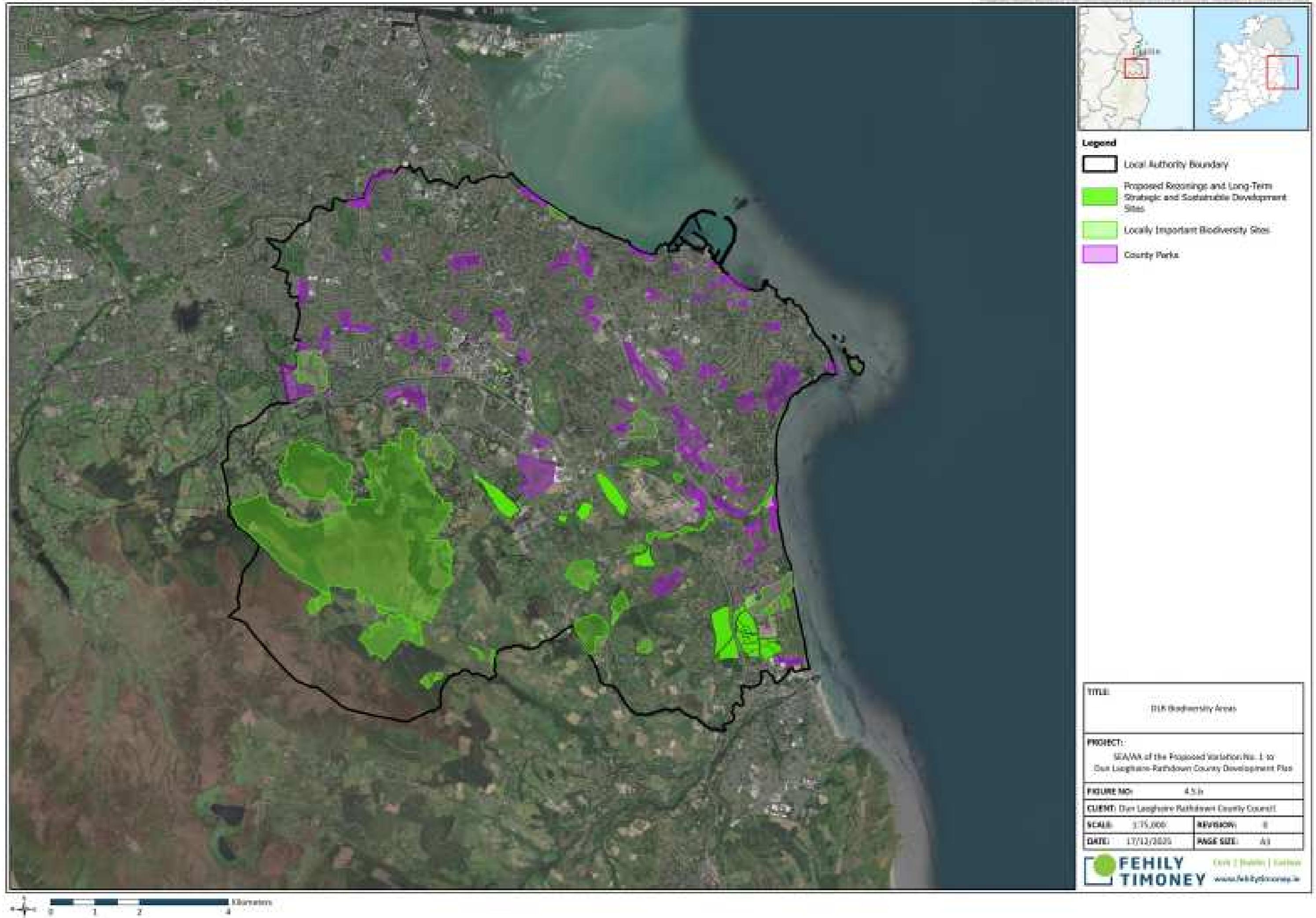
The key considerations in relation to Biodiversity, Flora and Fauna are as follows:

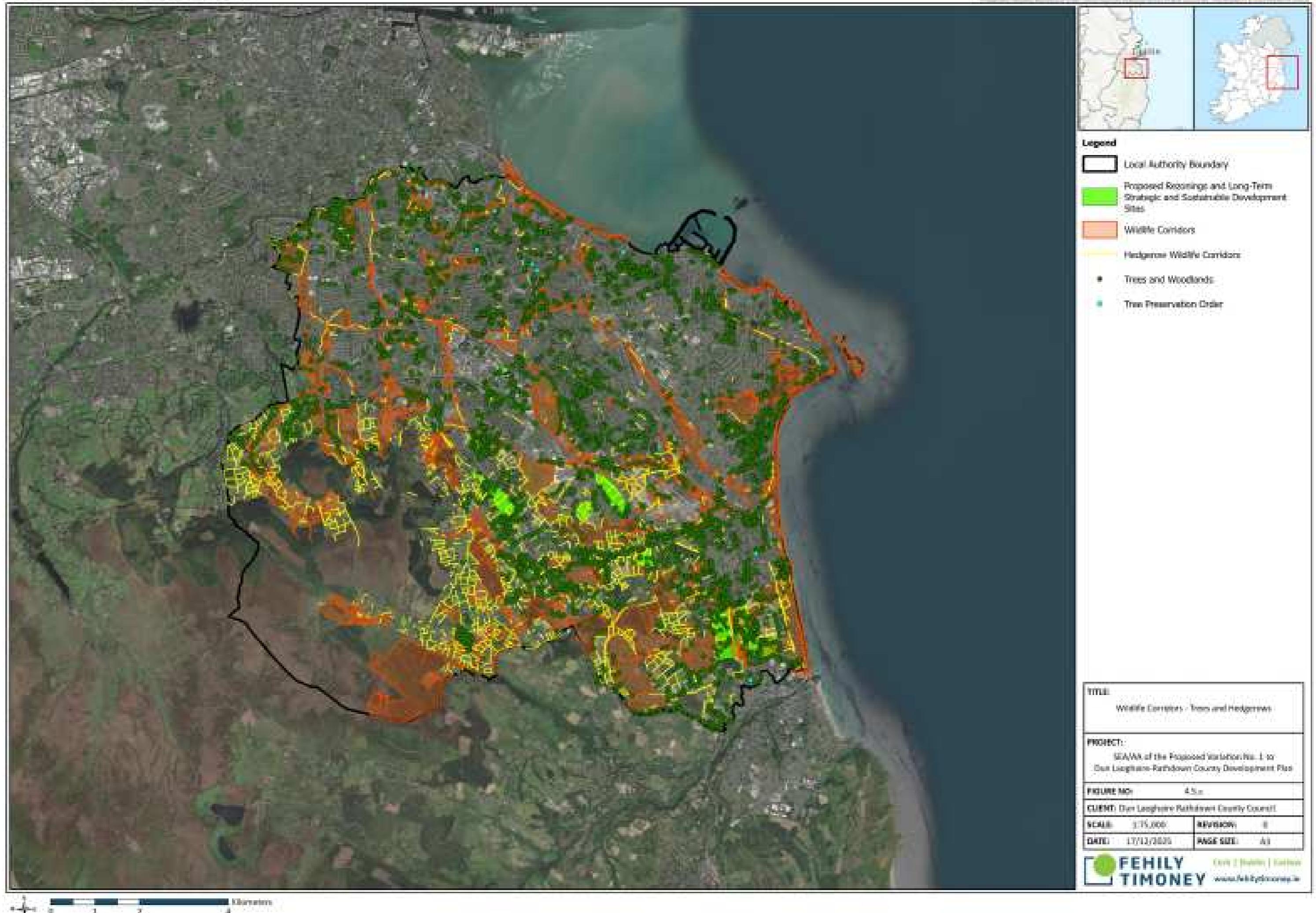
- The potential for effects on non-designated biodiversity features e.g. important habitats and species outside designated sites - particularly with regard to fragmentation, barriers to movement and displacement.
- The potential for effects on protected areas: National and European sites (e.g. SAC, SPAs, RAMSAR), National sites (e.g. NHAs) and other Natural Heritage Sites and Conservation Interest Sites e.g. refuge for fauna or flora, wildfowl reserves.
- The potential to spread invasive species.
- The potential for biodiversity enhancement.
- Arising from both construction and operation of development and associated infrastructure: loss of/damage to biodiversity in designated sites (including European Sites and Wildlife Sites) and Annexed habitats and species, listed species, ecological connectivity and non-designated habitats; and disturbance to biodiversity and flora and fauna.
- Habitat loss, fragmentation and deterioration, including patch size and edge effects.
- Disturbance and displacement of protected species.
- Sensitivity of species and habitats to elevated nitrogen input.
- Potential effects on UNESCO Global Geoparks.
- Increased vulnerability and sensitivity of light-sensitive species.
- The potential effect on habitats and species where greenfield lands have been zoned for development.













4.4 Landscape and Visual Amenity

4.4.1 Characterisation of the Environmental Baseline

The eastern boundary of Dún Laoghaire-Rathdown runs along the coastline which includes beaches, cliffs and marshes. To the south and west of Dún Laoghaire-Rathdown gives way to agricultural lands and then rises into the upland scenic area of the Dublin Mountains. The coast and the Dublin Mountains are significant features of Dún Laoghaire-Rathdown and are used for a variety of purposes, including amenity, recreation, commercial, industrial, sporting and military. They represent areas of high landscape quality, natural heritage and amenity value.

The current Landscape Character Assessment²⁵ for Dún Laoghaire-Rathdown divides the rural parts of the County into 14 Landscape Character Areas. In addition to this, Specific Views and Prospects for protection have been identified. High Amenity Areas have also been identified in the County. These comprise of:

Table 4-3: Landscape Character Areas and High Amenity Areas

Environmental Features	Description
Landscape Character Areas (LCAs)	<ul style="list-style-type: none"> • LCA 1 - Kilmashogue Valley • LCA 2 - Western Half of Kellystown Road • LCA 3- Ticknock Road • LCA 4 - Marlay Park • LCA 5 - Kiltiernan Plain • LCA 6 – Ballycorus • LCA 7 - Glencullen Valley • LCA 8 - Glendoo Valley • LCA 9 – Barnacullia • LCA 10 – Rathmichael • LCA 11 – Ballyman • LCA 12 – Shanganagh • LCA 13 – Carrickmines • LCA 14 - Cherrywood/Rathmichael
High Amenity Areas	<ul style="list-style-type: none"> • Glencullen Valley • Glendoo Valley • Kilmashogue Valley
Prospects to be Preserved	<ul style="list-style-type: none"> • Dublin City and Bay from Deerpark, Mount Merrion • Carrickgollogan from Ballybrack (e.g. Church Road and Churchview Road) • Carrickgollogan from Bray Road (Shankill to Bray area) • Carrickgollogan from Ballyman Road • Carrickgollogan from the Enniskerry Road (south of Kiltiernan Village)

²⁵ Dún Laoghaire-Rathdown County Development Plan 2022-2028, Appendix 8: Landscape Assessment Study and Landscape/Seascape Character Areas, Available at https://www.dlrcoco.ie/sites/dlrcoco/files/atoms/files/appendices_1-13.pdf; Accessed 15/12/2025.



Environmental Features	Description
	<ul style="list-style-type: none"> • The Scalp from Ballyman Road and part of the Enniskerry Road • Three Rock Mountain and Two Rock Mountain from the Enniskerry Road (Sandyford-Kiltiernan area) and • Sandyford Village • Three Rock Mountain and Two Rock Mountain from the Ballybrack Road • Three Rock Mountain and Kilmashogue Mountain from Marlay Park • Tibbradden Mountain and Kilmashogue Mountain from Kilmashogue Lane • Glencullen Mountain and Valley from the Ballybrack Road • Glendoo Mountain from the Ballybrack Road • Dalkey Hill from Ulverton Road, Station Road and the East Pier • Killiney Hill from Vico Road, Station Road and the East Pier

The above and any other or emerging landscape designations have been considered in the assessment presented in this document. The assessment of effects on landscape and visual amenity utilised information from the following sources:

- Dún Laoghaire-Rathdown environmental sensitivity mapping.
- The National Landscape Strategy for Ireland.
- Tree Preservation Orders.
- Forest cover/Indicative Forest Strategies.²⁶
- Dún Laoghaire-Rathdown County Development Plan 2022-2028.
- County Landscape Character Assessment.

4.4.2 Environmental Baseline for Areas subject to Zoning Objective Changes and/or Demarcated as Proposed Long Term Strategic and Sustainable Development Sites.

4.4.2.1 *Sandyford*

The areas that are the subject to zoning objective changes in Sandyford do not sit within a Landscape Character Areas (LCA) and are situated in areas with an existing built form and landscape character. The closest Views, Prospects or Scenic Routes designated include Sandyford Village and Three Rock Mountain and Two Rock Mountain from the Enniskerry Road (Sandyford-Kiltiernan area).

4.4.2.2 *Kiltiernan and Carrickmines*

The areas that are demarcated as proposed Long term Strategic and Sustainable Development sites in Kiltiernan and Carrickmines sit within/adjoin the Kiltiernan Plain, Ballycorus and Carrickmines Landscape Character Areas (LCAs)

²⁶ Department of Agriculture, Food and the Marine



Kiltiernan Plain is a large enclosure which comprises the hillocky plain lying between Three Rock to the west, Newtown, Barnaslingan (The Scalp) and Carrickgollogan to the south, the disused lead mines and chimney to the east. The enclosure is curtailed to the north by the coniferous plantation on Three Rock. This enclosure is part of the foothills of the Dublin Mountains characterised by a series of smaller hillocks within a plain. Roads run between the undulations most notably the main Enniskerry Road running north-south from Stepaside and disappearing into the Scalp.

The Ballycorrus LCA encompasses the valley along which runs the Ballycorus Road and is bounded by the disused lead mines to the south and Ticknick and the Glenamuck Road to the north, Barnaslingan to the west with Three Rock in the background. This enclosure displays past and also present industrial/extractive works. The past is in the form of the old leadworks especially the lead mine's chimney. Quarrying/extraction has continued into the present with the activities of Roadstone in the valley. The north western portion of this enclosure has altered considerably in recent years as considerable development has occurred along the Glenamuck Road.

Carrickmines LCA encompasses the area east of the Stepaside area and is bounded by the motorway to the north, the Glenamuck Road to the South and the Enniskerry Road to the west. The most dominant visual feature of this enclosure is the 50 acre Retail and employment node at the Carrickmines intersection of the M50. The former Ballyogan landfill which is earmarked for future development as a park is located at the edge of the built up area of Dún Laoghaire-Rathdown and functions as a buffer and green linkage between the built-up area of Leopardstown/Stepaside and the changing area of Kiltiernan. The impact of the multitude of urban uses – the tiphead, retail park, pylons and houses on the landscape is evident.

The closest Views, Prospects or Scenic Routes designated that are the subject of the Variation in Kiltiernan and Carrickmines include Carrickgollogan from the Enniskerry Road (south of Kiltiernan Village) and Three Rock Mountain and Two Rock Mountain from the Enniskerry Road (Sandyford-Kiltiernan area).

4.4.2.3 *Rathmichael*

The areas that are demarcated as proposed Long term Strategic and Sustainable Development sites in Rathmichael sit within the Rathmichael Landscape Character Area (LCA). This LCA encompasses the area between the Rathmichael Road and Carrickgollogan and slopes gently westwards up to Carrickgollogan. A number of roads with virtually intact hedgerows criss-cross the area giving a rural ambience, despite that the area is dotted with enclaves of low density residential units.

The closest Views, Prospects or Scenic Routes designated that are the subject of the Variation include Carrickgollogan from Bray Road (Shankill to Bray area).

4.4.2.4 *Old Connaught and Woodbrook*

The areas that are the subject to zoning objective changes in Old Connaught and Woodbrook sit within Ballyaman and Shanganagh Landscape Character Areas (LCAs).



The Ballyman LCA encompasses the large plain between the Scalp and the Little Sugar Loaf and Great Sugar Loaf, stretching beyond the geographical boundary of the County and beyond the area defined as Ballyman. The area has a distinctively rural feel with an open landscape and agricultural activities. It is a regular landscape with the fields generally larger than in the rest of the agricultural part of the County. Fields are delineated by low hedges and, trees. Moving away from the rolling plain afforestation prevails on the upper reaches of Killegar and Barnaslingan which rise on either side of The Scalp. Dún Laoghaire Golf Course is located on the Ballyman Glen on either side of Ballyman Road. Between Carrickgollogan and the Ballyman Road, a line of pylons traverses the site and crosses the Ballyman Road amidst residential development. This enclosure also includes the village settlement of Old Conna and the area around this settlement which is zoned for future development but which is currently unserviced in terms of water and waste water infrastructure.

Shanganagh LCA is essentially the area between Shankill and Bray which takes in the cemetery at Shanganagh, Shanganagh Park and Woodbrook golf course. This enclosure also includes the land to the west between the Dublin Road and the N11. The Dublin Road from Shankill to Bray traverses this enclosure. Large houses include The Aske, Beauchamp, Wilford, Woodbrook and Shanganagh House. When viewed from Killiney Hill and also from Carrickgollogan, this area is effectively indistinguishable from the overall plain. The entire expanse appears to be dominated by low-density housing. When viewed from the Dublin Road, the trees prevent any sense of a vista but instead provide for a tree lined Avenue.

The closest Views, Prospects or Scenic Routes designated that are the subject of the Variation include the Scalp from Ballyman Road and part of the Enniskerry Road, Carrickgollogan from Ballyman Road and Carrickgollogan from Bray Road (Shankill to Bray area).

4.4.3 Key Considerations relating to the Proposed Variation

The key considerations in relation to Landscape and Visual Amenity are as follows:

- Developments and activities can have negative effects on visually sensitive areas, such as designated landscapes.
- Significantly scaled residential and commercial development may effect general visual amenity in the vicinity of these developments, streetscape character and wider landscape character.
- Carefully designed development may provide opportunities to enhance the existing landscape/visual amenity in some instances, particularly in built-up/lower value landscapes.

4.5 Cultural Heritage - Archaeological and Architectural

4.5.1 Characterisation of the Environmental Baseline

Archaeological sites are legally protected.²⁷ This section of the Draft SEA Environmental Report includes information on the archaeological heritage of Dún Laoghaire-Rathdown. One of the primary sources of information for known archaeological features is the Record of Monuments and Places (RMP), maintained by the National Monuments Service (NMS).²⁸ The RMP is an inventory of sites and areas of archaeological significance.

²⁷ National Monuments Acts 1930 (as amended), the National Cultural Institutions Act 1997 (as amended) and the Planning and Development Act 2000 (as amended)

²⁸ Data available at National Monuments Service - Archaeological Survey of Ireland - Datasets - data.gov.ie



There are hundreds of Recorded Monuments within the County. Clusters of monuments are concentrated within and adjacent to the existing built-up footprint of the County and in the rural areas. Enclosures, fulacht fias, castles, churches and graveyards are amongst the most common recorded monuments in the County. There are numerous recorded monuments on the RMP in State Care within the County. The locations of the known archaeological sites are detailed in Figure 4-6.

This section also includes information on the architectural heritage of Dún Laoghaire-Rathdown including that relating to designations such as the Record of Protected Structures (RPS). Local Authorities compile and maintain the RPSs;²⁹ these RPSs are listed in County Development Plans but are not available in digital map format for some County Councils. The RPS for Dún Laoghaire-Rathdown County Council is set out in Appendix 4 of the County Development Plan, 2022-2028. There are approximately 2,100 entries to the Record of Protected Structures within the County,³⁰ which include many notable buildings in the County such as: the Martello Tower in Sandycove; the Blue Church in Kiltiernan and Shanganagh Castle; Marlay House; Cabinteely House; Martello Towers and Carnegie Libraries; and the Dún Laoghaire Baths Pavilion.

It is acknowledged that the register of protected structures documented in CDPs may not represent all Ministerial recommended sites/structures which are included in the National Inventory of Architectural Heritage (NIAH).³¹ The purpose of the NIAH is to identify, record, and evaluate the post-1700 heritage of Ireland and there are over 50,000 listings on the NIAH in Ireland (DAHRRG, 2022). These provisions include historic gardens, designed landscapes and underwater archaeological heritage³².

The Department of Housing, Local Government and Heritage has developed the Heritage Ireland 2030³³ plan, published in February 2022, serving the purpose of informing the decision-making process. An Architectural Conservation Area (ACA) is a place, area, group of structures or townscape designated for its special characteristics and distinctive features. An ACA may or may not include Protected Structures. In an ACA, protection is placed on the external appearance of such areas or structures. There are various ACAs designated within the County.

The assessment of Cultural Heritage - Archaeological and Architectural, utilised information from the following sources:

- The Department of Arts, Heritage Regional, Rural and Gaeltacht Affairs³⁴ (including underwater archaeology such as wreck data).³⁵
- National Monuments Service (including the Underwater Unit).
- Built Heritage and Architectural Policy Section (the NIAH).³⁶
- Dún Laoghaire-Rathdown County Development Plan 2022-2028.
- Heritage Council.
- United Nations Educational, Scientific and Cultural Organization (UNESCO).

²⁹ Under Section 51 of the Planning & Development Act 2000 (as amended).

³⁰ *Dún Laoghaire-Rathdown County Development Plan 2022-2028*

³¹ Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999 (as amended) Data available at [National Inventory of Architectural Heritage \(NIAH\) National Dataset - Datasets - data.gov.ie](https://www.data.gov.ie/datasets/national-inventory-of-architectural-heritage-niah-national-dataset-datasets)

³² Department of Housing, Local Government and Heritage. 2015. Advice to the Public on Ireland's Underwater Archaeological Heritage

³³ Available at [Heritage Ireland 2030 | gov.ie/housing \(www.gov.ie\)](https://www.gov.ie/housing)

³⁴ Department of Arts, Heritage and the Gaeltacht

³⁵ Available at [Wreck Viewer | National Monuments Service \(archaeology.ie\)](https://archaeology.ie/wreck-viewer)

³⁶ Data available at [National Inventory of Architectural Heritage \(NIAH\) National Dataset - Datasets - data.gov.ie](https://www.data.gov.ie/datasets/national-inventory-of-architectural-heritage-niah-national-dataset-datasets)



4.5.2 Environmental Baseline for Areas subject to Zoning Objective Changes and/or Demarcated as Proposed Long Term Strategic and Sustainable Development Sites.

Figure 4-6 shows the spatial distribution of Recorded Monuments and architectural heritage assets within and beyond the areas subject to zoning objective changes and their associated Zones of Notification.

4.5.2.1 Sandyford

As shown on Figure 4-6, there are no National Monuments Service or National Inventory of Architectural Heritage assets within the areas that are the subject to zoning objective changes

4.5.2.2 Kiltiernan and Carrickmines

As shown on Figure 4-6, there are National Inventory of Architectural Heritage assets within the areas that are subject to zoning objective changes in Kiltiernan, including a farmhouse. There is an RMP site on the boundary of this area (Ritual site - holy well DU026-003). There is also an RMP site (Fulacht Fiadh DU026-135) located within the areas subject to zoning objective changes in Carrickmines and an RMP site (Fulacht Fiadh DU026-150) on the boundary of this area.

4.5.2.3 Rathmichael

As shown on Figure 4-6, there are no National Monuments Service or National Inventory of Architectural Heritage assets within the areas that are the subject to zoning objective changes in Rathmichael. However, there is an RMP site located in close proximity to this area (Fulacht Fiadh DU026-136).

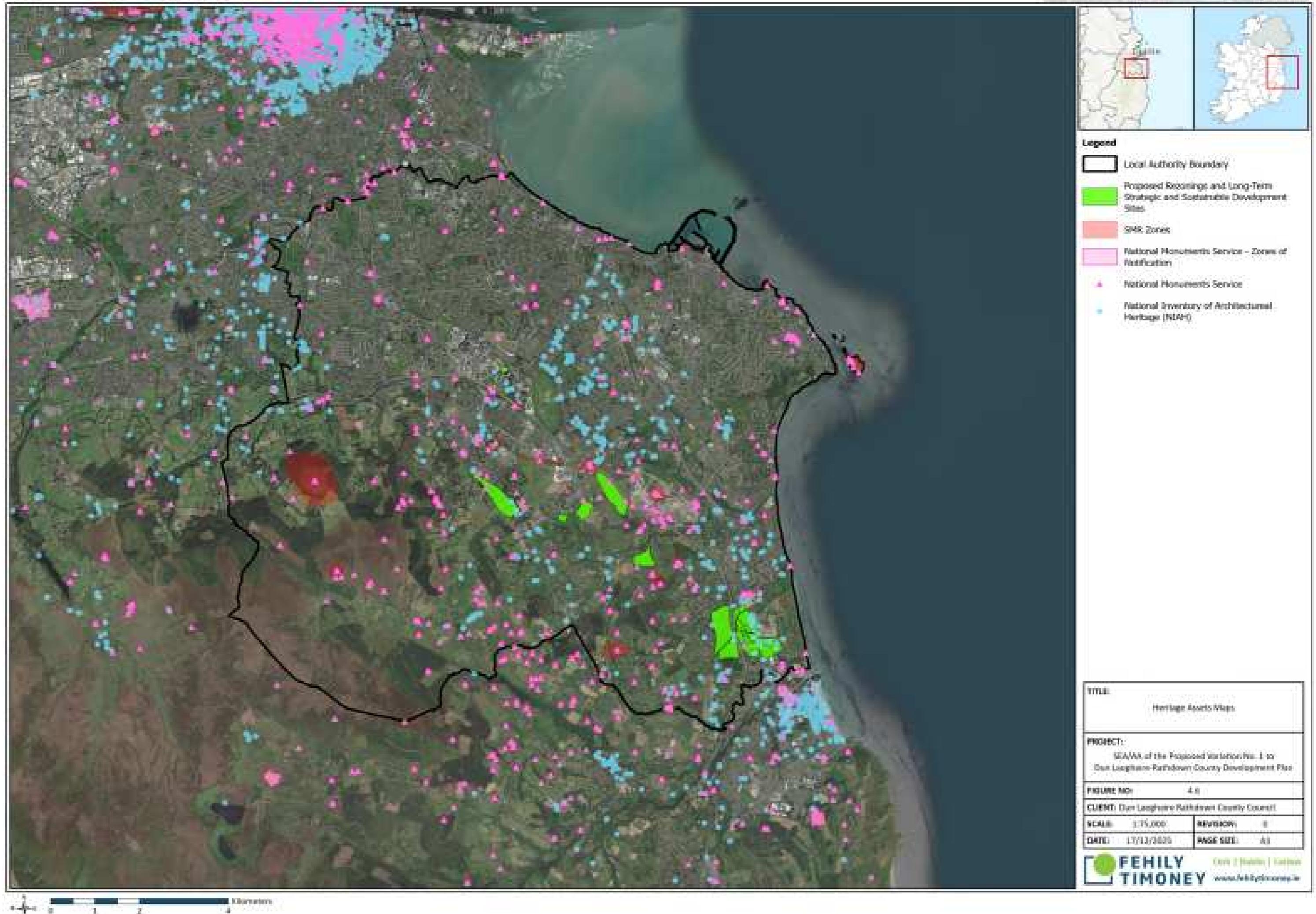
4.5.2.4 Old Connaught and Woodbrook

As shown on Figure 4-6, there are a number of National Inventory of Architectural Heritage assets within the areas that are the subject to zoning objective changes in Old Connaught and Woodbrook, including country houses, walled garden and gates. There is an RMP site (Burial DU026-067) located within the areas that are the subject of the Variation in Old Connaught.

4.5.3 Key Considerations relating to the Proposed Variation

The key considerations in relation to Cultural Heritage - Archaeological and Architectural are as follows:

- Recorded Monuments and architectural heritage assets have been identified within and close to areas subject to zoning objective changes
- Developments and associated activities can have negative impacts on identified and unidentified cultural heritage assets (e.g. potential archaeological remains that may be affected by groundworks).
- Significantly scaled residential and commercial development may result in landscape and visual effects on cultural heritage assets and their features, including character and setting.





4.6 Soils

4.6.1 Characterisation of the Environmental Baseline

The types of soils³⁷ found covering the County include the following:

Soil Type	Description
Dominant Soils	
Urban soils	Urban soils are soils which have been disturbed, transported or manipulated by human activity in the urban environment and are often overlain by a non-agricultural, man-made surface layer that has been produced by mixing, filling or by contamination of land surfaces in urban and suburban areas. These soils are found mainly in the northern, most built-up parts of the County.
Lithosol soils	Lithosols are shallow non-calcareous soils, commonly overlying hard rock or skeletal and gravelly material. They tend to be stony soils, or with shattered bedrock and are associated with frequent rock outcrops. Their use-range is usually limited to rough grazing. These soils are mainly in the south and south-western parts of the County.
Other Soils	
Alluvial soils	These are associated with alluvial (clay, silt or sand) river deposits. These are found in the flood plains of rivers and streams.
Brown Podzolics	Brown podzolic soils are characterised by dark brown humus-mineral soil covered with a thin mat of partly decayed leaves. These are mainly in the south of the County.
Luvisols	Luvisol soils are generally fertile, widely used for agriculture and associated with significant accumulation of clay. These can be found in the coastal south-east of the County.
Brown Earths	Brown earths are well drained mineral soils, associated with high levels of natural fertility. These are found mainly in the east and south-east of the County.

Peatlands are unique systems comprising of peat soil providing as significant carbon stores and supporting a range of unique species. Active blanket bogs and active raised bogs are considered to be priority habitats, listed on Annex I of the EU Habitats Directive. Peat soils are often indicative of areas that are the most sensitive to development due to ecological sensitivities and impeded drainage issues. Ombrotrophic (rain-fed) peat soils have been identified in the south-west of the County. Outcropping rock is also identified in a number of upland and coastal locations.

The SEA examines issues including the loss of soils/soil sealing, as a result of greenfield development, and interactions with biodiversity and carbon storage, such as those that can occur as a result of development in peatland areas.

The audit of County Geological Sites in Dún Laoghaire-Rathdown was completed in 2014 and identified 12 County Geological Sites. Previous Landslide Events and Landslide Susceptibility Mapping sources are considered by the SEA.

³⁷ Soils data obtained from Teagasc.ie General Soil Map, available at <https://teagasc.ie/wp-content/uploads/2025/05/General-Map.pdf>



The SEA of Soils utilised information from the following sources:

- Geological Survey Ireland (GSI)
- Teagasc
- Infomar
- EPA

There is no legislation solely directed to soil protection in Ireland. In 2006, the European Commission (EC) developed a Soil Thematic Strategy that aims to protect soils and ensure the sustainable use of soils across Europe. Although a proposal for a Soil Framework Directive was withdrawn in 2014, the importance of sustainable soil management was recognised in the Seventh Environment Action Programme and the Eighth Environment Action Programme.

4.6.2 Environmental Baseline for Areas subject to Zoning Objective Changes and/or Demarcated as Proposed Long Term Strategic and Sustainable Development Sites.

4.6.2.1 Sandyford

The soil type found within areas that are the subject of the Variation in Sandyford is urban soils.

4.6.2.2 Kiltiernan and Carrickmines

The soil types found within areas that are the subject of the Variation in Kiltiernan and Carrickmines are Brown Earths and Lithosol soils.

4.6.2.3 Rathmichael

The soil type found within areas that are the subject of the Variation in Rathmichael is Brown Earths.

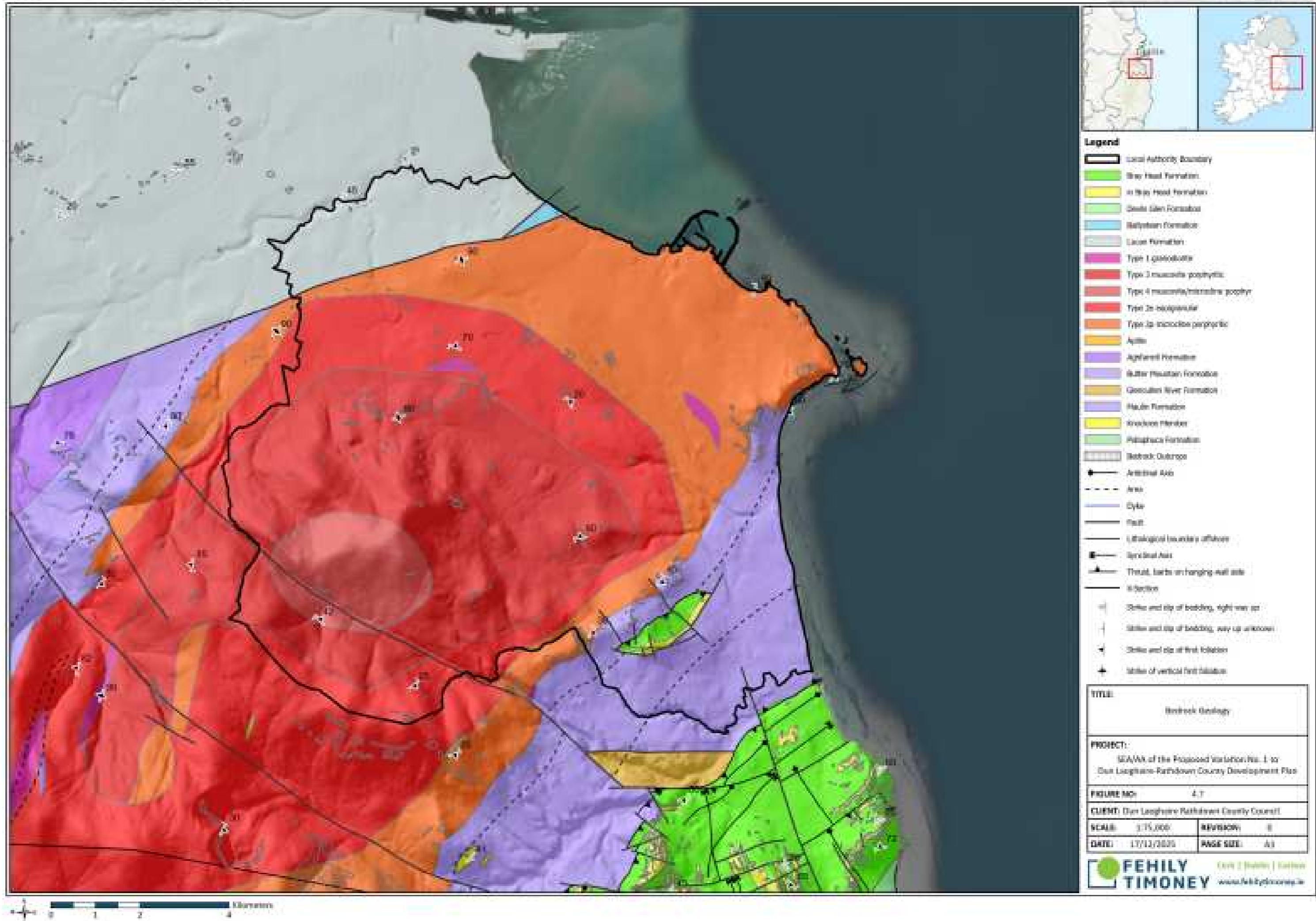
4.6.2.4 Old Connaught and Woodbrook

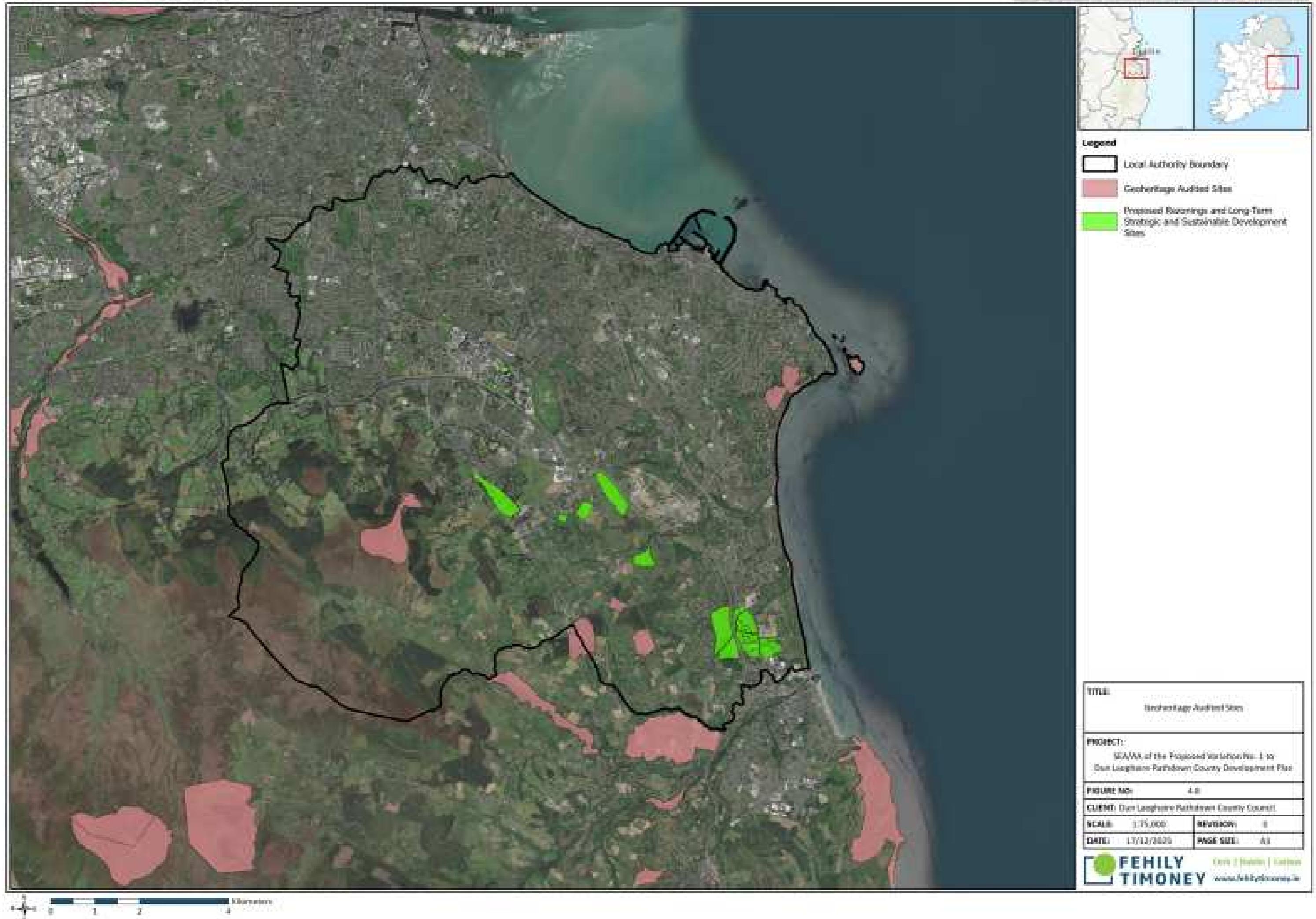
The soil types found within areas that are the subject of the Variation in Old Connaught and Woodbrook are Brown Earths and Luvisols.

4.6.3 Key Considerations relating to the Proposed Variation

The key considerations in relation to Soils are as follows:

- Potential for effects on soil resources including soil ecosystem function and soil carbon sequestration.
- Potential effects on soils vulnerable to erosion.
- Potential for unearthing contaminated material and spreading contamination.







4.7 Land Use

4.7.1 Characterisation of the Environmental Baseline

Information on land use in Dún Laoghaire-Rathdown can be obtained from the CORINE Land Cover (CLC) inventory and Ireland's Marine Atlas.³⁸ These data sources have archives which document land use change as well as existing land use.

The CORINE database is the dominant land use database; however, some sectors have additional spatial data resources such as forestry. Additional sources of further land use data include the NPWS³⁹.

The SEA process considered land use impacts - utilising data from sources such as:

- CORINE Land Cover Database
- Teagasc
- EPA
- NPWS
- Forest Service
- Marine Institute
- Sea Fisheries Protection Authority (SFPA)
- GSI data

4.7.2 Environmental Baseline for Areas subject to Zoning Objective Changes and/or Demarcated as Proposed Long Term Strategic and Sustainable Development Sites.

4.7.2.1 *Sandyford*

The land-use found within areas that are the subject of the Variation in Sandyford is Artificial Surfaces (Industrial, commercial and transport units - industrial and commercial units), according to CORINE data.

4.7.2.2 *Kiltiernan and Carrickmines*

The predominant land-use found within areas that are the subject of the Variation in Kiltiernan and Carrickmines include Agricultural Areas (Pastures and Heterogeneous agricultural areas - land principally occupied by agriculture with significant areas of natural vegetation) and Artificial Surfaces (Urban Fabric - discontinuous urban fabric and Artificial non-agricultural vegetated areas - Sport and leisure facilities), according to CORINE data.

³⁸ Available at <https://atlas.marine.ie/#?c=53.9043:-15.8862:6>

³⁹ Sources such as the Lesser Horseshoe Bat Species Action Plan 2022-2026, Draft National Peatland Strategy, Draft Raised Bog SAC Management Plan, and Draft Raised Bog NHAs Review.



4.7.2.3 *Rathmichael*

The land-use found within areas that are the subject of the Variation in Rathmichael is Agricultural Areas (Arable land - Non-irrigated arable land and Heterogeneous agricultural areas - complex cultivation patterns), according to CORINE data.

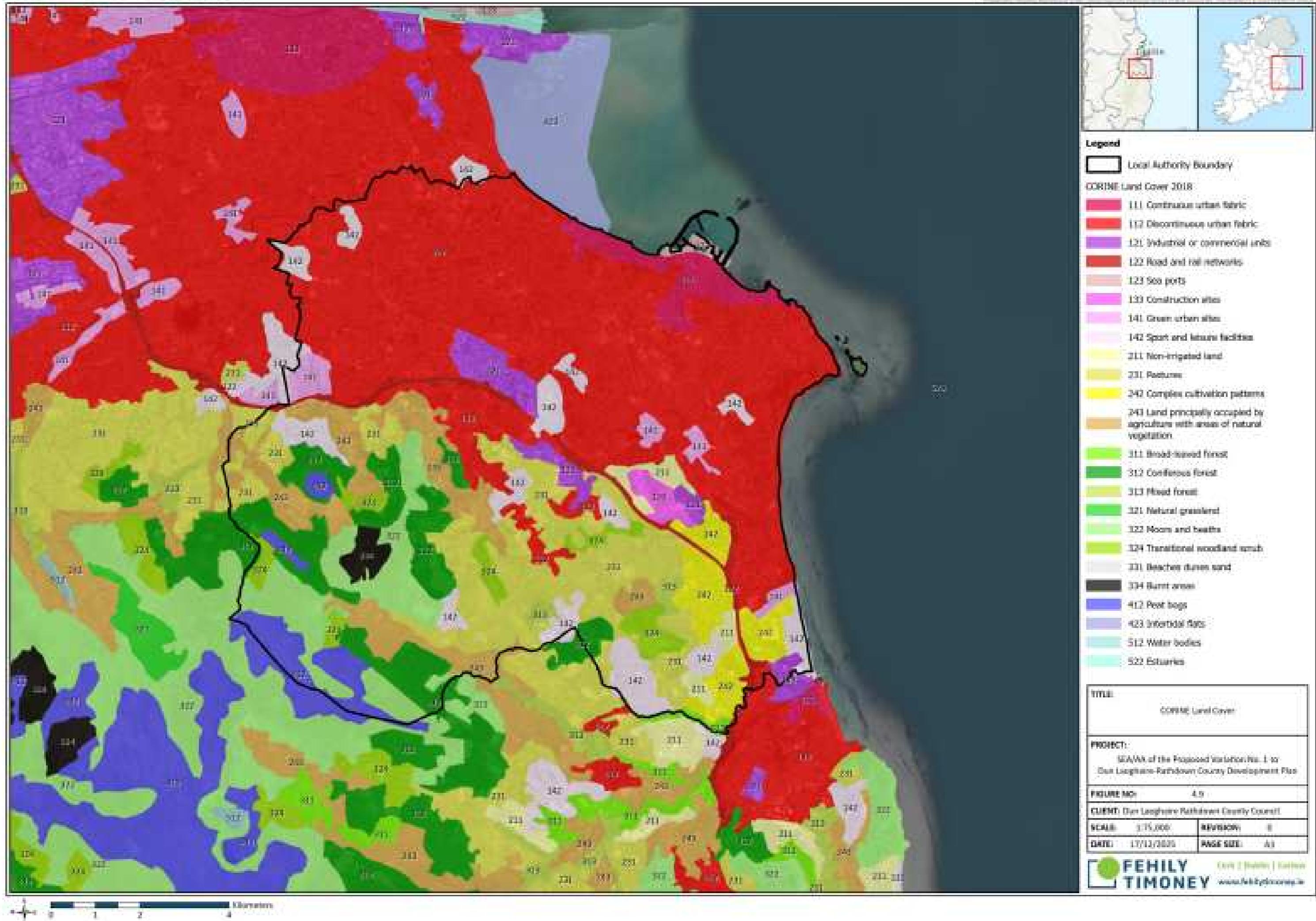
4.7.2.4 *Old Connaught and Woodbrook*

The land-use found within areas that are the subject of the Variation in Old Connaught and Woodbrook is predominantly Agricultural Areas (Heterogeneous agricultural areas - complex cultivation patterns), according to CORINE data.

4.7.3 Key Considerations relating to the Proposed Variation

The key considerations in relation to Land Use are as follows:

- Potential change of land-use associated with the Proposed Variation which may result loss/reduction in existing land-use categories, including agriculture and open space.
- Potential constraints on other sectors resulting from land-use change such as the agriculture or commercial sectors, primarily related to construction and operation of residential infrastructure projects associated with the Proposed Variation.





4.8 Air Quality and Noise

4.8.1 Characterisation of the Environmental Baseline

The Air Quality in Ireland 2024 report prepared by the EPA identifies that:

- Air quality in Ireland is moving in a positive direction, however Ireland has not yet met the Clean Air strategy and guidelines set forth by the World Health Organisation.
- Air quality monitoring results in 2024 show that the most significant pollutants in Ireland are Particulate Matter (PM₁₀ and PM_{2.5}) from burning of solid fuels and Nitrogen Dioxide (NO₂) from vehicular emissions.
- Exposure to PM_{2.5} can impact human health, contributing to heart disease and increased risk of stroke with continued exposure.

The National Clean Air Strategy (DCEE, 2023) established the priorities and a policy framework to support continued reductions in air pollution emissions in Ireland. The Clean Air Strategy for Ireland - Progress Report 2025 (DCEE, 2025) is the second progress report of the National Clean Air Strategy and provides a high-level overview of progress made thus far in reducing national air pollution emissions and improving local air quality. The Progress Report 2025 utilises the most up-to-date projections and data from the EPA and the National Ambient Air Quality Monitoring Programme.

The Progress Report 2025 states that significant progress has been made on improving air quality and reducing national air pollution emissions since 2023.

Under the Clean Air for Europe Directive [Directive 2008/50/EC], EU member states must designate 'Zones' for the purpose of managing air quality. For Ireland, four zones were established under the Air Quality Standards Regulations.⁴⁰.

The Environmental Protection Agency (EPA) manages the national ambient air quality monitoring network. The Dublin conurbation is defined as 'Zone A' out of the four zones in Ireland. There are three EPA monitoring stations located in Dún Laoghaire-Rathdown, including Glenageary Road, Deansgrange (PM only) and EPA Inspectorate, Clonskeagh. The current air quality in Dún Laoghaire-Rathdown is identified by the EPA as being of *Good*⁴¹ status, in terms of Air Quality Index for Health (AQIH)⁴². The EPA states that 'environmental noise can be defined as unwanted or harmful outdoor sound'.⁴³ The EU Noise Directive (2002/49/EC) relates to the assessment and management of environmental noise.⁴⁴ This Directive called for the development of strategic noise maps and action plans for major roads, railways, airports and cities. Existing noise related impacts can be seen in Figure 4-10; these were considered throughout the SEA and AA processes in the development of the Proposed Variation.

⁴⁰ S.I. No. 180/2011 - Air Quality Standards Regulations 2011

⁴¹ <https://airquality.ie/>; Accessed 18/11/2025.

⁴² The Air Quality Index for Health (AQIH) ranks the amount of pollutant in the air on a scale from 1 to 10, with 1 being the cleanest air and 10 being the most polluted.

⁴³ EPA (2022), Noise Data Briefing. Available at <https://www.eea.europa.eu/en/analysis/publications/the-european-environment-state-and-outlook-2015-synthesis-report/european-briefings/@/download/file#:~:text=Environmental%20noise%20can%20be%20defined,of%20exposed%20humans%20and%20wildlife>; Accessed 18/11/2025.

⁴⁴ This was transposed into Irish national legislation via the Environmental Noise Regulations (S.I. No. 140 of 2006).



The SEA considered Air Quality and Noise using data from the following sources:

- EPA
- WHO

4.8.2 Environmental Baseline for Areas subject to Zoning Objective Changes and/or Demarcated as Proposed Long Term Strategic and Sustainable Development Sites.

4.8.2.1 Sandyford

The areas that are the subject of the Variation in Sandyford are within the Air Quality Zone A conurbation, with an AQIH index of 1 and 'Good' status, and include areas exposed to noise levels above the Environmental Noise Directive (END)⁴⁵ mandatory noise level reporting thresholds of 55 dB (Lden) and 50 dB (Lnight) due to road traffic noise.

4.8.2.2 Kiltiernan and Carrickmines

The areas that are the subject of the Variation in Kiltiernan and Carrickmines are within the Air Quality Zone A conurbation, with an AQIH index of 1 and 'Good' status, and include areas exposed to noise levels above the END mandatory noise level reporting thresholds of 55 dB (Lden) and 50 dB (Lnight) due to road traffic noise.

4.8.2.3 Rathmichael

The areas that are the subject of the Variation in Rathmichael are within the Air Quality Zone A conurbation, with an AQIH index of 1 and 'Good' status, and are exposed to noise levels above the END mandatory noise level reporting thresholds of 55 dB (Lden) and 50 dB (Lnight) due to road traffic noise.

4.8.2.4 Old Connaught and Woodbrook

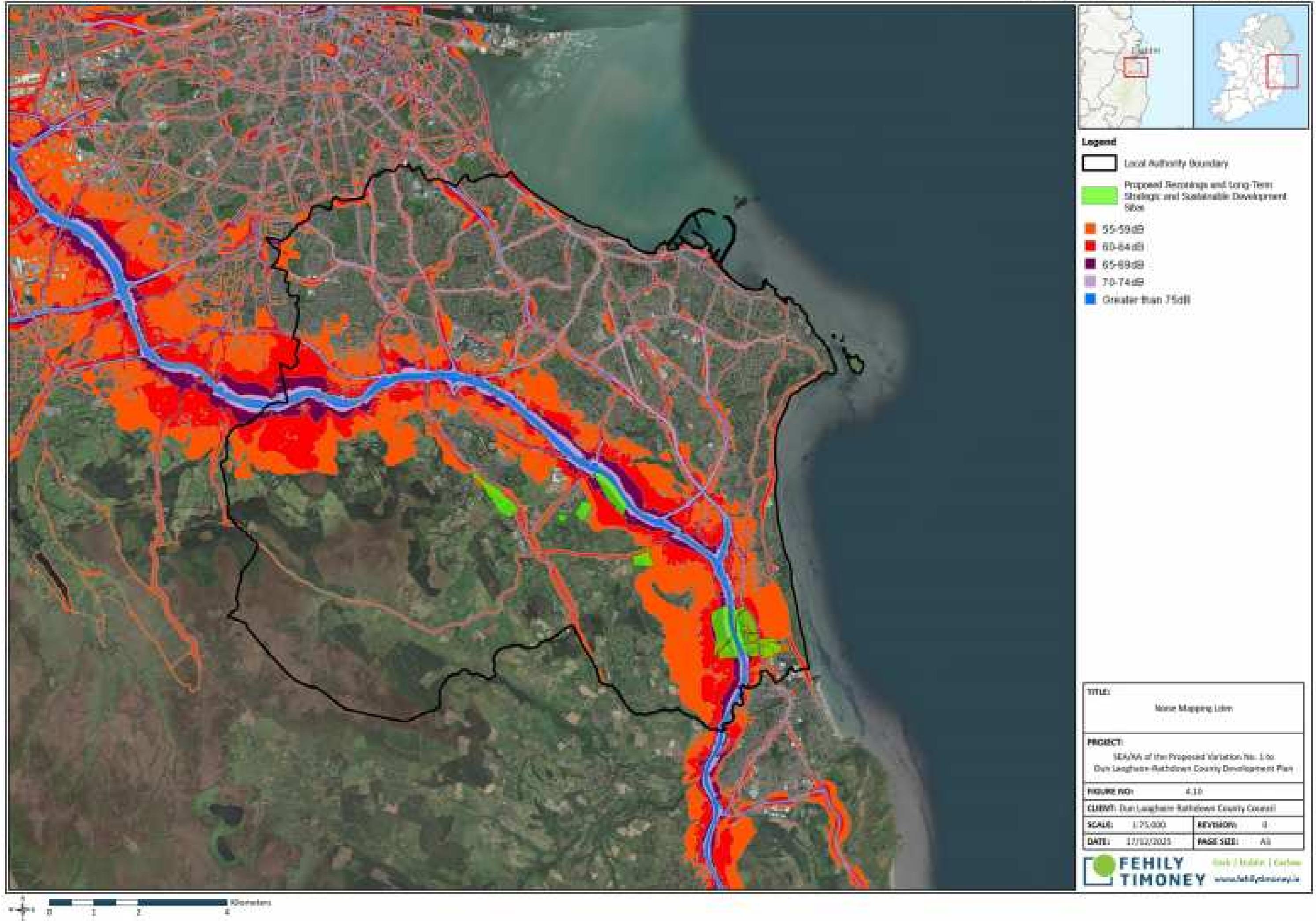
The areas that are the subject of the Variation in Old Connaught and Woodbrook are within are within the Air Quality Zone A conurbation, with an AQIH index of between 1-2 and 'Good' status, and include areas exposed to noise above the END mandatory noise level reporting thresholds of 55 dB (Lden) and 50 dB (Lnight) due to road traffic noise.

4.8.3 Key Considerations relating to the Proposed Variation

The key considerations in relation to Air Quality and Noise are as follows:

- The construction of residential, commercial or transport related development may have a negative effect on local air quality and create noise pollution.
- Transport related development may have effects on the receiving noise environment and noise sensitive locations.
- Active travel development may promote sustainable transport and support improvements in local air quality in the town.
- Protecting existing designated quiet areas in open country.
- Failure to contribute towards sustainable transport and associated effects - emissions to air including greenhouse gas emissions and other emissions.

⁴⁵ Directive 2002/49/EC





4.9 Water

4.9.1 Characterisation of the Environmental Baseline

The EU Water Framework Directive (WFD) (2000/60/EC) establishes a framework for the protection of both surface and groundwater. Transposing legislation outlines the water protection and water management measures required in Ireland to maintain high status of waters where it exists and to prevent any deterioration in existing water status. The second cycle of the River Basin Management Plan (RBMP) ran from 2018-2021, where separate plans were devised for all eight River Basin Districts (RBDs) with the objective of achieving at least 'good' status for all waters by 2027. The third cycle of the River Basin Management Plan was published in 2024 and will cover the period from 2022 to 2027.

Water quality data is collected by the EPA.⁴⁶ The County is located mainly within the Liffey and Dublin Bay and Ovoca-Vartry catchments. The Southwestern Irish Sea - Killiney Bay lies along the eastern coast of the County, while Dublin Bay and Irish Sea Dublin lie along the north-eastern coastline. The WFD status of coastal water bodies (2019-2024) for the Southwestern Irish Sea - Killiney Bay, Dublin Bay and Irish Sea are currently identified as being of 'Good' status.

The EU Groundwater Directive (2006/118/EC) uses a holistic approach to groundwater by addressing the relationships between groundwater, surface water and ecological receptors. Groundwater is considered by its ecological status, which is based on two assessments: chemical and quantitative status. Both of these need to be in good condition for the overall water body to be classified as 'good'.

The WFD groundwater status (2019-2024) underlying Dún Laoghaire-Rathdown is largely identified as being of 'Good' status, with an area of 'Poor' status to the south east of the County.

The WFD status of rivers and streams (2019-2024) draining Dún Laoghaire-Rathdown ranges from good (sections of rivers and streams, including Carrickmines, Shanganagh and Dargle), to moderate (sections of rivers and streams including Dodder and Owenadoher) and to poor (sections of rivers and streams including Brewery and Kill of the Grange).

In addition, there are a number of unassigned lakes across the County.

Pressures on waterbodies that are failing to meet the WFD's overall objective of 'good' status have been identified by the SEA and policy responses have been recommended as necessary. The SEA also provides information on aquifer vulnerability, aquifer productivity and entries to the WFD's Registers of Protected Areas.

Certain areas across Dún Laoghaire-Rathdown are at risk of flooding from various sources including groundwater, pluvial, fluvial, estuarial and coastal. Dún Laoghaire-Rathdown is located on the east coast of Ireland, and much of the Variation boundary is subject to flood risk from the Irish Sea. There are various historic and predictive indicators of flood risk in the County, including along the Dodder River and its tributaries, Dundrum Slang, Little Dargle, Crinken Stream, Shanganagh River, Loughlinstown River, Deansgrange Stream, Carrickmines River, Carysfort/Maritimo Stream and at various locations along the coastline.

⁴⁶ EPA Maps - Water. Available at <https://gis.epa.ie/EPAMaps/>; Accessed 18/11/2025.



The OPW is the lead agency tasked with the management of flood risk in the Republic of Ireland. In 2022, the OPW reviewed their 2016 Flood Risk Management Plans (FRMP). The purpose of each FRMP is to outline the long-term strategy to manage flood risk in Ireland. A number of settlements were identified by the OPW in 2012 as requiring detailed assessment of flood risk (Areas for Further Assessment).⁴⁷ These settlements are - Bray, Loughlinstown, Old Connaught/Wilford, Shankhill (Crinken).

A Strategic Flood Risk Assessment, as required by 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (Department of the Environment, Heritage and Local Government and Office of Public Works, 2009) and Circular PL 2/2014 (Department of Environment, Community and Local Government), was undertaken alongside the preparation of the Proposed Variation. This document provides information flood risk management policy and flood risk indicators in Dún Laoghaire-Rathdown.

The GSI rates groundwaters according to both their productivity and vulnerability to pollution. Aquifer vulnerability refers to the ease with which pollutants of various kinds can enter into groundwater. The GSI also rates aquifers based on the hydrogeological characteristics and on the value of the groundwater resource.

The Water assessment utilised information from the following sources:

- EPA and Marine Institute - WFD Data.
- GSI data on groundwaters, aquifers and bedrock information.
- Catchment Flood Risk Assessment and Management (CFRAM) Study and associated FRMPs (OPW, as reviewed 2022).
- Flood Risk Assessment (FRA) Mapping⁴⁸ (OPW).

4.9.2 Environmental Baseline for Areas subject to Zoning Objective Changes and/or Demarcated as Proposed Long Term Strategic and Sustainable Development Sites.

4.9.2.1 Sandyford

The areas that are the subject of zoning objective changes in Sandyford have an aquifer classification of Poor Aquifer - Bedrock which is generally unproductive except for local zones and a groundwater vulnerability of high to extreme.

4.9.2.2 Kiltiernan and Carrickmines

The areas that are demarcated as proposed Long term Strategic and Sustainable Development sites in Kiltiernan and Carrickmines have an aquifer classification of Poor Aquifer - Bedrock which is generally unproductive except for local zones and a groundwater vulnerability ranging from high/extreme to rock at or near surface or karst. The areas that are the subject of zoning objective changes Kiltiernan and Carrickmines contain surface waterbodies with a WFD status of 'good'.

⁴⁷ Available online at https://s3-eu-west-1.amazonaws.com/docs.floodinfo.opw/floodinfo_docs/PFRA/PFRA_Main_Report.pdf; Accessed 18/11/2025.

⁴⁸ OPW (2022) Flood risk maps and data platform - Available at <https://www.floodinfo.ie/map/floodmaps/>; Accessed 18/11/2025.



4.9.2.3 *Rathmichael*

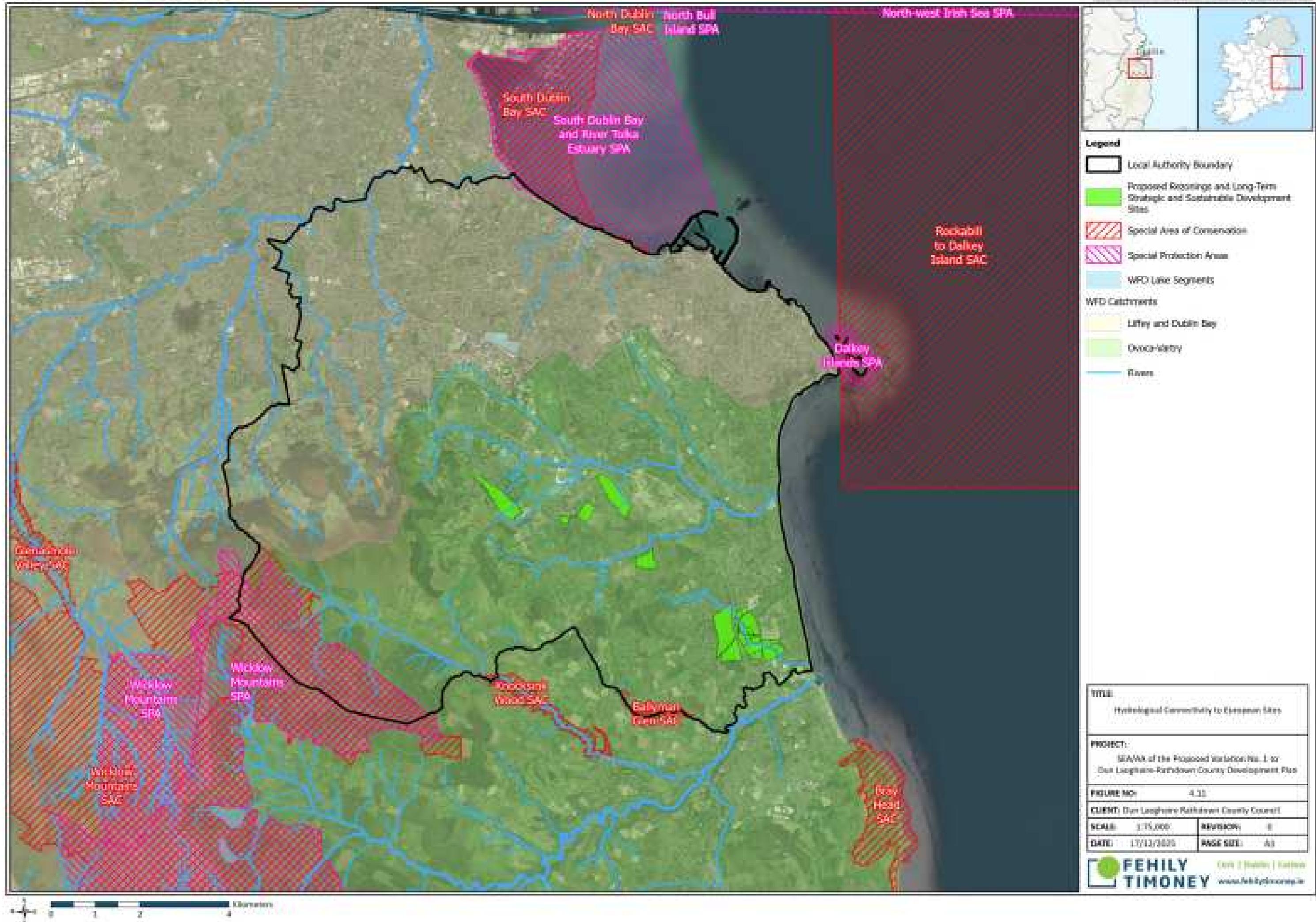
The areas that are demarcated as proposed Long term Strategic and Sustainable Development sites in Rathmichael have an aquifer classification of Locally Important Aquifer - Bedrock which is moderately productive only in local zones, and a groundwater vulnerability ranging from moderate to high. The areas that are the subject of zoning objective changes in Rathmichael contain surface waterbodies with a WFD status of 'good'. Flood risk arising from the Crinken Stream in this area has been considered in the SFRA produced for the Proposed Variation.

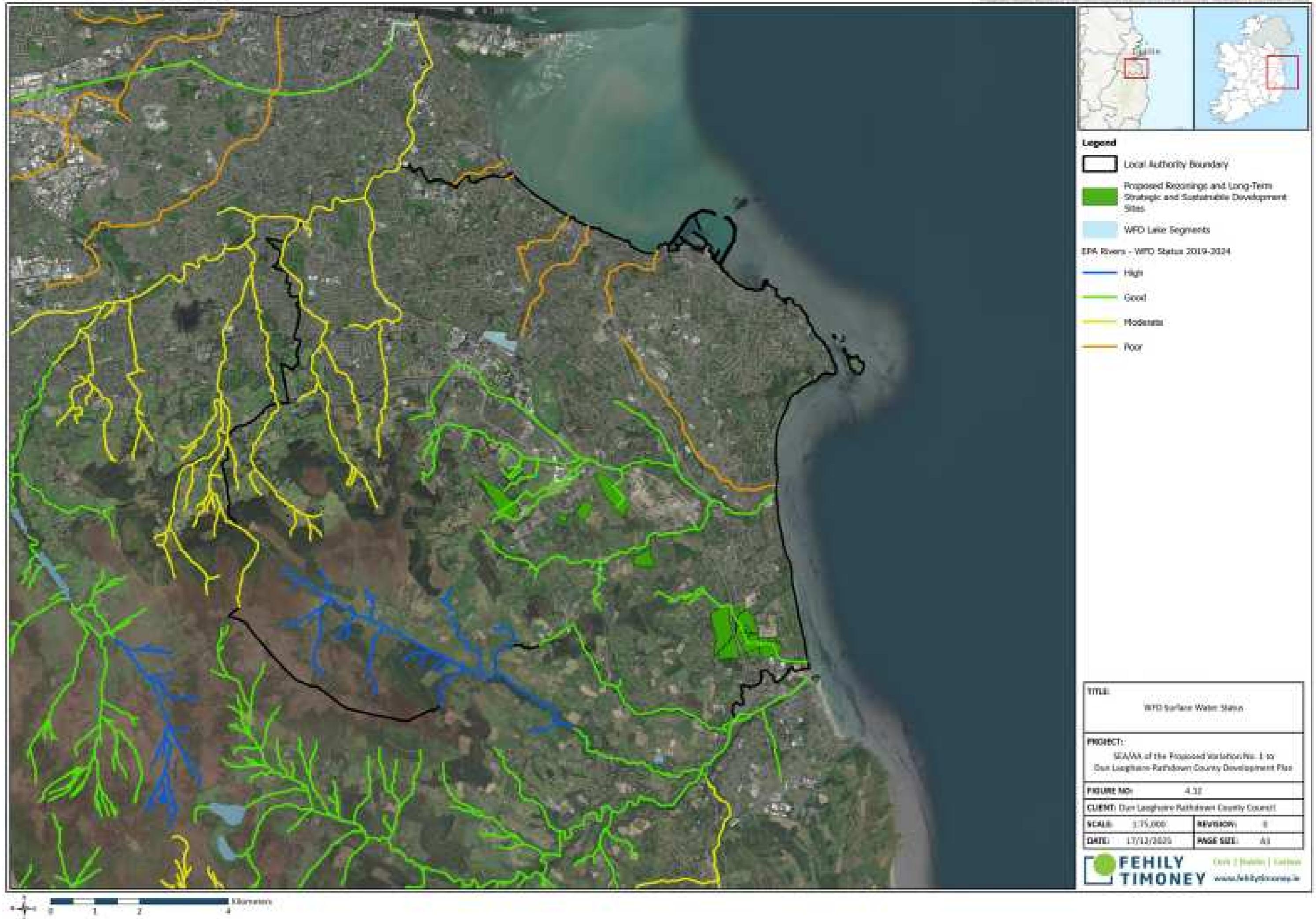
4.9.2.4 *Old Connaught and Woodbrook*

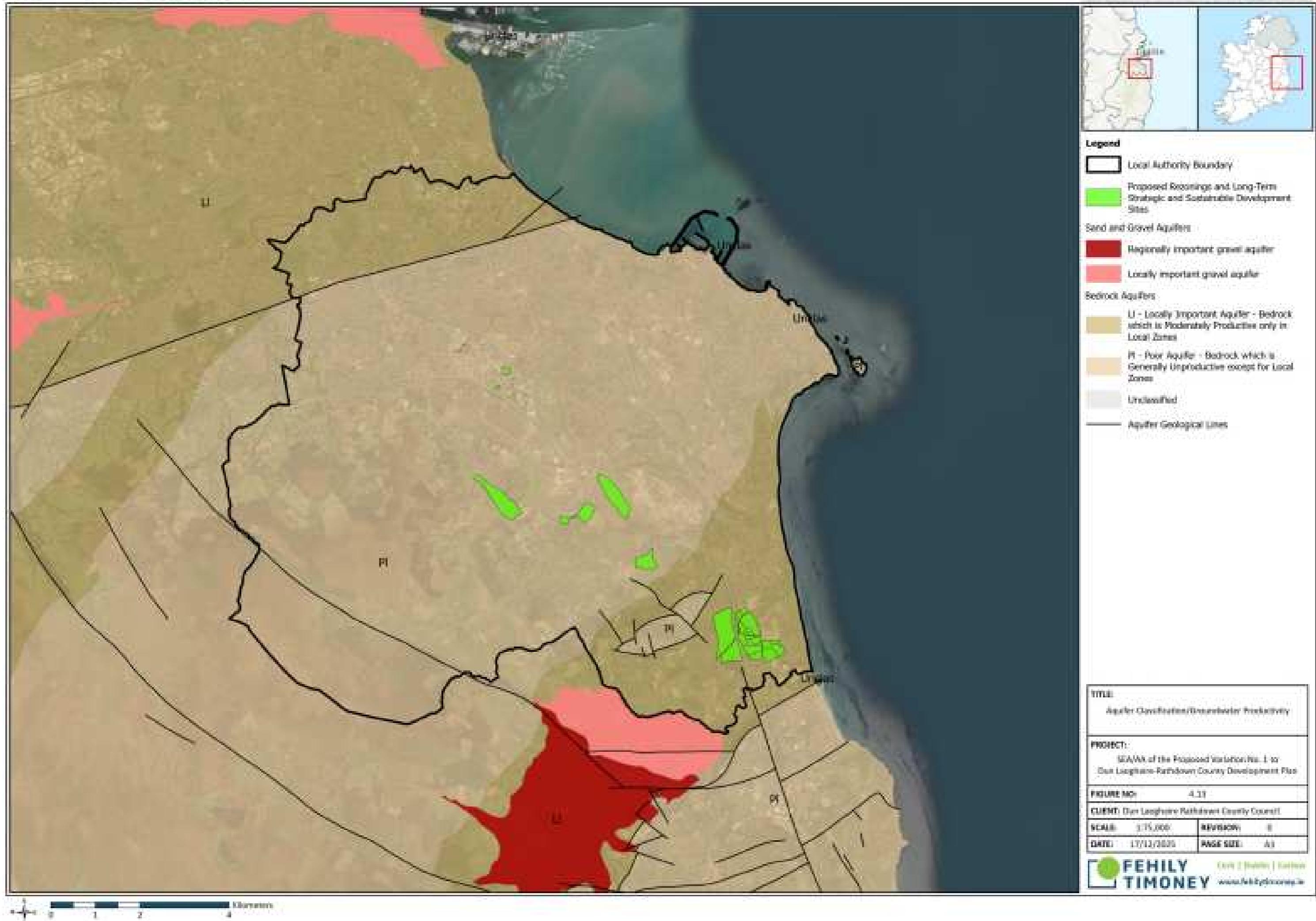
The areas that are the subject of zoning objective changes in Old Connaught and Woodbrook have an aquifer classification of Locally Important Aquifer - Bedrock which is moderately productive only in local zones, and a groundwater vulnerability of high. The areas that are the subject of zoning objective changes in Old Connaught and Woodbrook contain surface waterbodies with a WFD status of 'good'. Flood risk arising from the Crinken Stream in this area has been considered in the SFRA produced for the Proposed Variation.

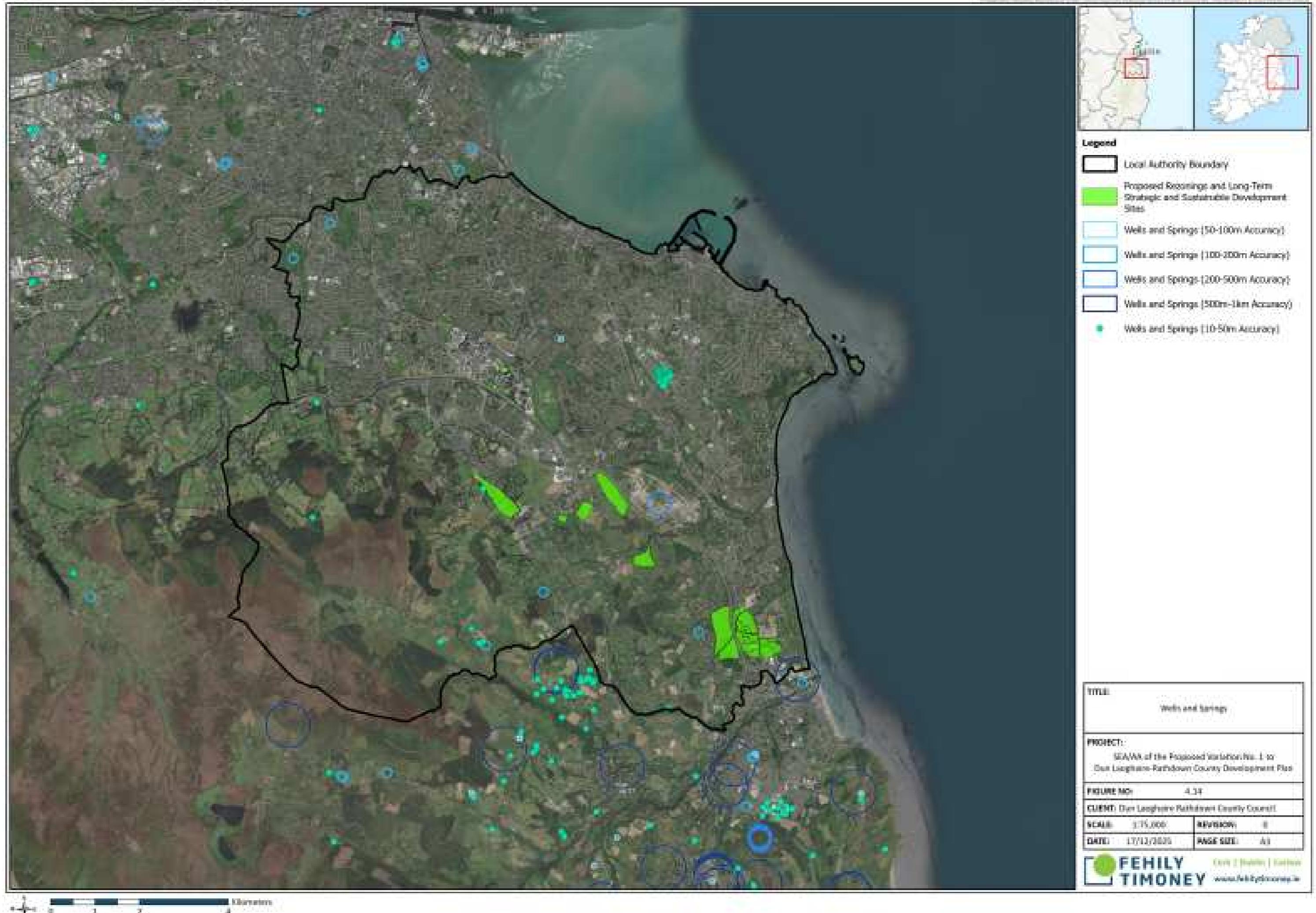
4.9.3 Key Considerations relating to the Proposed Variation

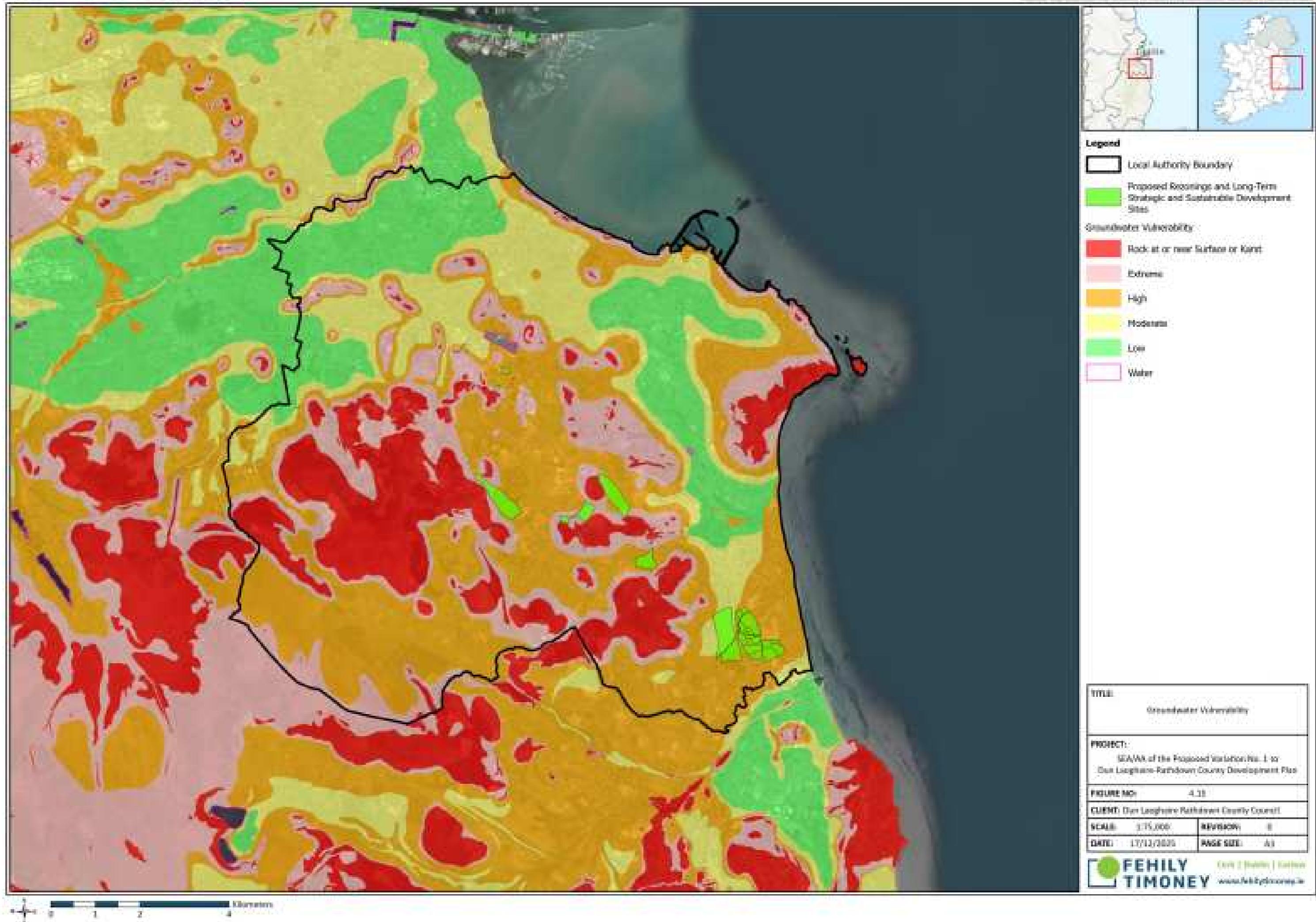
- Potential adverse effects upon the status of water bodies, including bathing waters, arising from changes in quality, flow and/or morphology due to development.
- Significantly scaled development affecting hydrological/hydrogeological regimes.
- Increase in the risk of flooding and greenfield development inadvertently contributing to flood risk.
- Potential pressures and effects on water body status from the construction of development and infrastructure projects (i.e. increased sedimentation and accidental spillage/run-off).
- The potential for incompatible development occurring in flood risk zones.
- The need to improve water quality in the County - in the context of urban pressures.

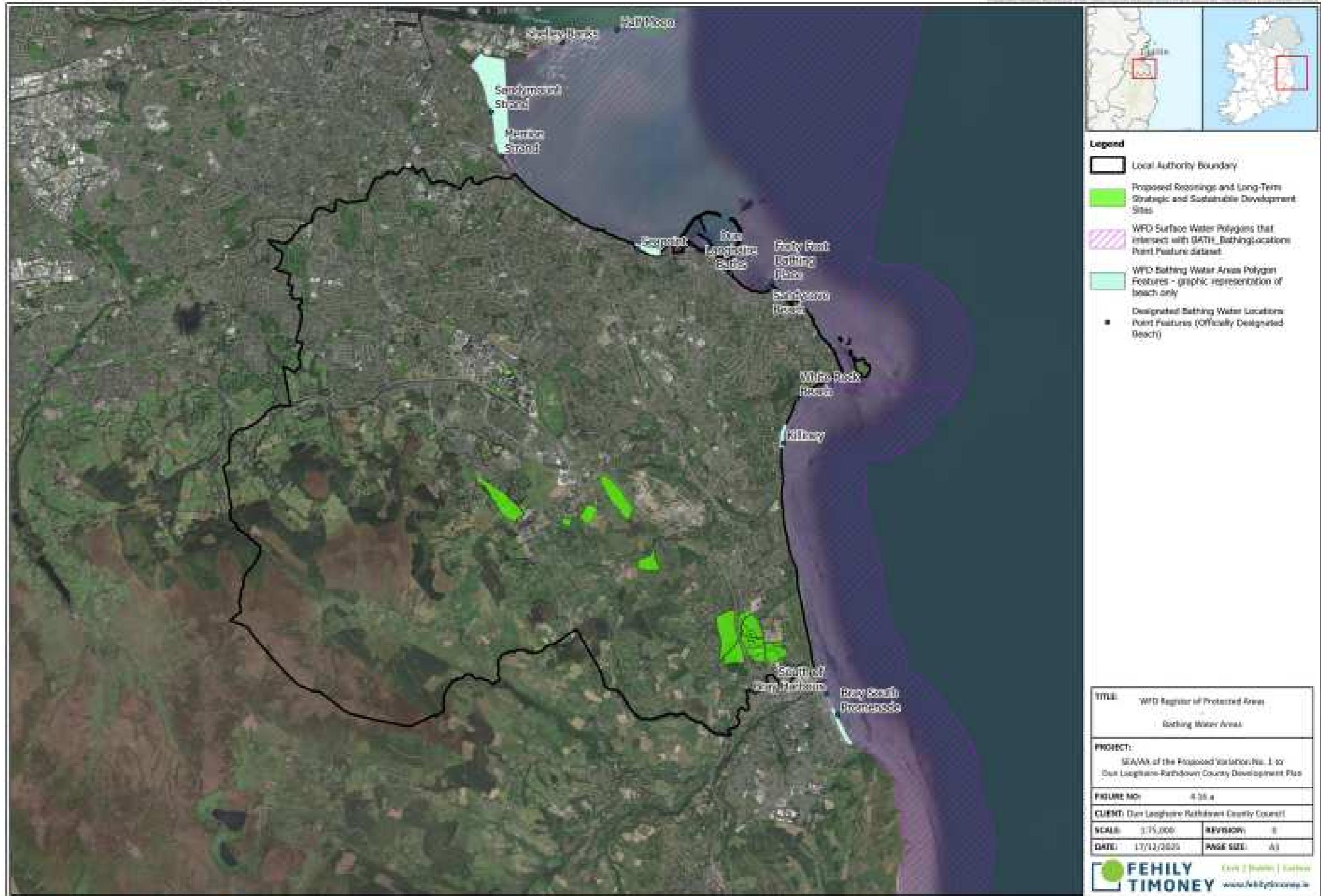


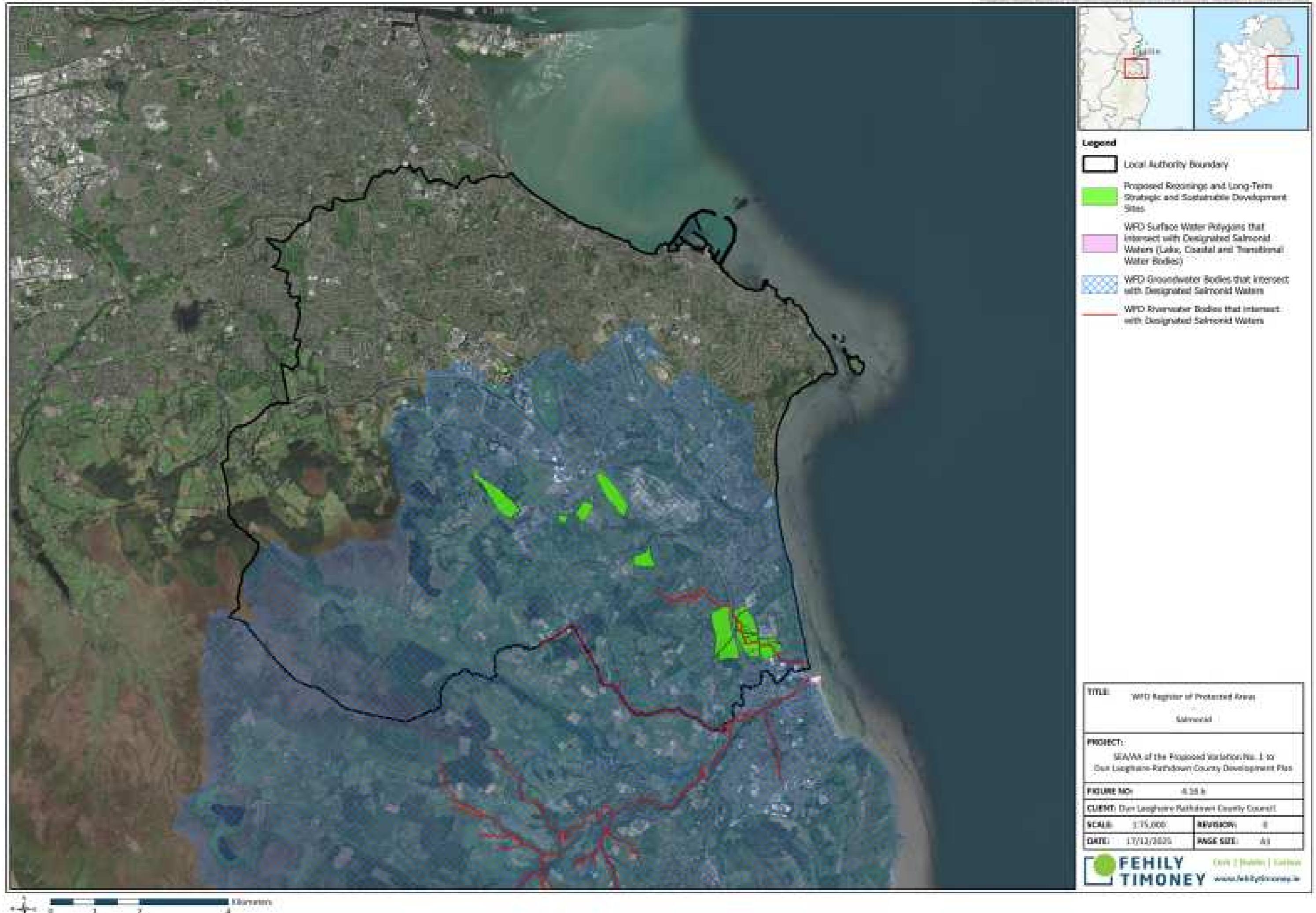


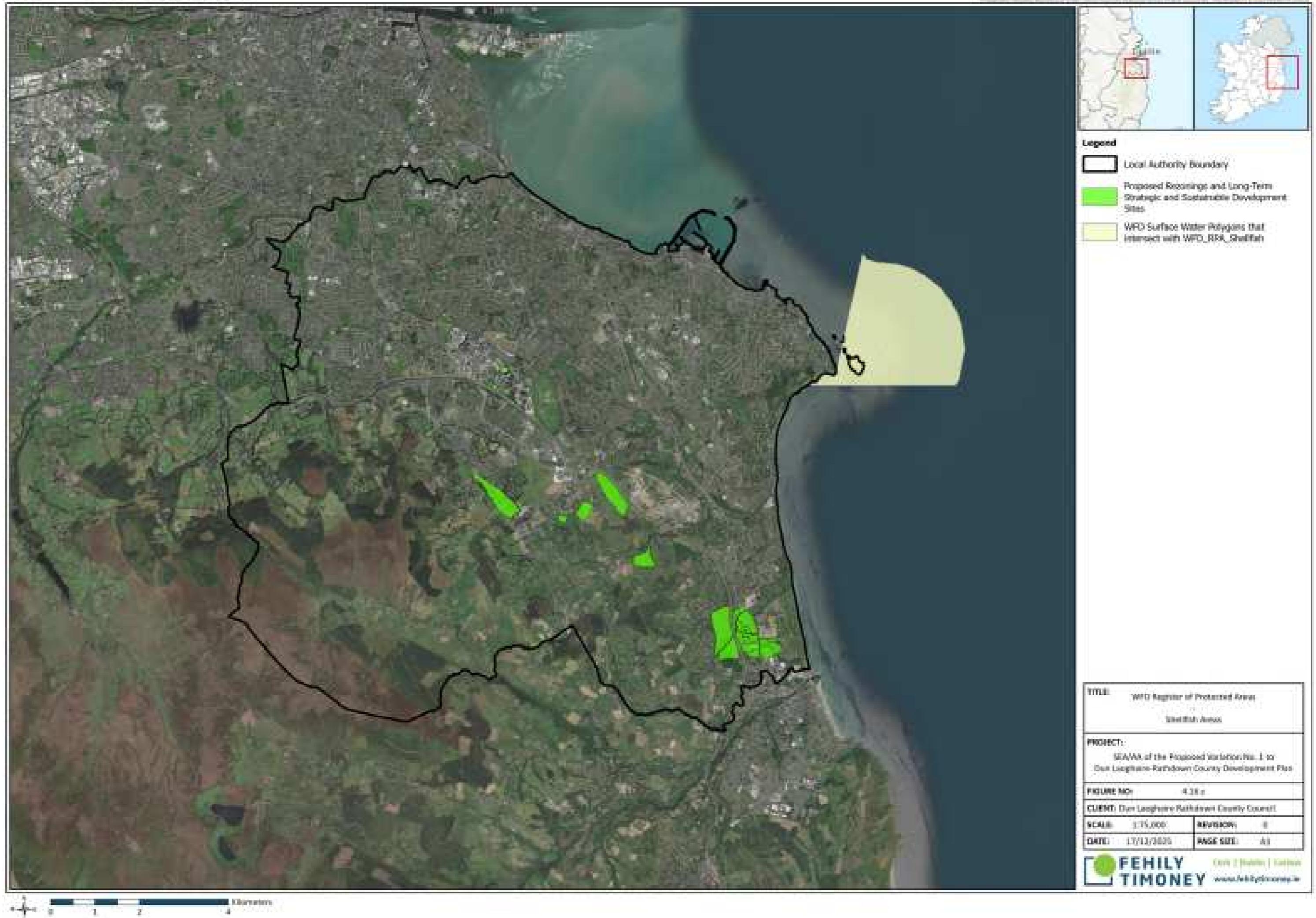


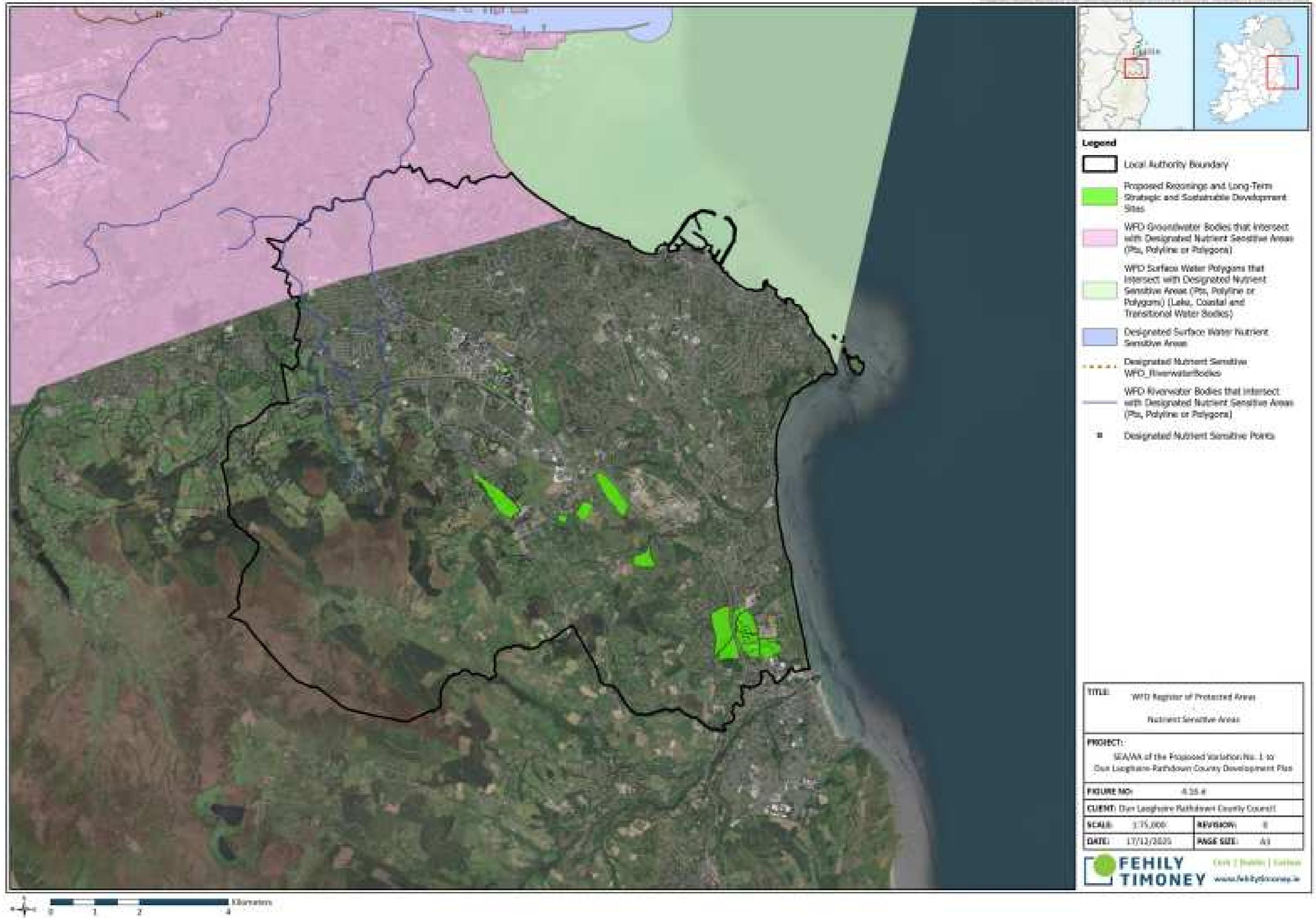


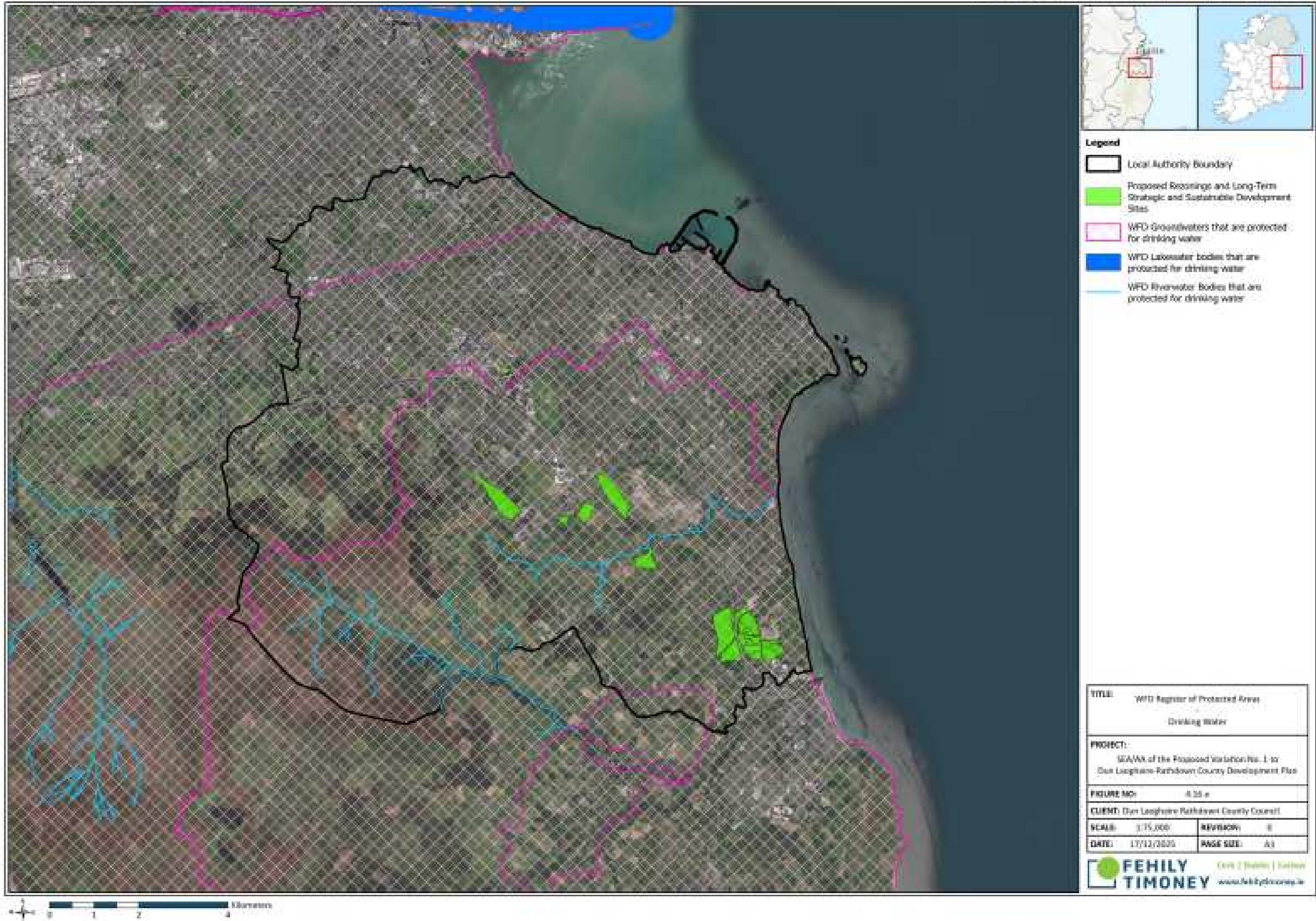














4.10 Material Assets

4.10.1 Characterisation of the Environmental Baseline

Other material assets include transport infrastructure, power generation plants and supply networks, water supply, wastewater treatment infrastructure and waste disposal sites among others. Potential opportunities and conflicts associated with these assets have been considered in the SEA. Other material assets covered by the SEA include archaeological and architectural heritage (see Section 4.5) and natural resources of economic value, such as soil,⁴⁹ air and water (see Sections 4.6, 4.8 and 4.9 respectively).

4.10.2 Water Services

4.10.2.1 *Wastewater*

Wastewater treatment capacity for the area is provided by Ringsend Wastewater Treatment Plant WWTP and Shanganagh WWTP.

Wastewater demand and capacity information at settlements that were considered by the SEA, where available, include:⁵⁰

- Population served.
- Loading.
- Capacity.
- Level of treatment.
- Spare capacity or shortfall.
- Compliance with the Urban Waste Water Treatment Directive.
- Wastewater infrastructure investment needs.

The EPA produces annual reports on the treatment of urban wastewater from cities, towns and urban communities. The latest EPA 2024 report, 'Urban Wastewater Treatment in 2024'⁵¹, identifies the priority areas where resources must be targeted in order to protect the environment from the harmful effects of waste water and deliver environmental improvements where they are most needed.

Based on the EPA's assessment of monitoring information provided by Uisce Éireann and the enforcement activities carried out by the EPA, the report identifies urban areas with the most important environmental issues that must be addressed. Such areas are prioritised as waste water discharges from these areas have been identified as the main source of pollution affecting local waterbodies. There are no priority areas within Dún Laoghaire-Rathdown listed therein.

⁴⁹ Soil and geological resources will be considered under this topic including with respect to mineral locations and aggregate potential.

⁵⁰ Detailed water services information has informed the preparation of the Draft SEA Environmental Report.

⁵¹ Available online at <https://www.epa.ie/publications/monitoring--assessment/waste-water/Urban-Wastewater-Treatment-in-2024-report.pdf>; Accessed 18/11/2025.



4.10.2.2 Surface Water Drainage

Sustainable Urban Drainage Systems (SuDS) can minimise the quantity and increase the quality of surface water runoff, as well as mitigate adverse impacts of climate change. SuDS can also provide amenity and biodiversity benefits.

4.10.3 Waste Management

The Waste Management Act 1996 requires Local Authorities to make a waste management plan either individually or collectively for their functional areas. In 2015, Dún Laoghaire-Rathdown was guided by the *Eastern-Midlands Waste Management Plan 2015-2021* which provided the framework for solid waste management in the region. Post 2021, waste management in Ireland is guided by the first *National Waste Management Plan for a Circular Economy*, which replaces the existing regional plans.

The Circular Economy and Miscellaneous Provisions Act 2022 provides a legal basis to support the circular transition by: 1) incentivising the use of reusable and recyclable alternatives to a range of wasteful single-use disposable packaging and other items, 2) re-designating Ireland's existing Environment Fund as a Circular Economy Fund, 3) requiring mandatory segregation and incentivised charging for commercial waste, similarly to the system that already exists for the household market, and 4) improving our national regulatory processes, to encourage the safe and sustainable re-use of materials instead of treating them as wastes.

4.10.4 Transport

There are 3 no. key road transport linkages in Dún Laoghaire-Rathdown:

- The M50
- The M11/N11
- The N31

The County is well served by rail transport - the DART Train (including a new station at Woodbrook), the Luas Green Tram Line and a number of intercity commuter train services. Further to this, Dublin Bus and a number of other private operators provide bus services to the County. Upcoming transport and active travel projects that will serve the County and the Greater Dublin Area has been considered by the SEA, where appropriate.

4.10.5 Green Infrastructure

Green infrastructure (GI) is a crucial component in building resilient communities capable of adapting to the consequences of climate change with trees, woodlands and wetlands providing carbon capture and slowing water flows while improving air quality. The Green Infrastructure strategy for Dún Laoghaire-Rathdown provides a vision and a robust spatial framework which will identify, protect, promote and enhance the GI assets in the urban, rural and coastal environments of the County.

The existing Green Infrastructure in the County boasts many key features and activities along the coast and across the urban, rural and upland areas. Many of these are iconic in nature, including the varied and dramatic coastline itself, Killiney and Dalkey Hills, the Dublin Mountains, and the numerous rivers, streams, parks and open spaces of County and regional significance.



4.10.6 Public Assets and Infrastructure

Public assets and infrastructure that have the potential to be impacted upon by the Proposed Variation, if unmitigated, include settlements; resources such as public open spaces, parks and recreational areas; public buildings and services; transport and utility infrastructure (electricity, gas, telecommunications, water supply, waste water infrastructure etc.); forestry; and natural resources that are covered under other topics such as water and soil.

4.10.7 Land

The Proposed Variation has the potential to assist with the reuse and regeneration of brownfield sites thereby contributing towards sustainable mobility and reducing the need to develop greenfield lands and associated adverse environmental effects. Brownfield lands are generally located within urban/suburban areas.

4.10.8 Coastline

The 17 km long coastline of Dún Laoghaire-Rathdown is amongst the most sensitive and valuable resources in the County, in terms of natural and cultural heritage, scenic beauty and recreation.

The SEA of Material Assets utilised information from the following sources:

- EPA
- Department of Housing, Local Government and Heritage (DHLGH)
- Transport Infrastructure Ireland (TII)
- Uisce Éireann
- Waterways Ireland
- Iarnród Éireann

4.10.9 Key Considerations relating to the Proposed Variation

The key considerations in relation to Material Assets are as follows:

- Increases in waste generation levels and the need to appropriately manage potentially large volumes of waste that could be generated during large-scale development projects, in accordance with the Waste Management Act and 'Waste Hierarchy' principles.
- Potential pressures on water supply and wastewater treatment demand.
- Demands for linear infrastructure development (i.e. active travel routes) and improved transport connectivity to neighbouring settlements.
- The need to appropriately and sustainably manage traffic associated with major development occurring in Dún Laoghaire-Rathdown.



4.11 Tourism and Recreation

4.11.1 Characterisation of the Environmental Baseline

Tourism and recreation are influenced by a range of factors in Ireland. International tourism has increased in recent years. Fáilte Ireland has published their four brand strategies which will define the spatial scope and spread of future tourism developments within Ireland. The 'Dublin – A breath of Fresh Air' brand was launched, and the global brand success resulted in infrastructure demands to previously less-visited areas. At a county level, DLR has developed the Dún Laoghaire-Rathdown Tourism Strategy 2024 – 2028, with assets including Dún Laoghaire Harbour, Dún Laoghaire Baths and Coastal Route. Cultural Heritage sites also support heritage-related tourism and recreation.

The assessment of Tourism and Recreation utilises the following information sources:

- Department of Transport, Tourism and Sport
- Central Statistics Office (CSO)
- Recreational sailing groups and ferry operators
- Fáilte Ireland
- National Trails Office

4.11.2 Key Considerations relating to the Proposed Variation

The key considerations in relation to Tourism and Recreation are as follows:

- Development occurring in the may affect local heritage, archaeology or visual amenity and, in turn, local tourism or recreational features and activity in the area.
- Infrastructure development and potential changes in demographics associated with the Variation may have the potential to restrict or reduce the quality of resources important for recreation and/or tourism.

4.12 Climate Change

The Climate Action and Low Carbon Development (Amendment) Act 2021 was established to provide for the approval of plans by the Government in relation to climate change. This aims at pursuing the transition to a climate resilient, biodiversity rich and climate neutral economy by no later than the end of the year 2050. Ireland's Climate Action Plan 2025 set out Ireland's national and sectoral targets in this regard.



Future changes in climate and associated impacts on sea level, rainfall patterns/intensity and river flow will influence flooding frequency and extent in the future. Local Authorities in compliance with the Regional Planning Guidelines are attempting to adopt sustainable flood risk strategies in areas likely to be at risk of flooding in the future in the context of climate change and changing weather patterns. Changes to climate could lead to an increase in flooding events in Ireland. The OPW has undertaken a number of Flood Risk Management Studies for different River Basin Districts (RBDs) in Ireland. These studies have identified the areas which are most at risk and future management plans have been advised; these are adopted by the OPW. In some cases, mitigation measures will involve the construction of physical flood defences. The SEA has considered data related to climate from the following sources:

- Climate Change Advisory Council's Annual Review 2025
- Department of Climate, Energy and the Environment, including the following:
 - EPA's report on Ireland's Provisional Greenhouse Gas Emissions 1990-2024
- EPA
- CFRAM Studies⁵²

4.12.1 Key Considerations relating to the Proposed Variation

The key considerations in relation to Climate Change are as follows:

- The potential impact of climate change, including climate related flood risk.
- The climate change impact of development (construction phase embodied carbon, operational phase greenhouse gas emissions).
- Opportunities to promote sustainable land use and travel and transport.
- Opportunities to promote sustainable land use.
- Incorporating climate resilience considerations into residential development.

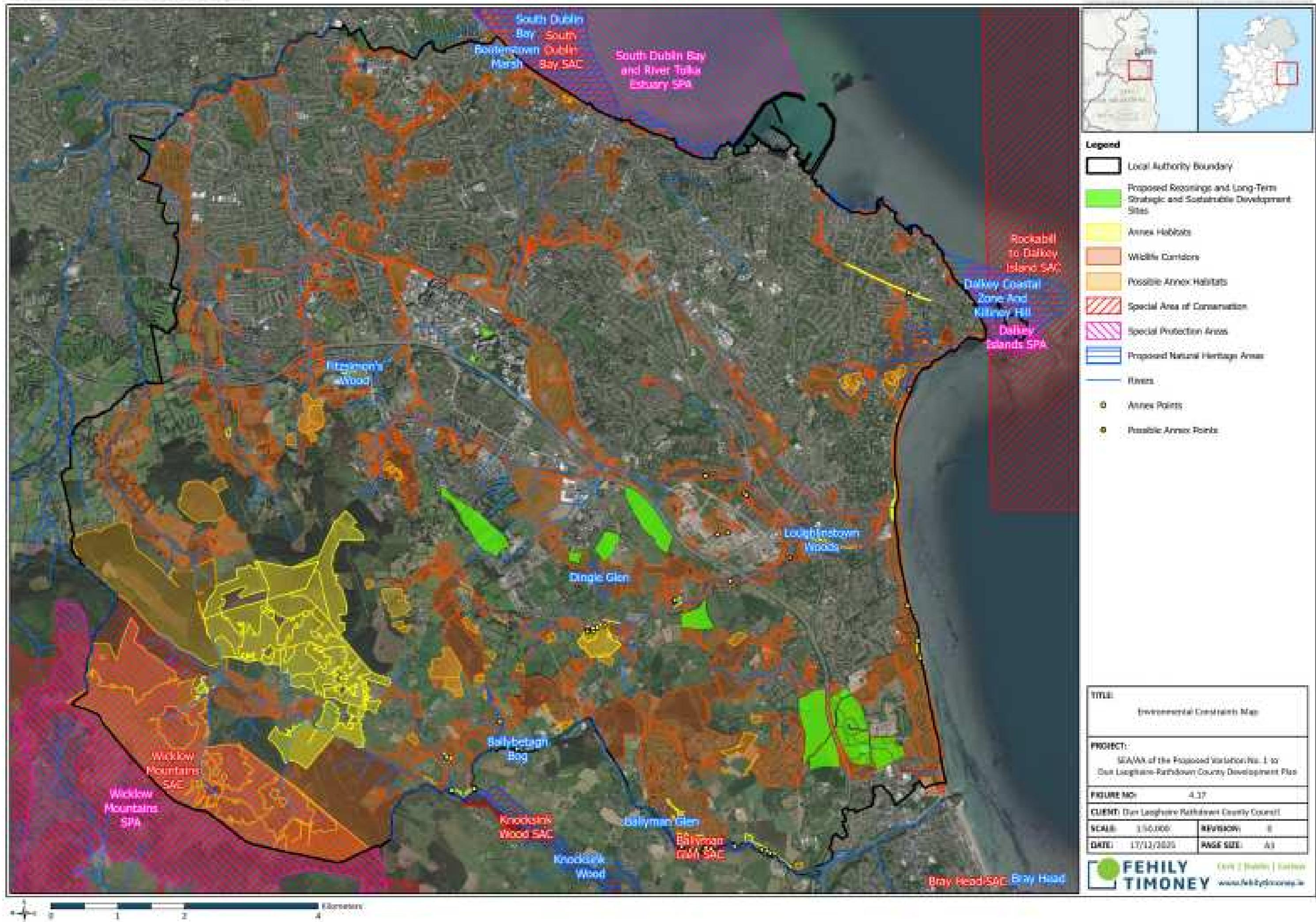
⁵² Office of Public Works (2021) Catchment-based Flood Risk Assessment and Management (CFRAM) Programme; <https://www.gov.ie/en/office-of-public-works/policy-information/cfram-programme/>; Accessed 18/11/2025



4.13 Environmental Constraint Mapping

Environmental constraint mapping was prepared during the SEA process (Figure 4-17). This mapping informed Multi-Criteria Analysis to determine areas that should be subject to zoning changes to deliver additional housing and supporting infrastructure in the County. Potential interactions between zoning objectives changes and environmental constraints were identified. The following environmental constraints were mapped during this process:

- SPAs, SACs, pNHAs, Nature Reserves, National Parks, Ramsar Sites, UNESCO Biosphere Reserves, and all areas within 100 metres of such sites (indicative buffer within which effects are more likely).
- Annex 1 Habitats (that can be understood/mapped with a reasonable degree of accuracy), and 10 m surrounding these habitat areas (buffer for biophysical change).
- Wildlife corridors
- Blue-green infrastructure
- Sensitive Groundwater Features (i.e., Wells and Springs)
- All areas within 10 metres of Water Framework Directive surface water bodies (i.e. nearly definite streamside riparian zones).
- Shellfish Areas
- Salmonid Rivers
- Nutrient Sensitive Areas
- Wetlands of International and National Importance – as defined in the Wetland Survey of Ireland.
- Source Protection Zones – Geological Survey of Ireland.
- Coastal Erosion Zones 2050 – Office of the Public Works.
- High Landslide Susceptibility Zones – Geological Survey of Ireland.





4.14 Evolution of the Baseline Environment without the implementation of the Proposed Variation

The SEA Directive requires that consideration is given to the likely evolution of the baseline environment in the event the Variation is not adopted and implemented. It is predicted that the following would occur in the event the Proposed Variation is to the CPD is not made:

- There would be absence of an appropriately focused strategy for developing additional housing and supporting infrastructure to meet housing targets for the County.
- There would be insufficient lands zoned for residential use, resulting in constraints on housing development in the County. This would increase the likelihood that housing targets for the County would not be achieved.
- Planning and environmental protection requirements defined in legislation, the current CDP and higher order plans would still apply to Dún Laoghaire-Rathdown.
- There would not be a strong planning framework for delivering additional housing in line with housing targets, however.
- The baseline environment would still be strongly influenced by the current CDP, the Dún Laoghaire-Rathdown, Dún Laoghaire-Rathdown Biodiversity Action Plan 2021-2025 and Local Area Plans (LAPs) for the County, including the recently adopted Old Connaught and Kiltiernan-Glenamuck LAPs.
- The development of additional housing and supporting infrastructure in Dún Laoghaire-Rathdown would not be subject to strategic and appropriately focussed development control. There would be a greater risk of improper planning and unsustainable development occurring in the County. This scenario has the potential to result in adverse environmental effects on all environmental components due to the carrying out of inappropriate development, including adverse effects on:
 - Population and Human Health – e.g., through reductions in residential amenity, noise, dust.
 - Biodiversity – e.g., through the loss of valuable habitat, habitat fragmentation, effects on protected species.
 - Landscape Character and Visual Amenity – e.g., through loss of scenic value, diminishment of landscape character and visual amenity.
 - Cultural Heritage – e.g., through effects on or diminishment of built heritage including protected structures and historic fabric.
 - Soils – e.g., through ground contamination, effects on soil structure and function.
 - Land use – e.g., as a result of development-led planning, which is unsustainable, incoherent and inconsistent with good planning practice and higher-order planning policy.
 - Water – e.g., through the carrying out development that result in adverse effects on water quality or increased flood risk.
 - Material Assets – e.g., as a result of failing to provide supporting infrastructure and services (e.g., water supply, wastewater services) for additional housing development to be carried out in the County in the long-term.
- The potential positive effects of the Proposed Variation on environmental components will not be realised, including potential positive effects on:
 - Population and Human Health – e.g., through the delivery of sustainable, plan-led, environmentally responsible housing and supporting infrastructure.
 - Biodiversity – e.g., through the implementation of measures that afford focussed protection to biodiversity in areas likely to be subject to future housing development.



- Landscape Character and Visual Amenity – e.g., through the implementation of measures that control the scale and appearance of built development and serve to protect and enhance landscape character and visual amenity.
- Cultural Heritage – e.g., through appropriately focussed measures that ensure adequate consideration is given to potential effects on built and archaeological heritage during the carrying out of additional housing development.
- Land use – e.g., through the promotion of plan-led, strategic and environmental responsible housing development.
- Water – e.g., through the adoption of appropriately focussed pollution prevention measures and the application of good and proper flood risk management under the land use planning process.
- Material Assets – e.g., through the appropriately phased delivery of supporting infrastructure and services in the County (e.g., water supply, wastewater services) in line with housing development.



5. STRATEGIC ENVIRONMENTAL OBJECTIVES

The SEA Directive states that an SEA should also look at 'the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.' The identification of environmental protection objectives relevant to a Plan (or Plan Variation in this case) provides the basis for evaluating the significance of effects during the SEA process.

Strategic Environmental Objectives (SEOs) are methodological measures which facilitate the development of targets against which the environmental effects of a plan or programme can be assessed. They are based on wider environmental protection objectives on a local, regional, national, European and international level. They are high-level in nature and set strategic goals for improvement. SEOs have already been developed for the current DLR CDP. It has been assessed that these SEOs are applicable to the Proposed Variation can be used to measure the environmental effects of the Proposed Variation.

Two additional SEOs to support the measurement of the effects of the Proposed Variation have been defined. These are as follows:

- Biodiversity, Flora and Fauna (BFF): Aim for no net contribution to biodiversity losses or deterioration, and seek opportunities to achieve Biodiversity Net Gain, in response to the biodiversity emergency, and in line with the objectives of the National Biodiversity Action Plan 2023 - 2029.
- Climate (C): Support the achievement of Dún Laoghaire-Rathdown Local Authority Climate Action Plan 2024 - 2029 (LACAP) Objectives and Actions.
- Air Quality (and Noise) (A): Support the achievement of Actions for Dún Laoghaire-Rathdown defined in the Dublin Agglomeration Noise Action Plan 2024-2028.



6. DESCRIPTION AND EVALUATION OF PLAN ALTERNATIVES

6.1 Introduction

Article 5(1) of the SEA Directive states that: '*Where an environmental assessment is required under Article 3(1), an environmental report shall be prepared in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated.*'

The SEA Directive requires that reasonable alternative means of achieving the strategic goals of the Proposed Variation (taking into account the objectives and the geographical scope of the Variation) are identified, described and evaluated for their likely significant effects on the environment. Such reasonable alternatives must be realistic and capable of implementation.

An examination and evaluation of reasonable alternatives to the Proposed Variation is presented in this section of the Draft SEA Environmental Report.

Reasonable alternatives to the Proposed Variation were initially explored and examined during the SEA Scoping stage of the SEA process, having regard to the scope, function and strategic aims and main objectives of the Proposed Variation. This process facilitated the accurate identification of reasonable alternatives to the Proposed Variation and also suitably informed the Variation development process, ensuring optimal environmental outcomes.

The reason for considering identified reasonable alternatives within the scope of the environmental assessment was clearly described and documented. A description of how the assessment of alternatives was carried out is provided.

Reasonable alternatives were assessed against the Strategic Environmental Objectives (SEOs) established for the aspects of the baseline environment which are likely to be significantly affected by the Proposed Variation. The purpose of this was to determine if the reasonable alternative resulted in positive, negative, neutral or uncertain environmental outcomes.

The description and evaluation of reasonable alternatives in this report was undertaken in accordance with guidelines defined in the following two guidance documents primarily:

- Implementation of SEA Directive (2001/42/EC): Assessment of the Effects of Certain Plans and Programmes on the Environment, DEHLG 2004.
- Developing and Assessing Alternatives in Strategic Environmental Assessment, EPA 2015.



6.2 Goal of the Reasonable Alternative Evaluation Process in SEA

The underpinning goal of the reasonable alternative evaluation process is to ensure that the selection of preferred alternatives by DLR is informed by environmental considerations, including:

- Which alternative best promotes and facilitates proper planning and sustainable development in the County.
- Which alternative best supports the Strategic Aim and Objectives of the Proposed Variation.
- Which alternative best supports the Strategic Environmental Objectives defined for the Proposed Variation.
- Which alternative best supports the objectives of inter-related plans and policy, including their environmental protection objectives.
- The potential positive environmental effects associated with the alternative.
- The potential negative environmental effects associated with the alternative.

6.3 Approach to Developing Reasonable Alternatives

A range of alternatives to the Proposed Variation were considered during the Variation-development process. The approach for identifying reasonable alternatives to the Proposed Variation is defined below:

1. Iterative communication was held between the Variation-development and environmental assessment teams to identify the various alternative approaches and options being considered to achieve the Strategic Aim and Objectives of the Proposed Variation.
2. Reasonable alternatives considered were identified. For an alternative to be considered reasonable, it must be practical/functional, realistic and implementable. An evaluation of whether each alternative was practical/functional, reasonable and implementable took place. This evaluation considered the following factors:
 - The strategic aim and objectives of the Proposed Variation.
 - The geographic scope of the Proposed Variation.
 - The actual powers and functions of the Local Authority.
 - The genuine ability of the alternative to achieve the Variation aims and objectives.
 - The technical feasibility of the alternative.
 - The policy hierarchy and the parameters placed around the Proposed Variation by higher-level policy (e.g., the NPF First Revision).
 - The legislative context and the parameters placed around the Proposed Variation by climate action and environmental related legislation.

The toolkit contained in the EPA's guidelines entitled '*Developing and Assessing Alternatives in Strategic Environmental Assessment Good Practice Guidance*' (2015) was utilised when identifying reasonable alternatives. The '*Why? What? Where? When?*' model defined in the guidelines were used when framing reasonable alternatives. This model is presented in Figure 6-1.



Figure 6-1: 'Why? What? Where? When?' Model for framing alternatives - Adapted from Figure 4.3 Developing and Assessing Alternatives in the Strategic Environmental Assessment Process (EPA, 2015).

6.4 Limitations in assessing Reasonable Alternatives

The reasonable alternatives available for the Proposed Variation are significantly limited by the provisions higher-level planning policy, including those of the NPF - First Revision, and the Eastern and Midlands Regional Spatial and Economic Strategy, Ministerial Guidelines; as well as planning policy already defined in DLR CDP.

A 'Do Nothing' or 'Do Minimum' alternative is not a reasonable alternative in this instance as the preparation of a Proposed Variation to the CDP is required to adherence to higher-order planning policy and Ministerial Guidelines.

6.5 Identification and Description of Reasonable Alternatives

Reasonable alternatives to the Proposed Variation were identified as the Variation development process evolved. Details on all Reasonable Alternatives considered during the development of the are presented in Table 6-1.



Table 6-1: Reasonable Alternatives Considered

Theme	Description of Reasonable Alternatives
Environmental Ambitions	Alternative 1: Aim to deliver environmental protection in line with current legislative and higher-order policy requirements.
	Alternative 2: Aim to deliver both environmental protection and enhancement, going beyond current legislative and higher-order policy requirements.
Environmental Commitments	Alternative 1: Relying on the existing strong framework of environmental mitigation defined in the current Dún Laoghaire–Rathdown County 2022 - 2028.
	Alternative 2: Adopting a 'Belt and Braces' approach, and developing and adopting a more focused framework of environmental mitigation for lands subject to zoning objective changes under the Proposed Variation.
Need for Additional Residential Zoning	Alternative 1: Not providing additional residential zoning (i.e. headroom) under the Proposed Variation, and instead relying on adherence to Section 28 Guidelines to support in the achievement of new housing targets. This approach would lead to a lower quantum of rezoning.
	Alternative 2: Providing additional residential zoning, in addition to ensuring adherence to latest Section 28 Guidelines, to support in the achievement of new housing targets.
Land Use Strategy	Alternative 1: Zoning lands contiguous to existing zones area for additional residential development.
	Alternative 2: Zoning lands discrete from existing zones areas for additional residential development.



6.6 Evaluation of Reasonable Alternatives

An evaluation of the potential effects of the reasonable alternatives on the baseline environment was carried out in accordance with the SEA Directive and best practice guidelines. A standardised evaluation matrix was developed to facilitate the evaluation of the environmental effects of reasonable alternatives on SEOs relating to each Environmental Component.

Potential effects of the reasonable alternatives were categorised as follows in the matrix:

- Potential Positive Environmental Impact (indicated in the matrix by a '+').
- Potential Negative Environmental Impact (indicated in the matrix by a '-').
- Potential Positive and Negative Environmental Impacts (indicated in the matrix by a '+/-').
- Uncertain Environmental Impact ((indicated in the matrix by a '?')).
- Neutral, No or Insignificant Environmental Impact (indicated in the matrix by a '0').
- Where positive effects are more likely or of a greater magnitude for a particular alternative, these effects are indicated in the matrix by a '++').

The evaluation of all Reasonable Alternatives considered during the Variation development process and the reasons for selecting Preferred Alternatives are presented in Table 6-2, Table 6-3, Table 6-4 and Table 6-5.



Table 6-2: Environmental Ambitions

Environmental Component	SEO Code	Alternative 1: Aim to deliver environmental protection in line with current legislative and higher-order policy requirements	Alternative 2: Aim to deliver both environmental protection and enhancement, going beyond current legislative and higher-order policy requirements
Biodiversity, Flora & Fauna	BFF	+	++
Population and Human Health	PHH	+	++
Soils (and Land)	S	+	++
Water	W	+	++
Material Assets	MA	+	++
Air	A	+	++
Climatic Factors	C	+	++
Cultural Heritage	CH	+	++
Landscape	L	+	++
<u>Preferred Alternative</u>			
Alternative 2: Aim to deliver both environmental protection and enhancement, going beyond current and higher-order policy requirements			
<u>Reasons for Selecting the Preferred Alternative</u>			
<p>Aiming to deliver both environmental protection and enhancement whilst going beyond current legislative and higher-order policy requirements was determined to be the preferred alternative. Adopting Alternative 1 would lead to appropriate alignment with the current environmental protection-related legislative and policy framework, and is likely to lead to positive effects on all environmental components. Adopting a more ambitious approach to environmental management, however, would increase the likelihood and magnitude of potential positive effects associated with implementing the Proposed Variation. It was therefore decided to incorporate ambitious environmental enhancement related measures into the Proposed Variation, that deliver both environmental protection and enhancement, in line with both current legislation and policy, and emerging policy. Express commitments to alignment with national nature restoration objectives (to be defined in the forthcoming Nature Restoration Plan) were included within the Proposed Variation.</p>			



Table 6-3: Environmental Commitments

Environmental Component	SEO Code	Alternative 1: Relying on the existing strong framework of environmental mitigation defined in the current Dún Laoghaire-Rathdown County 2022 - 2028	Alternative 2: Adopting a 'Belt and Braces' approach, and developing and adopting a more focused framework of environmental mitigation for lands subject to zoning objective changes under the Proposed Variation
Biodiversity, Flora & Fauna	BFF	+	++
Population and Human Health	PHH	+	++
Soils (and Land)	S	+	++
Water	W	+	++
Material Assets	MA	+	++
Air	A	+	++
Climatic Factors	C	+	++
Cultural Heritage	CH	+	++
Landscape	L	+	++
<u>Preferred Alternative</u>			
Alternative 2: Adopting a 'Belt and Braces' approach, and developing and adopting a more focused framework of environmental mitigation for lands subject to zoning objective changes under the Proposed Variation.			
<u>Reasons for Selecting the Preferred Alternative</u>			
A strong framework of existing environmental mitigation has been defined for the current DLR CDP. It was assessed that adherence to the robust framework of mitigatory policy objectives in the current CDP would suitably avoid, prevent and reduce potential significant adverse effects that may occur due to implementing the Proposed Variation. In line with the environmental ambitions for the Proposed Variation however, it was decided to adopt a 'belt and braces' approach and define more focused environmental mitigation relevant to objectives and lands subject to zoning changes under the Proposed Variation. Rather than relying on 'general' overarching mitigation defined in the current CDP, additional 'specific' mitigation was integrated into the Proposed Variation to support the delivery of environmental protection and enhancement in line with the overall ambitions for the Variation. This has the potential to increase the likelihood and magnitude of potential positive effects associated with implementing the Proposed Variation.			



Table 6-4: Need for Additional Residential Zoning

Environmental Component	SEO Code	Alternative 1: Not providing additional residential zoning (i.e. headroom) under the Proposed Variation, and instead relying on adherence to Section 28 Guidelines to support in the achievement of new housing targets. This approach would lead to a lower quantum of rezoning	Alternative 2: Providing additional residential zoning, in addition to ensuring adherence to latest Section 28 Guidelines, to support in the achievement of new housing targets
Biodiversity, Flora & Fauna	BFF	0	-
Population and Human Health	PHH	-	++/-
Soils (and Land)	S	0	-
Water	W	0	-
Material Assets	MA	0	++/-
Air	A	0	-
Climatic Factors	C	0	-
Cultural Heritage	CH	0	-
Landscape	;	0	-
<u>Preferred Alternative</u>			
Alternative 2: Providing additional residential zoning, in addition to ensuring adherence to latest Section 28 Guidelines, to support in the achievement of new housing targets			
<u>Reasons for Selecting the Preferred Alternative</u>			
<p>It was decided, due to the pressing need for additional housing in the County and Ireland overall, that additional lands would be zoned for residential development under the Proposed Variation. The zoning of lands for potentially large scale development naturally has the potential to generate a range of negative environmental effects on various environmental components (in the absence of appropriate mitigation), however, the expedited delivery of a substantial quantity of additional housing and supporting infrastructure in the County, has the potential to generate very significant positive effects for population and human health material assets (through the delivery of safe, comfortable and sustainable housing, in line with good planning practice) and material assets. Environmental mitigation has been integrated into the Proposed Variation to avoid, prevent and reduce the potential significant adverse effects associated with the delivery of additional housing and infrastructure at rezoned lands in the County.</p>			



Table 6-5: Land Use Strategy

Environmental Component	SEO Code	Alternative 1: Zoning lands contiguous to existing zones area for additional residential development	Alternative 2: Zoning lands discrete from existing zones areas for additional residential development
Biodiversity, Flora & Fauna	BFF	+	-
Population and Human Health	PHH	+	-
Soils (and Land)	S	+/-	-
Water	W	+/-	-
Material Assets	MA	+	-
Air	A	+	-
Climatic Factors	C	+/-	-
Cultural Heritage	CH	+/-	-
Landscape	;	+	-

Preferred Alternative

Alternative 1: Zoning lands contiguous to existing zones area for additional residential development.

Reasons for Selecting the Preferred Alternative

DLR considered a wide range of zoning options during the Variation development process. Multi-Criteria Analysis and Environmental Constraint Analysis was undertaken to inform rezoning. A decision was made to only zoning lands contiguous to existing zoned lands for additional housing and supporting infrastructure.

It was determined that driving development at lands discrete from other zoned settlement areas would be more likely to lead to unsustainable and incoherent land use development in the County, and would be less aligned with compact growth principles. This would have greater potential to lead to negative effects on:

- Biodiversity Flora and Fauna - due to development occurring at more ecologically sensitive locations in the County.
- Population and Human Health - due to the creation of sustainable land use and travel patters
- Material Assets - as a result of development occurring away from Material Assets such as transport infrastructure, wastewater management infrastructure, water supply infrastructure etc.
- Air - due to the creation of unsustainable travel and transport patters.



Environmental Component	SEO Code	Alternative 1: Zoning lands contiguous to existing zones area for additional residential development	Alternative 2: Zoning lands discrete from existing zones areas for additional residential development
<ul style="list-style-type: none">• Climate - due to the creation of less sustainable travel and transport patterns• Landscape - as a result of development occurring in more sensitive Landscape Character Areas in the County. <p>It was determined that only zoning lands contiguous to existing zoned lands for additional housing and supporting infrastructure would avoid these potential significant adverse effects, and would be more in alignment with higher-order and inter-related policy (e.g., sustainable land use/travel/transport policy defined in the NPF - First Revision, the Eastern and Midlands Regional and Spatial Economic Strategy, the National Sustainable Mobility Policy etc.).</p>			



6.7 Data Gaps relating to the Identification and Evaluation of the Reasonable Alternatives

There were no data gaps that inhibited the ability of DLR or the Environmental Assessment Team to identify and evaluate Reasonable Alternatives considered during the Variation development process.



7. EVALUATION OF THE ENVIRONMENTAL EFFECTS OF THE PROPOSED VARIATION

7.1 Introduction

An evaluation of the Proposed Variation on the baseline environment, as characterised and described in Section 4 of this report, was carried out and is documented in this section of the report. The evaluation was carried out against the relevant SEOs established for the various aspects of the baseline environment which are likely to be affected by the Proposed Variation

7.2 Evaluation of the Environmental Effects of Variation Implementation

A detailed evaluation of the potential effects of the Proposed Variation on the baseline environment was carried out in accordance with the SEA Directive and best practice guidelines. A standardised evaluation matrix was developed to facilitate the evaluation of the Proposed Variation on SEOs relevant to each environmental component. The approach and methodology for this evaluation, and detailed evaluation of the environmental effects of the Proposed Variation, using the evaluation matrix developed, are presented in Appendix 3.

An overview of the key environmental effects of implementation of the Proposed Variation, in the absence of mitigation, is presented below:

Potential Negative Environmental Effects (In the absence of environmental mitigation)

- The Proposed Variation supports the carrying out of housing and infrastructural development. The construction phases of such development has the potential to result in environmental impacts, such as dust, noise, or traffic disruption, that may affect various environmental components, including population and human health, the air quality environment, the noise environment, the water environment, biodiversity or traffic and transport conditions. The operational phases of this development has the potential to result in environmental effects on various environmental components, such as population and human health, traffic and transport conditions, landscape character and visual amenity.
- Development construction activities, generally, may generate dust emissions, vibration or noise that may impact residential amenity, human health and well-being, and biodiversity.
- The Proposed Variation provides a land use framework for development that has the potential to generate environmental impacts (e.g., habitat loss) that directly or indirectly cause adverse effects on European sites, such as disturbance to key species, reduction in species density, impact on non-designated sites or habitat that support European sites, or changes in indicators of conservation value.
- Development may lead to adverse effects on biodiversity, including loss, disturbance or damage to biodiversity, flora and fauna; effects on important sites and their ecological features/qualifying interests (e.g., Dingle Glen pNHA); effects on ecological connectivity; and effects on locally important biodiversity (e.g., wildlife corridors).
- Development may generate an increase in the quantum of light transmitted to sensitive ecological receptors, resulting in increased vulnerability and sensitivity of light-sensitive species (e.g., the Whiskered Bat, Daubenton's Bat).
- The Proposed Variation supports development construction at greenfield locations where invasive species may exist. Construction and waste management activities may increase the risk of the spread of invasive species.



- Greenfield development may damage known heritage features (e.g., Fulacht fiadh) or unknown archaeological remains.
- The Proposed Variation is supportive of the carrying out of development at sensitive locations (e.g., Crinken/Rathmichael Stream, Woodbrook House etc.) which could potentially effect sensitive aspects of the environment, including biodiversity (habitats and species), water quality, landscape character and visual amenity, and built and archaeological heritage.
- Development, including large-scale development of a sizeable mass and form, may generate negative impacts on built heritage (e.g., protected structures) and historic fabric, including historic structures present in the Woodbrook area.. Development supported by the Proposed Variation may negatively effect on the setting of heritage assets and sense of place, generally.
- Significantly scaled residential development may adversely affect visual amenity in the vicinity of these developments, streetscape character and wider landscape character.
- Inappropriate or improperly designed greenfield development may contribute to significant hydrological changes and increases in flood risk.
- Development may generate adverse effects upon the status of water bodies arising from changes in quality, flow and/or morphology.
- Development will increase the quantum of water supply, wastewater and energy provisions and infrastructure required in the County.
- Major development arising due to the Proposed Variation may generate an increase in traffic levels resulting in effects on existing traffic and transportation conditions and dynamics.
- Development related excavation has the potential to result in the generation of substantial levels of material and waste, that will need to be appropriately and sustainably managed in accordance with 'Waste Hierarchy' principles.
- Infrastructure development may have the potential to restrict or reduce the quality of resources important for recreation and/or tourism.
- Linear transport development (including active travel development) has the potential to negatively affect biodiversity and ecological connectivity (through habitat loss/fragmentation).#

Potential Positive Environmental Effects

- Proposed Variation objectives, as defined, have the potential to contribute to the provision of additional housing, and sustainable development and proper planning in accordance with the land use planning framework and higher order planning policy and other inter-related policy, resulting in positive effects across all environmental components. The implementation of the Proposed Variation has the potential to support strategic, plan-led, balanced, integrated and socially beneficial development and environmental protection and enhancement in the County.
- The Proposed Variation will support compact growth, sustainable land use, sustainable transportation, and the sustainable provision and optimised utilisation of Material Assets.
- The promotion of sustainable residential development in accordance with compact growth principles has the potential to generate positive effects on population and human health (through the provision of much-needed housing), material assets, lands, soils and geology (promotion of compact development and prevention of sprawl) and air and climate (by promoting compact and connected development, reducing the need to travel by private car).
- The delivery of housing and community infrastructure has the potential to generate positive effects on population and human health (people and communities).



- The promotion of sustainable land use, sustainable transportation and public transport may support modal shift and the use of public transportation, resulting in potential positive effects on population and human health, local air quality and climate.
- The Proposed Variation is supportive of the minimisation of flood risk in the County area. This will generate positive environmental effects on water quality, hydrology and biodiversity. Reducing flood risk can generate significant, positive effects for a variety of environmental receptors that could be negatively impacted by flood events, including human receptors, material assets, ecological receptors and cultural heritage assets.
- The Proposed Variation supports the development of Nature-Based Solutions (NBS) - in response to flood and climate related risk - which are supportive of biodiversity protection and enhancement. The promotion of NBS has the potential to create positive effects for biodiversity, flora and fauna, water quality and hydrology.
- The framework of locally focused, environmental protection and enhancement related policies and objectives integrated into the Proposed Variation support the carrying out of considered, appropriate development sensitive to the receiving environment at areas subject to rezoning (e.g., Kiltiernan, Rathmichael, Old Connaught, Woodbrook). Generally, this has the potential to generate positive effects on all environmental components.

7.3 Potential Cumulative Effects of the Proposed Variation in combination with other Plans and Projects

The cumulative effects of a Plan (or Plan Variation, in this case) is an important consideration in SEA given that a P/P may envisage the occurrence of many different actions and developments taking place in parallel with each other in a particular location/geographic area over a particular time period. One benefit of SEA is being able to evaluate the cumulative environmental effects of multiple plans and envisaged projects.

The following types of cumulative effects can occur due to the implementation of a plan:

- Intra-plan Cumulative Effects - Individual environmental effects associated with a single plan interacting and combining to create a larger environmental effect.
- Inter-plan Cumulative Effects - The environmental effects of a plan and the environmental effects of another plan interacting and combining to create a larger environmental effect.

7.3.1 Intra-plan Cumulative Effects

The evaluation of intra-plan cumulative effects was embedded into the detailed evaluation of environmental effects presented in Appendix 3. Potential intra-plan cumulative effects - in the absence of environmental mitigation - are presented below:

- The Proposed Variation objectives may combine and collectively support extensive construction activity that contributes toward GHG emissions (i.e. embodied carbon).
- The Proposed Variation objectives will support extensive development in the County, including residential development and supporting infrastructure. The cumulative effect of this development may result in increased pressure on material assets (i.e. water supply, wastewater and energy infrastructure).



- The combination of development proposals supported by the Proposed Variation objectives may generate cumulative adverse effects on various environmental components, including water quality, soils, landscape character and visual amenity, biodiversity, European sites and other designated sites.
- The carrying out of extensive development supported by the Proposed Variation in the County may contribute to cumulative effects on flood risk via development at greenfield sites or through the obstruction of flood paths.
- The Proposed Variation provides for measures which support the delivery of development and infrastructure projects which could contribute - if incorrectly managed - to cumulative impacts through construction related environmental effects (site run-off, dust, noise pollution etc.).
- The Proposed Variation objectives have the potential to combine and robustly support a shift to sustainable land use, and sustainable travel and transport. This has the potential to generate various of cumulative positive environmental effects, including positive effects on local air quality, human health and climate.
- The various positive effects associated with the implementation of Proposed Variation have the potential to combine and interact, and have long-term and wide encompassing positive environmental effects on a variety of environmental components, including population and human health, climate biodiversity, water quality and hydrology, traffic and transport, material assets, cultural heritage and landscape and visual amenity.
- The effects of the Proposed Variation have the potential to combine with existing sustainable land use, sustainable transport, climate, and environmental protection and enhancement-related Policy Objectives in the current CDP to generate positive cumulative environmental effects.

The potential cumulative environmental effects listed above have the potential to extend beyond the boundary of the County boundary.

Proposed Variation objectives and proposals that generate positive or negative environmental effects for one environmental component have the potential to indirectly generate positive or negative environmental effects for inter-related environmental components. For example, objectives supporting sustainable housing may result in negative effects on material assets such as through the utilisation of wastewater treatment capacity. Reductions in wastewater treatment capacity/efficiency, in turn, may exacerbate pressures on the aquatic environment.

A matrix showing the existence of potential inter-relationships between environmental components was developed and is presented in Table 7-1 to aid in the understanding of these relationships.



Table 7-1: Inter-relationships between Environmental Components

Inter- relationship Matrix	Population and Human Health	Biodiversity, Flora and Fauna	Water	Air Quality and Noise	Cultural Heritage	Geology and Soils	Landscape and Visual Amenity	Material Assets	Tourism and Recreation	Climate
Population and Human Health		✓	✓	✓	✓	✓	✓	✓	✓	✓
Biodiversity, Flora and Fauna	✓		✓	✓	✓	✓	✓	✓	✓	✓
Water	✓	✓			✓	✓		✓	✓	✓
Air Quality and Noise	✓	✓			✓				✓	✓
Cultural Heritage	✓	✓	✓	✓		✓	✓	✓	✓	✓
Geology and Soils	✓	✓	✓		✓			✓		✓
Landscape and Visual Amenity	✓	✓			✓				✓	
Material Assets	✓	✓	✓		✓	✓			✓	✓
Tourism and Recreation	✓	✓	✓	✓	✓		✓	✓		✓
Climate	✓	✓	✓	✓	✓	✓		✓	✓	



7.3.2 Inter-plan Cumulative Effects

Other plans and programmes that the Proposed Variation/CDP has a relationship with are presented and discussed in Appendix 1. Potential inter-plan cumulative effects are presented below:

- The Proposed Variation supports development that may generate positive and negative cumulative environmental effects in combination with development and activities supported already by the current CDP, and by other plans and programmes, such as the Kiltiernan-Glenamuck LAP and the Old Connaught LAP, City/County Development Plans for neighbouring areas and other plans across all sectors of society, including renewable energy, transport and agricultural plans. The cumulative effects that may be generated by the Proposed Variation in-combination with other plans and programmes is consistent with the types of effect identified in Section 7.2.
- The Proposed Variation provides for measures which support the delivery of residential development and infrastructure projects which could contribute - if incorrectly managed - to cumulative effects through construction related environmental effects (site run-off, dust, noise pollution etc.), in combination with development and activities supported by other plans.
- The effects of multiple Proposed Variation objectives that support sustainable land use and a shift to sustainable and active travel modes of transport have the potential to combine with policy measures defined in other inter-related plans, including higher order plans (e.g., the National Sustainable Mobility Policy), to support the utilisation of sustainable transport modes, and generate positive effects on local air quality, human health and climate.
- The variety of positive effects of associated with the implementation of Proposed Variation objectives have the potential to combine and interact with policy measures contained in other plans and programmes, including LAPs, and have long-term and wide encompassing positive environmental effects on a variety of environmental components, including population and human health, climate biodiversity, water quality and hydrology, traffic and transport, material assets, cultural heritage and landscape and visual amenity.
- The variety of measures defined in the Proposed Variation that may benefit climate (e.g., delivery of sustainable housing) have the potential to generate a cumulative positive effect on climate – in combination with climate policy measures defined in other plans, including the Dún Laoghaire-Rathdown LACAP and the National Climate Action Plan 2025.
- The variety of positive biodiversity related measures defined in the Proposed Variation have the potential to generate a cumulative positive effect on biodiversity – in combination with biodiversity policy measures defined in other plans, including the prospective DLR County Biodiversity Action Plan 2021-2025 and the 4th National Biodiversity Action Plan 2023–2030.

The potential cumulative environmental effects listed above have the potential to extend beyond the boundary of the County area.



8. MITIGATION MEASURES

Potential negative environmental effects that may occur as a result of the implementation of the Proposed Variation (without considering any mitigation) have been identified in Section 7 of this report. The SEA Directive requires that mitigation measures to prevent, reduce and as fully as possible offset any potential significant negative environmental effects due to the implementation of the Proposed Variation are defined. This section of the report describes the measures to mitigate the potential negative environmental effects that may occur as a result of the implementation of the Proposed Variation.

The following forms of mitigation have been adopted to mitigate the negative environments of the Proposed Variation and maximise its potential positive effects:

- Mitigation through consideration of alternatives.
- Mitigation through environmental mitigation defined in the current CDP, and through embedding/integrating environmental considerations into the Proposed Variation.

8.1 Mitigation through consideration of alternatives

A number of alternatives were considered at an early stage in the Variation development process. The environmental effects of these alternatives were evaluated during the SEA process. The preferred Proposed Variation was chosen over other alternative options having due regard to the potential environmental effects (positive and negative) associated with the alternatives considered.

8.2 Mitigation through environmental mitigation defined in the current CDP, and through embedding/integrating environmental considerations into the Proposed Variation

The development of the Proposed Variation was carried out in parallel with the SEA and AA processes. Regular communication and interactions took place between the Environmental Assessment Team and DLR. Environmental considerations that came to light during the SEA and AA processes, including consultation processes, were regularly communicated to DLR.

Environmental mitigation applicable to the County are already defined in the current CDP. These mitigation measures will apply to the Proposed Variation. A strong level of embedded environmental mitigation was also present in early drafts of the emerging Proposed Variation.

The 'embedded' mitigation in the Proposed Variation, and the relevant mitigatory policy objectives already defined in the DLR CDP serve to prevent and minimize potential significant adverse effects that may occur during the implementation of the Proposed Variation. These measures may also maximise potential environmental benefits and co-benefits associated with the Proposed Variation.

Where necessary, additional environmental mitigation, in the form of amendments to Proposed Variation objectives, were integrated into the Proposed Variation to mitigate the potential negative environmental effects of implementing the Variation. This process was carried out in an iterative manner to ensure optimal environmental outcomes. Environmental considerations were also integrated into the process so as to facilitate maximising identified positive environmental effects of the Proposed Variation.

Environmental mitigation measures embedded by DLR in early iterations of the Proposed Variation which positively relate to SEOS, prevent and reduce potential significant negative environmental effects, and maximise potential environmental benefits and co-benefits of the Proposed Variation, are presented in Table 8-1.



Environmental mitigation measures already defined in the DLR CDP that mitigate potential significant negative environmental effects associated with the Proposed Variation are presented in Table 8-2.

Additional text clarifying environmental protection-related obligations and environmental enhancement opportunities has been attached to various previously defined objectives in the Proposed Variation. These text additions are itemised and presented in Table 8-3. This text has been shaped to ensure that environmental considerations are appropriately taken into account during implementation in alignment with SEOs for the CPD/Proposed Variation.

An Specific Local Objective/Policy Objective has also been recommended (presented at the end of Table 8-3).

Table 8-1: Embedded Environmental Mitigation in the Proposed Variation

Reference	Objective	Related Environmental Components
CS4	<p>It is a policy objective to:</p> <ul style="list-style-type: none"> - Designate and maintain as Long Term Strategic Settlement Sites the lands marked accordingly on the Development Plan maps. - Ensure that future development (subject to rezoning) on these lands is in accordance with a plan or settlement specific objectives contained within a future County Development Plan. - Ensure that future development (subject to rezoning) also provides for supporting infrastructure including educational, community and higher order open space uses where required (in addition to any open space required as part of any residential scheme) protect the lands for potential future residential growth and to restrict development so as to ensure that no permission granted would prejudice comprehensive development of these lands. 	PHH, MA
SLO 156	<p>Any future residential development on these lands (subject to rezoning) should:</p> <ul style="list-style-type: none"> - accord with the Kiltiernan-Glenamuck LAP 2025. - accord with any settlement specific objectives as set out in a future County Development Plan - provide through road access to the lands from the site to the west which is designated for educational facilities and from existing and permitted adjoining residential development to the northwest. 	BFF, PHH, S, W, MA, A, C, CH, L
SLO 157	<p>Any future residential development on these lands (subject to rezoning) should:</p> <ul style="list-style-type: none"> - accord with an approved plan or settlement specific policies as set out in any future County Development Plan - ensure heights and design are sensitive to the topography and the upland and rural backdrop. - include for provision of open space (in addition to that required for any residential scheme). - include for provision of educational facilities as required. 	BFF, PHH, S, W, MA, A, C, CH, L



Reference	Objective	Related Environmental Components
SLO 158	<p>Any future residential development on these lands (subject to rezoning) should:</p> <ul style="list-style-type: none"> - accord with an approved plan or settlement specific policies as set out in any future County Development Plan. - be phased in conjunction with the consent and delivery of the Kiltiernan Link Road and Priorsland overbridge. - include for provision of open space (in addition to that required for any residential scheme). - Include for appropriate attenuation measures as required. - include for provision of educational facilities as required. - Include for provision of required transport infrastructure as set out in the County Development Plan. 	BFF, PHH, S, W, MA, A, C, CH, L
SLO 105	<p>Amend SLO 105 as follows:</p> <p>To prepare and Local Area Plan for Old Connaught. Development shall take place in accordance with the adopted old Connaught Local Area Plan 2025.</p>	BFF, PHH, S, W, MA, A, C, CH, L
SLO 161	<p>To provide a new road and bridge linking Old Connaught to the Dublin Road (M11 overbridge to Dublin Road or the N11/M11 Junction 4 to Junction 14 Improvement Scheme in this vicinity) subject to compliance with TII Publications.</p>	BFF, PHH, S, W, MA, A, C, CH, L
SLO 162	<p>To provide a pitch on lands at Allies River road to complement the necklace of diverse open spaces running from the coast, Shanganagh Park, along Allies River Road at Woodbrook and connecting in with the Allies River Road Active park in Old Connaught via the active travel link across the M11 corridor.</p>	PHH, MA, C
SLO 163	<p>To progress opportunities for filtered mobility along Allies River Road while maintaining access for existing vehicular users. Sites coming forward for residential development shall explore the opportunity to access sites from Dublin Road and from the south.</p>	PHH, MA, C
SLO 164	<p>To provide cycle and pedestrian permeability links connecting lands north of Woodbrook House to residential development to the north thus allowing connectivity to the Woodbrook DART Station.</p>	PHH, MA, C
SLO 165	<p>Any residential development to the north of Woodbrook House shall provide vehicular access from Woodbrook View/Place to the north.</p>	PHH, MA, C
SLO 166	<p>To explore ability to provide cycle and pedestrian permeability links connecting lands at Woodbrook House to lands to the south thus providing connectivity.</p>	PHH, MA, C
SLO 167	<p>Provision of open space associated with any residential development shall include for provision of a quantum of allotments and/or a community garden.</p>	PHH



Reference	Objective	Related Environmental Components
SLO 168	That any residential development shall be sensitive to the domain landscape of Woodbrook House and shall include for a parkland area that complements the existing grounds and structures at Woodbrook House.	PHH, MA, CH

Table 8-2: Environmental Mitigation defined in the CDP

Policy Objective Reference	Policy Objective	Related Environmental Components
CS10	It is a Policy Objective to implement a programme for the preparation of Local Area Plans and to prioritise areas in accordance with the overarching strategic objectives of the Core Strategy including those areas which are experiencing and/or likely to experience large scale development or regeneration.	All
CS11	It is a Policy Objective to deliver 100% of all new homes, that pertain to Dublin City and Suburbs, within or contiguous to its geographic boundary. (Consistent with RPO 3.2 of the RSES)	MA, PHH
CA3	It is a Policy Objective that spatial and infrastructure planning are consistent with climate mitigation and adaptation objectives. When it is available, the Council will be informed by the work led by the Eastern and Midland Regional Assembly to develop a methodology for quantifying the GHG impacts of spatial planning policies, (QGasSP, an ESPON EU research programme) and the forthcoming Development Plan Guidelines or other national guidance as appropriate. The Council will quantify the GHG impacts for this County Development Plan when EMRA guidelines become available and also ensure the Development Plan is consistent with the approach to climate action recommended in any forthcoming revised Section 28 Development Plan Guidelines or other relevant guidelines and if necessary, vary the development plan (Consistent with NPO 54 of the NPF and RPO 3.6 of the RSES).	MA, PHH, AQN, CC
CA5	It is a Policy Objective to support high levels of energy conservation, energy efficiency and the use of renewable energy sources in existing and new buildings, including retro fitting of energy efficiency measures in the existing building stock.	MA, PHH, AQN, CC
CA13	It is a Policy Objective to encourage and support the development of solar energy infrastructure, including photo voltaic (PV) and solar thermal and seasonal storage facilities infrastructure in appropriate locations, as a renewable energy resource which can contribute to the transition to a low carbon climate resilient County. It is also a policy objective to support Ireland's renewable energy commitments by facilitating utility scale PV installations for the production of electricity provided they do not negatively impact upon the environmental quality, amenity or heritage of the area.	MA, PHH, A, C



Policy Objective Reference	Policy Objective	Related Environmental Components
CA14	<p>It is Policy Objective to support the use of efficient energy storage systems and infrastructure that supports energy efficiency and reusable energy system optimization, in accordance with proper planning and sustainable development when these are undertaken in an environmentally acceptable manner.</p>	MA, PHH, A, C
CA15	<p>It is a Policy Objective to support the development of district heat networks and the utilisation of waste heat recovery in the County as a renewable or low energy resource which can contribute to the transition to a low carbon climate resilient County. The Planning Authority will support the development of a Council wide District Heat policy following on from the forthcoming National Policy Framework for District Heat. (Consistent with RPO 7.38 of the RSES).</p>	MA, PHH, A, C
PHP1	<p>That increased delivery of housing throughout the County will be subject to the Strategic Policy Objective to:</p> <ul style="list-style-type: none"> Align with the provisions of the National Planning Framework and the Eastern and Midlands Regional Spatial and Economic Strategy. Accord with the Core Strategy set out in Chapter 2, the Housing Strategy and Housing Needs Demand Assessment for the County in Appendix 2 and/or the provisions of the future Regional Housing Need Demand Assessment. Embed the concept of neighbourhood and community into the spatial planning of the County by supporting and creating neighbourhoods and ensuring that residential development is delivered in tandem with the appropriate commensurate enabling infrastructure, including access to sustainable neighbourhood infrastructure, sustainable modes of transport, quality open space and recreation, and employment opportunities. 	MA, PHH, A, C
PHP2	<p>It is a Policy Objective to:</p> <ul style="list-style-type: none"> Protect and improve existing sustainable neighbourhood infrastructure as appropriate. Facilitate the provision of new sustainable neighbourhood infrastructure that is accessible and inclusive for a range of users consistent with RPO 9.13 and RPO 9.14 of the RSES. Encourage the provision of multi-functional facilities, space and lands in the delivery and/or improvement of sustainable neighbourhood infrastructure. 	MA, PHH, A, C
PHP3	<p>It is a Policy Objective to:</p> <ul style="list-style-type: none"> Plan for communities in accordance with the aims, objectives and principles of 'Sustainable Residential Development in Urban Areas' and the accompanying 'Urban Design Manual – A Best Practice Guide' and any amendment thereof. 	MA, PHH, L, A, CC



Policy Objective Reference	Policy Objective	Related Environmental Components
	<ul style="list-style-type: none"> • Ensure that an appropriate level supporting neighbourhood infrastructure is provided or that lands are reserved for Sustainable Neighbourhood Infrastructure (SNI), in conjunction with, and as an integral component of, residential development in new residential communities as identified in the Core Strategy (see Figure 2.9, Chapter 2). • Identify, provide and/or improve (as appropriate) supporting sustainable neighbourhood infrastructure in tandem with residential development in renewal/redevelopment areas and existing residential neighbourhoods. • Create healthy and attractive places to live consistent with NPO 4 of the NPF and RPO 9.10 of the RSES. 	
PHP4	<p>It is a Policy Objective to:</p> <ul style="list-style-type: none"> • Implement a strategy for resident development based on a concept of sustainable urban villages. • Promote and facilitate the provision '10-minute' neighbourhoods. 	MA, PHH, A, C
PHP20	It is a Policy Objective to ensure the residential amenity of existing homes in the Built-Up Area is protected where they are adjacent to proposed higher density and greater height infill developments.	MA, PHH
PHP24	It is a Policy Objective to protect the green belt areas and restrict residential development.	BFF, L, S, W
PHP27	It is a Policy Objective to encourage the establishment of sustainable residential communities by ensuring that a wide variety of housing and apartment types, sizes and tenures is provided throughout the County in accordance with the provisions of the Housing Strategy and Housing Need Demand Assessment (HNDA) and any future Regional HNDA.	MA, PHH
PHP30	<p>It is a Policy Objective to:</p> <ul style="list-style-type: none"> • Support housing options for older people and persons with disabilities/mental health issues consistent with NPO 30 in the NPF, RPO 9.1 and 9.12 of the RSES. • Support the provision of specific purpose built accommodation, including assist living units and lifetime housing, and adaptation of existing properties. • Promote 'aging in place' opportunities for 'downsizing' or 'right sizing' within their community. 	MA, PHH
PHP35	<p>It is a Policy Objective to:</p> <ul style="list-style-type: none"> • Ensure that all development is of high quality design with a focus on healthy placemaking consistent with NPO 4, 26 and 27 of the NPF, and RPO 6.1, 6.12, 9.10 and 9.11 of the RSES. • Promote the guidance principles set out the 'Urban Design Manual – A Best Practice Guide' (2009), and in the 'Design Manual for Urban Roads and Streets' (2013). 	MA, PHH



Policy Objective Reference	Policy Objective	Related Environmental Components
	<ul style="list-style-type: none"> Ensure that development proposals are cognisant of the need for proper consideration of context, connectivity, inclusivity, variety, efficiency, distinctiveness, layout, public realm, adaptability, privacy and amenity, parking, wayfinding and detailed design. 	
PHP36	<p>It is a Policy Objective to promote and support the principles of universal design ensuring that all environments are inclusive and can be used to the fullest extent possible by all users regardless of age, ability or disability consistent with RPO 9.12 and 9.13 of the RSES.</p>	MA, PHH
PHP40	<p>It is a Policy Objective to promote safer and more attractive streets and public realm for all road users throughout the County by proactively engaging with, and adhering to, the 'shared space' concept and guidance set out in the 'Design Manual for Urban Roads and Streets' (2013).</p>	MA, PHH
T1	<p>It is a Policy Objective to actively support sustainable modes of transport and ensure that land use and zoning are aligned with the provision and development of high quality public transport systems. (Consistent with NSO 1, NPO 26 of the NPF, 64, RPO 4.40, 5.3, 8.1 and Guiding Principles on Integration of Land Use and Transport of the RSES)</p>	MA, PHH, A, C
T2	<p>It is a Policy Objective to prepare Local Transport Plans (Area Based Transport Assessments (ABTAs)) in tandem with the preparation of Local Area Plans (LAPs) and also prepare ABTAs for key strategic land banks within adopted LAPs, if required, subject to the availability of funding and in accordance with the NTA and TII Guidance Note on Area Based Transport Assessments 2018 or any subsequent updates thereof (Consistent with RPO 8.6).</p>	MA, PHH
T12	<p>It is a Policy Objective to maintain and expand the footway and pedestrian route network to provide for accessible, safe pedestrian routes within the County in accordance with best accessibility practice. (Consistent with NPO 27 and 64 of the NPF and RPO 5.3 of the RSES)</p>	MA, PHH, A, C
T13	<p>It is a Policy Objective to secure improvements to the County Cycle Network in accordance with the Dún Laoghaire-Rathdown Cycle Network Review whilst supporting the NTA on the development and implementation of the Greater Dublin Area Cycle Network Plan 2013 and subsequent revisions, subject to environmental assessment and route feasibility. (Consistent with RPO 5.2, 5.3 of the RSES).</p>	MA, PHH, A, C
T21	<p>It is a Policy Objective to liaise with the Park and Ride Office of the NTA to facilitate the provision of Park and Ride facilities, both short term and long term and to provide suitable electric charging structures and adequate cycle parking, in appropriate locations along strategic transport corridors, including Woodbrook and Carrickmines and other suitable sites to be identified with the NTA Park and Ride Office, subject to the outcome of environmental assessment and planning approval. (Consistent with RPO 8.14 of the RSES)</p>	MA, PHH, A, C



Policy Objective Reference	Policy Objective	Related Environmental Components
T23	It is a Policy Objective, in conjunction and co-operation with other transport bodies and authorities such as the TII and the NTA, to secure improvements to the County road network – including improved pedestrian and cycle facilities, subject to the outcome of environmental assessment (SEA, EIA and AA), flood risk assessment and the planning process (RPO 8.10, RPO 8.16)	MA, PHH, A, C
T24	It is a Policy Objective to promote, facilitate and cooperate with relevant transport bodies, authorities and agencies to secure improvements to the County's Motorway and National road network to provide, protect and maintain for the safe and efficient movement of people and goods both	MA, PHH
T25	It is a Policy Objective that where projects for new roads, identified under Section 5.8, are not already provided for by existing plans/ programme or are not already permitted, that the feasibility of progressing these projects shall be examined, taking into account environmental sensitivities as identified in the SEA Environmental Report (including greenhouse gas emissions and other emissions to air) and the objectives of the Plan relating to sustainable mobility. A Corridor and Route Selection Process will be undertaken where appropriate, for relevant new road infrastructure in two stages: Stage 1 – Route Corridor Identification, Evaluation and Selection and Stage 2 – Route Identification, Evaluation and Selection. In implementing this Objective, the Council will comply with any national policy or guidelines issued relating to the assessment of greenhouse gas emissions and other emissions to air for new transport projects.	MA, PHH
T26	It is a Policy Objective to require Traffic and Transport Assessments and/or Road Safety Audits for major developments – in accordance with the TII's 'Traffic and Transport Assessment Guidelines' (2014) - to assess the traffic impacts on the surrounding road network and provide measures to mitigate any adverse impacts - all in accordance with best practice guidelines.	PHH, MA
T27	It is a Policy Objective to ensure that traffic noise levels are considered as part of new developments along major roads/rail lines in accordance with best practice guidelines.	PHH, BFF, A
E20	It is a Policy Objective to support the transition to a low carbon economy.	All
GIB2	It is a Policy Objective to continue to protect, manage and plan to conserve, maintain or enhance the distinctive characteristics of the County's landscapes, townscapes and seascapes in accordance with the recommended strategies as originally outlined in the Landscape Character Assessment (2002 and since updated), in accordance with the 'Draft Guidelines for Landscape and Landscape Assessment' (2000) as issued by the Department of Environment and Local Government, in accordance with the European Landscape Convention (Florence Convention) and in accordance with 'A National Landscape Strategy for Ireland – 2015-2025'.	L, CH, PHH



Policy Objective Reference	Policy Objective	Related Environmental Components
	The Council shall implement any relevant recommendations contained in the Department of Arts, Heritage, and the Gaeltacht's National Landscape Strategy for Ireland, 2015 - 2025.	
GIB4	It is Policy Objective to conserve and enhance existing High Amenity Zones and to seek to manage these and other areas to absorb further recreational uses and activity without damaging their unique character	L, BFF, S, W, PHH
GIB12	It is a Policy Objective to promote, protect and enhance sustainable and appropriate access to the natural heritage of the County, where practicable, in a balanced way while protecting the natural heritage of the County.	L, BFF, S, W, PHH
GIB18	It is a Policy Objective to protect and conserve the environment including, in particular, the natural heritage of the County and to conserve and manage Nationally and Internationally important and EU designated sites - such as Special Protection Areas (SPAs), Special Areas of Conservation (SACs), proposed Natural Heritage Areas (pNHAs) and Ramsar sites (wetlands) - as well as non-designated areas of high nature conservation value known as locally important areas which also serve as 'Stepping Stones' for the purposes of Article 10 of the Habitats Directive.	BFF, W, S, L, CH
GIB19	It is a Policy Objective to ensure the protection of natural heritage and biodiversity, including European Sites that form part of the Natura 2000 network, in accordance with relevant EU Environmental Directives and applicable National Legislation, Policies, Plans and Guidelines.	BFF, W, S, L, CH
GIB21	It is a Policy Objective to protect and preserve areas designated as proposed Natural Heritage Areas, Special Areas of Conservation, and Special Protection Areas. It is Council policy to promote the maintenance and as appropriate, delivery of 'favourable' conservation status of habitats and species within these areas.	BFF, W, S, L, CH
GIB22	It is a Policy Objective to protect and promote the conservation of biodiversity in areas of natural heritage importance outside Designated Areas and to ensure that notable sites, habitats and features of biodiversity importance - including species protected under the Wildlife Acts 1976 and 2000, the Birds Directive 1979, the Habitats Directive 1992, Birds and Habitats Regulations 2011, Flora (Protection) Order, 2015, Annex I habitats, local important areas, wildlife corridors and rare species - are adequately protected. Ecological assessments will be carried out for all developments in areas that support, or have potential to support, features of biodiversity importance or rare and protected species and appropriate mitigation/ avoidance measures will be implemented. In implementing this policy, regard shall be had to the Ecological Network, including the forthcoming DLR Wildlife Corridor Plan, and the recommendations and objectives of the Green City Guidelines (2008) and 'Ecological Guidance Notes for Local Authorities and Developers' (Dún Laoghaire-Rathdown Version 2014).	BFF, W, S, L, CH



Policy Objective Reference	Policy Objective	Related Environmental Components
GIB23	It is a Policy Objective to protect the Ecological Network which will be integrated into the updated Green Infrastructure Strategy and will align with the DLR County Biodiversity Action Plan. Creating this network throughout the County will also improve the ecological coherence of the Natura 2000 network in accordance with Article 10 of the Habitats Directive. The network will also include non-designated sites.	BFF, W, S, L, PHH
GIB24	It is a Policy Objective to maintain and protect the natural character and ecological value of the river and stream corridors in the County and where possible to enhance existing channels and to encourage diversity of habitat and nature-based solutions that incorporate biodiversity features. It is also policy (subject to the sensitivity of the riverside habitat), to provide public access to riparian corridors, to promote improved passive recreational activities.	BFF, W, S, L
GIB25	It is a Policy Objective to retain and protect hedgerows in the County from development, which would impact adversely upon them. In addition, the Council will promote the protection of existing site boundary hedgerows and where feasible require the retention of these when considering a grant of planning permission for all developments. The Council will promote the County's hedgerows by increasing coverage, where possible, using locally native species and to develop an appropriate code of practice for road hedgerow maintenance. The Council will promote the protection of existing hedgerows when considering a grant of planning permission for all developments.	BFF, S, W, L
GIB28	It is a Policy Objective to prepare an 'Invasive Alien Species Action Plan' for the County which will include actions in relation to Invasive Alien Species (IAS) surveys, management and treatment and to also ensure that proposals for development do not lead to the spread or introduction of invasive species. If developments are proposed on sites where invasive species are or were previously present, the applicants will be required to submit a control and management program for the particular invasive species as part of the planning process and to comply with the provisions of the European Communities Birds and Habitats Regulations 2011 (S.I. 477/2011).	BFF
OSR3	It is a Policy Objective to continue to improve, plant and develop more intensive recreational and leisure facilities within parks and public open spaces insofar, as resources will permit, while ensuring that the development of appropriate complementary facilities does not detract from the overall amenity of the spaces.	PHH
OSR4	It is a Policy Objective to promote public open space standards generally in accordance with overarching Government guidance documents 'Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities', (2009), the accompanying 'Urban Design Manual - A Best Practice Guide', and the 'Sustainable Urban Housing: Design Standards for new Apartments', (2020).	PHH, L
EI1	It is a Policy Objective to work with Irish Water:	MA, PHH, W



Policy Objective Reference	Policy Objective	Related Environmental Components
EI3	<p>It is a Policy Objective that all new developments in areas served by a public foul sewerage network connect to the public sewerage system, either directly or indirectly. It is a Policy Objective to promote the changeover from septic tanks to collection networks where this is feasible and to strongly discourage the provision of individual septic tanks and domestic wastewater treatment systems in order to minimise the risk of groundwater and surface water pollution.</p> <p>It is a Policy Objective to prohibit multiple dwelling units discharging to communal wastewater treatment systems.</p>	MA, PHH, W, S, BFF
EI4	It is a Policy Objective to require all development proposals to provide a separate foul and surface water drainage system – where practicable. (Consistent with RPO 10.12)	W, MA, PHH, BFF, S
EI5	<p>It is a Policy Objective:</p> <p>To ensure the delivery of the relevant policies and objectives of the River Basin Management Plan for Ireland 2018 – 2021 and any subsequent plan, including those relating to protection of water status, improvement of water status, prevention of deterioration and meeting objectives for designated protected sites.</p> <p>To support Irish Water in its implementation of Water Quality Management Plans for ground, surface, coastal and estuarine waters as part of the implementation of the EU Water Framework Directive.</p> <p>To support Irish Water in the development of Drinking Water Protection Plans.</p>	W, S, PHH, BFF
EI6	It is a Policy Objective to ensure that all development proposals incorporate Sustainable Drainage Systems (SuDS).	MA, PHH, W, S
EI7	It is a Policy Objective to require that all developments relating to water supply and wastewater treatment are subject to screening for Appropriate Assessment to ensure there are no likely significant effects on the integrity, defined by the structure and function, of any European sites and that the requirements of Article 6 of the EU Habitats Directive are met. (Consistent with RPO 10.7 of the RSES).	MA, PHH, BFF, S, W
EI8	It is a Policy Objective to ensure the protection of the groundwater resources in and around the County and associated habitats and species in accordance with the Groundwater Directive 2006/118/EC and the European Communities Environmental Objectives (Groundwater) Regulations, 2010. In this regard, the Council will support the implementation of Irish Water's Water Safety Plans to protect sources of public water supply and their contributing catchment.	MA, PHH, W, S, BFF
EI9	It is a Policy Objective to ensure that all new development proposals include a Drainage Impact Assessment that meets the requirements of the Council's Development Management Thresholds Information Document (see Appendix 3) and the Stormwater Management Policy (See Appendix 7.1).	MA, PHH, W, S



Policy Objective Reference	Policy Objective	Related Environmental Components
EI10	<p>It is a Policy Objective to work alongside Irish Water to minimise the number and frequency of storm overflows of sewage to watercourses and to establish, in co-operation with the adjoining Local Authorities and Irish Water, a consistent approach to the design, improvement and management of these intermittent discharges to ensure that the needs of the Region's receiving waters are met in a cost effective manner.</p>	MA, PHH, W, S, BFF
EI14	<p>It is a Policy Objective:</p> <p>To implement the provisions of national and EU Directives on air and noise pollution and other relevant legislative requirements in conjunction with other agencies as appropriate. (Consistent with RPO 10.10 of the RSES) To maintain and manage a Dublin County ambient air quality monitoring network in conjunction with the EPA and TII and to make available to the public the resulting air quality measurements via the EPA website www.epa.ie/air/quality. To support the implementation of objectives of the 'Dublin Agglomeration Environmental Noise Action Plan 2018-2023'.</p>	PHH, BFF, A
EI15	<p>It is a Policy Objective to ensure that the design of external lighting schemes minimise the incidence of light spillage or pollution in the immediate surrounding environment and has due regard to the residential amenity of surrounding areas.</p>	PHH, BFF
EI16	<p>It is a Policy Objective to implement the provisions of water pollution abatement measures in accordance with national and EU Directives and other legislative requirements in conjunction with other agencies as appropriate.</p>	W, S, PHH, BFF
EI18	<p>It is a Policy Objective to encourage the provision of energy facilities in association with the appropriate service providers and in accordance with 'Government Policy Statement on the Strategic Importance of Transmission and Other Energy Infrastructure' (2012). In addition, the Council will facilitate, subject to the proper planning and sustainable development of the area, the expansion of the services and infrastructure of existing service providers, notably Bord Gáis, Eirgrid, the Electricity Supply Board (ESB), other strategic electricity infrastructure developers and statutory undertakers, in order to ensure satisfactory levels of supply and to minimise constraints for development</p>	MA, PHH
EI19	<p>It is a Policy Objective to seek the undergrounding of all electricity, telephone and television cables wherever possible, in the interests of visual amenity and public health.</p>	L, S
HER1	<p>It is a Policy Objective to protect archaeological sites, National Monuments (and their settings), which have been identified in the Record of Monuments and Places and, where feasible, appropriate and applicable to promote access to and signposting of such sites and monuments.</p>	CH



Policy Objective Reference	Policy Objective	Related Environmental Components
HER8	<p>It is a Policy Objective to:</p> <ul style="list-style-type: none"> i. Protect structures included on the RPS from any works that would negatively impact their special character and appearance. ii. Ensure that any development proposals to Protected Structures, their curtilage and setting shall have regard to the 'Architectural Heritage Protection Guidelines for Planning Authorities' published by the Department of the Arts, Heritage and the Gaeltacht. iii. Ensure that all works are carried out under supervision of a qualified professional with specialised conservation expertise. iv. Ensure that any development, modification, alteration, or extension affecting a Protected Structure and/or its setting is sensitively sited and designed, and is appropriate in terms of the proposed scale, mass, height, density, layout, and materials. v. Ensure that the form and structural integrity of the Protected Structure is retained in any redevelopment and that the relationship between the Protected Structure and any complex of adjoining buildings, designed landscape features, or views and vistas from within the grounds of the structure are respected. vi. Respect the special interest of the interior, including its plan form, hierarchy of spaces, architectural detail, fixtures and fittings and materials. vii. Ensure that new and adapted uses are compatible with the character and special interest of the Protected Structure. viii. Protect the curtilage of protected structures and to refuse planning permission for inappropriate development within the curtilage and attendant grounds that would adversely impact on the special character of the Protected Structure. ix. Protect and retain important elements of built heritage including historic gardens, stone walls, entrance gates and piers and any other associated curtilage features. x. Ensure historic landscapes and gardens associated with Protected Structures are protected from inappropriate development (consistent with NPO 17 of the NPF and RPO 9.30 of the RSES). 	CH, L
HER13	<p>It is a Policy Objective to:</p> <ul style="list-style-type: none"> i. Protect the character and special interest of an area which has been designated as an Architectural Conservation Area (ACA). Please refer to Appendix 4 for a full list of ACAs. ii. Ensure that all development proposals within an ACA be appropriate to the character of the area having regard to the Character Appraisals for each area. iii. Ensure that any new development or alteration of a building within an ACA or immediately adjoining an ACA is appropriate in terms of the proposed design, including scale, height, mass, density, building lines and materials. 	CH, MA, L, PHH



Policy Objective Reference	Policy Objective	Related Environmental Components
	<p>iv. Seek a high quality, sensitive design for any new development(s) that are complementary and/or sympathetic to their context and scale whilst simultaneously encouraging contemporary design which is in harmony with the area. Direction can also be taken from using traditional forms that are then expressed in a contemporary manner rather than a replica of a historic building style.</p> <p>v. Ensure street furniture is kept to a minimum, is of good design and any redundant street furniture removed.</p> <p>vi. Seek the retention of all features that contribute to the character of an ACA including boundary walls, railings, soft landscaping, traditional paving and street furniture.</p>	
HER15	<p>It is a Policy Objective to:</p> <p>i. Ensure that all original and traditional shopfronts which contribute positively to the appearance and character of a streetscape within an ACA are retained and restored.</p> <p>ii. Ensure that new shopfronts are well designed, through the sympathetic use of scale, proportion and materials (Refer also to Chapter 12, Section 12.6.8).</p>	CH, MA, L, PHH
HER16	<p>It is a Policy Objective to:</p> <p>i. Retain or sensitively reintegrate any surviving items of historic street furniture and finishes such as granite kerbing and paving that contribute to the character of an ACA.</p> <p>ii. Ensure that works to the public realm - such as the provision of traffic control measures, street furniture, materials and finishes - have regard to the distinctive character of the area.</p> <p>iii. Ensure that appropriate materials be used to carry out any repairs to the historic fabric.</p>	CH, MA, L, PHH
HER21	<p>It is a Policy Objective to:</p> <p>i. Encourage the appropriate development of exemplar nineteenth and twentieth century buildings, and estates to ensure their character is not compromised.</p> <p>ii. Encourage the retention and reinstatement of features that contribute to the character of exemplar nineteenth and twentieth century buildings, and estates such as roofscapes, boundary treatments and other features considered worthy of retention.</p> <p>iii. Ensure the design of developments on lands located immediately adjacent to such groupings of buildings addresses the visual impact on any established setting.</p>	CH, MA, L, PHH
HER22	<p>It is a Policy Objective to:</p> <p>i. Preserve the retention of historic items of street furniture where these contribute to the character of the area, including items of a vernacular or local significance.</p> <p>ii. Promote high standards for design, materials and workmanship in public realm improvements within areas of historic character.</p>	CH, MA, L, PHH



Table 8-3: Amendments to Proposed Variation Objectives

Reference	Objective	Amendment (shown in Red text)	Related Environmental Components
CS4	<p>Policy Objective CS4 – Long term Strategic and Sustainable Settlement Sites (LTSS)</p> <p>It is a policy objective to:</p> <ul style="list-style-type: none"> -Designate and maintain as Long Term Strategic Settlement Sites the lands marked accordingly on the Development Plan maps. - Ensure that future development (subject to rezoning) on these lands is in accordance with a plan or settlement specific objectives contained within a future County Development Plan. - Ensure that future development (subject to rezoning) also provides for supporting infrastructure including educational, community and higher order open space uses where required (in addition to any open space required as part of any residential scheme) - Protect the lands for potential future residential growth and to restrict development so as to ensure that no permission granted would prejudice comprehensive development of these lands 	<p>Policy Objective CS4 – Long term Strategic and Sustainable Settlement Sites (LTSS)</p> <p>It is a policy objective to:</p> <ul style="list-style-type: none"> -Designate and maintain as Long Term Strategic Settlement Sites the lands marked accordingly on the Development Plan maps. - Ensure that future development (subject to rezoning) on these lands is in accordance with a plan or settlement specific objectives contained within a future County Development Plan. - Ensure that future development (subject to rezoning) also provides for supporting infrastructure including educational, community and higher order open space uses where required (in addition to any open space required as part of any residential scheme) - Protect the lands for potential future residential growth and to restrict development so as to ensure that no permission granted would prejudice comprehensive development of these lands. - Ensure future development supports, and is in alignment with, current and future environmental protection objectives, including water quality, climate, nature restoration objectives, and European site conservation objectives. - Ensure future development includes measures to avoid/prevent potential adverse effects on European site qualifying interests/special conservation interests that may be present in the area (e.g., wintering birds). 	BFF, S, A, C



Reference	Objective	Amendment (shown in Red text)	Related Environmental Components
		<ul style="list-style-type: none"> - Avoid removal of hedgerow, or where not possible, provide replacement/additional hedgerow in line with wider nature restoration objectives. - Include measures to avoid or mitigate potential adverse effects on important ecological features and networks; provide compensatory measures where significant adverse effects are unavoidable, and seek to provide net benefits for biodiversity, in line with wider nature restoration objectives. 	
SLO 156	<p>Any future residential development on these lands (subject to rezoning) should:</p> <ul style="list-style-type: none"> - accord with the Kiltiernan-Glenamuck LAP 2025. - accord with any settlement specific objectives as set out in a future County Development Plan - provide through road access to the lands from the site to the west which is designated for educational facilities and from existing and permitted adjoining residential development to the northwest. 	<p>Any future residential development on these lands (subject to rezoning) should:</p> <ul style="list-style-type: none"> - accord with the Kiltiernan-Glenamuck LAP 2025. - accord with any settlement specific objectives as set out in a future County Development Plan - provide through road access to the lands from the site to the west which is designated for educational facilities and from existing and permitted adjoining residential development to the northwest. - not impinge on conservation objectives for the Dingle Glen Proposed Natural Heritage Areas. - ensure heights and design are sensitive to the topography and the upland and rural backdrop. 	BFF, L, S, A, C
SLO 157	<p>Any future residential development on these lands (subject to rezoning) should:</p> <ul style="list-style-type: none"> - accord with an approved plan or settlement specific policies as set out in any future County Development Plan 	<p>Any future residential development on these lands (subject to rezoning) should:</p> <ul style="list-style-type: none"> - accord with an approved plan or settlement specific policies as set out in any future County Development Plan 	W, BFF, S, A, C



Reference	Objective	Amendment (shown in Red text)	Related Environmental Components
	<ul style="list-style-type: none"> - ensure heights and design are sensitive to the topography and the upland and rural backdrop. - include for provision of open space (in addition to that required for any residential scheme). - include for provision of educational facilities as required. 	<ul style="list-style-type: none"> - ensure heights and design are sensitive to the topography and the upland and rural backdrop. - include for provision of open space (in addition to that required for any residential scheme). - include for provision of educational facilities as required. - include appropriate design and mitigation measure to avoid/prevent potential adverse effects on receiving water bodies at and surrounding the lands, including key ecological receptors that may use these water bodies. - Use and appropriately maintain Nature-Based Solution and Sustainable Drainage Systems to sustainably manage rainwater. - Avoid removal of hedgerow, or where not possible, provide replacement/additional hedgerow in line with wider nature restoration objectives. 	
SLO 158	<p>Any future residential development on these lands (subject to rezoning) should:</p> <ul style="list-style-type: none"> - accord with an approved plan or settlement specific policies as set out in any future County Development Plan. - be phased in conjunction with the consent and delivery of the Kiltiernan Link Road and Priorsland overbridge. - include for provision of open space (in addition to that required for any residential scheme). - Include for appropriate attenuation measures as required. - include for provision of educational facilities as required. - Include for provision of required transport infrastructure as set out in the County Development Plan. 	<p>Any future residential development on these lands (subject to rezoning) should:</p> <ul style="list-style-type: none"> - Accord with an approved plan or settlement specific policies as set out in any future County Development Plan. - be phased in conjunction with the consent and delivery of the Kiltiernan Link Road and Priorsland overbridge. - Include for provision of open space (in addition to that required for any residential scheme). - Include for appropriate attenuation measures as required. - Include for provision of educational facilities as required. - Include for provision of required transport infrastructure as set out in the County Development Plan. 	W, BFF, CH, L, S, A, C



Reference	Objective	Amendment (shown in Red text)	Related Environmental Components
		<ul style="list-style-type: none"> - Include appropriate design and mitigation measure to avoid/prevent potential adverse effects on receiving water bodies at and surrounding the lands, including key ecological receptors that may use these water bodies. - Use and appropriately maintain Nature-Based Solution and Sustainable Drainage Systems to sustainably manage rainwater. - Include measures to protect and preserve archaeological heritage present at the lands, as necessary (e.g., Fulacht Fia). - Ensure heights and design are sensitive to the topography and the upland and rural backdrop. - Include appropriate biodiversity protection and enhancement measures. - Avoid removal of hedgerow, or where not possible, provide replacement/additional hedgerow in line with wider nature restoration objectives. 	
SLO 160	<p>To provide a park area on lands zoned for open space between the M11 and the Dublin Road and on lands at Woodbrook. Any parkland area shall:</p> <ul style="list-style-type: none"> - Explore links across the M11/N11 to the Old Connaught Local Area Plan lands, eastwards to Shanganagh Park and south eastwards to Woodbrook Glen. - Provide a pitch on Allies River Road (see SLO 159) - Address attenuation measures as required 	<p>To provide a park area on lands zoned for open space between the M11 and the Dublin Road and on lands at Woodbrook. Any parkland area shall:</p> <ul style="list-style-type: none"> - Explore links across the M11/N11 to the Old Connaught Local Area Plan lands, eastwards to Shanganagh Park and south eastwards to Woodbrook Glen. - Provide a pitch on Allies River Road (see SLO 159) - Address attenuation measures as required - Include appropriate biodiversity protection and enhancement measures. 	BFF, S, W, A, C



Reference	Objective	Amendment (shown in Red text)	Related Environmental Components
SLO 161	To provide a new road and bridge linking Old Connaught to the Dublin Road (M11 overbridge to Dublin Road or the N11/M11 Junction 4 to Junction 14 Improvement Scheme in this vicinity) subject to compliance with TII Publications.	To provide a new road and bridge linking Old Connaught to the Dublin Road (M11 overbridge to Dublin Road or the N11/M11 Junction 4 to Junction 14 Improvement Scheme in this vicinity) subject to compliance with TII Publications and Policy Objective T25: Environmental Assessment of New Roads.	BFF, PHH, S, W, MA, A, C, CH, L
SLO 169/Policy Objective GIB31	Note: New Specific Local Objective and Policy Objective.	<p>Any future development on these lands shall:</p> <ul style="list-style-type: none"> - Include measures to avoid or mitigate potential adverse effects on important ecological features and networks; provide compensatory measures where significant adverse effects are unavoidable, and seek to provide net benefits for biodiversity, in line with wider nature restoration objectives. - Include measures to avoid/mitigate potential adverse effects on the Crinken/Rathmichael Stream, in line with Water Framework Directive objectives, including its riparian zone and key ecological receptors using the stream. - Include measures for the protection of otters evidenced in the area and their supporting habitat. - Include measures to avoid/prevent potential adverse effects on European site qualifying interests/special conservation interests that may be present in the area (e.g., wintering birds). - Use and appropriately maintain Nature Based Solutions and Sustainable Drainage Systems to sustainably manage rainwater. - Include measures for the conservation of architectural and archaeological heritage features present in the area, including the settings of heritage features, as appropriate. 	BFF, PHH, S, W, MA, A, C, CH, L



Reference	Objective	Amendment (shown in Red text)	Related Environmental Components
		<p>- Avoid removal of hedgerow, or where not possible, provide replacement/additional hedgerow in line with wider nature restoration objectives.</p>	

8.2.1 Conclusions

The reasonable alternatives presented in Section 6 of this Draft SEA Environmental Report has resulted in the development of a Proposed Variation that achieves the best environmental outcomes in comparison to other reasonable alternatives considered.

Environmental protection-related policy objectives defined within the current DLR CDP, which apply to the Proposed Variation objectives, will mitigate potential significant negative effects associated with the Variation. The implementation of the environmental mitigation measures embedded and integrated into the Proposed Variation will also serve to prevent and reduce potential significant negative environmental effects due to the implementation of the Variation.

No further mitigation measures are required for the Proposed Variation.



9. MONITORING MEASURES

The SEA Directive requires that the environmental effects of the implementation of a plan or variation to a plan are monitored in order 'to identify at an early stage unforeseen effects, and to be able to undertake appropriate remedial action.'

DLR are responsible for undertaking monitoring the Proposed Variation. This monitoring will be undertaken in line with current environmental monitoring processes defined for the current DLR CDP.

It is proposed that existing SEOs and associated indicators and targets defined in the current CDP are used to monitor the environmental effects of the implementation of the Proposed Variation. The SEOs, indicators and targets defined are deemed appropriate for measuring the full range of potential environmental effects that may occur due to the implementation of the Variation. Utilising these existing SEO will also avoid the unnecessary duplication of environmental monitoring processes.

Where monitoring identifies that the implementation of the Variation is having a significant negative environmental effect, an in-depth review of the CDP should take place and the CDP should be updated in a manner that satisfactorily mitigates these environmental effects (i.e., through the adoption of additional environmental mitigation measures). Similarly, where monitoring indicates that potential positive environmental effects associated with Variation implementation are not being adequately realised, the Variation should be reviewed and updated in a manner that supports the realisation of all potential positive environmental effects, having regard to the ambitions and goals of the CDP and the Proposed Variation.

Two additional SEOs have been defined for the CDP/Proposed Variation. Details on these SEOs, including their Monitoring Indicators and Targets are presented in the table below. These SEOs have been included to ensure alignment with the latest wider environmental protection objectives.

Table 9-1: Additional Strategic Environmental Objectives

Environmental Component	SEO	Monitoring Indicator	Targets	Data Sources
Biodiversity, Flora and Fauna (BFF)	Aim for no net contribution to biodiversity losses or deterioration, and seek opportunities to achieve Biodiversity Net Gain, in response to the biodiversity emergency, and in line with the objectives of the National Biodiversity Action Plan 2023 - 2029.	Compliance of development with actions providing for the protection and enhancement of Biodiversity, Flora and Fauna defined in the DLR County Biodiversity Action Plan 2021 -2025.	No contravention of actions providing for the protection and enhancement of Biodiversity, Flora and Fauna defined in the County Biodiversity Action Plan.	Internal monitoring of proposed developments. Internal Reporting for DLR County Biodiversity Action Plan.
		Number of developments consented that deliver biodiversity enhancement.	Increase number of developments consented that deliver biodiversity enhancement.	Internal monitoring of proposed developments.



Environmental Component	SEO	Monitoring Indicator	Targets	Data Sources
Climate (C)	Support the achievement of Dún Laoghaire-Rathdown Local Authority Climate Action Plan 2024 - 2029 (LACAP) Objectives and Actions.	Status of Objectives and Actions for the LACAP.	Achievement of Objectives and Actions for the LACAP.	Internal Reporting on Key Performance Indicators under the Dún Laoghaire-Rathdown Local Authority Climate Action Plan 2024 - 2029.
Air Quality (and Noise)	Air Quality (and Noise) (A): Support the achievement of Actions for Dún Laoghaire-Rathdown defined in the Dublin Agglomeration Noise Action Plan 2024-2028.	Status of Actions for the Dublin Agglomeration Noise Action Plan 2024-2028.	Achievement of Actions for the Dublin Agglomeration Noise Action Plan 2024-2028.	Internal monitoring of DLR performance under the Dublin Agglomeration Noise Action Plan 2024-2028.



DESIGNING AND DELIVERING
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APPENDIX 1

Plan Inter-relationships



The purpose of this Appendix is to identify and examine the relationships the Proposed Variation has with other legislation and plans/programmes. International/European, national and regional/local legislation, plans and programmes, which have an inter-relationship with the Proposed Variation, are itemised in the table below. A summary of the high and lower levels objectives associated with each and a description of their particular relevance to the Proposed Variation is provided. The information on legislation and plans/programmes presented below is not exhaustive and it is recommended to consult the relevant legislation or plan/programme to gain a full and comprehensive understanding of each, where necessary.

European Level			
Legislation, Plan, etc.	Summary of high level aim/purpose/objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
Alternative Fuels Infrastructure Regulation (Regulation (EU) 2023/1804)	This Directive repealed the Alternative Fuels Infrastructure directive (2014/94/EU). The Regulation sets binding national targets for the development of adequate alternative fuel infrastructure. The Regulation sets out targets to be achieved by all member states with the purpose to establish a comprehensive and complete network of alternative fuel infrastructure across the EU. The aim of this is to boost production and uptake of sustainable infrastructure in domestic, road, rail, aviation and maritime transport.	<p>The specific objectives of the regulation are as follows:</p> <ul style="list-style-type: none"> • To ensure minimum infrastructure to support the required uptake of alternative fuel vehicles across all transport modes and in all EU Member States to meet the EU's climate objectives. • To ensure full interoperability of the infrastructure. • To ensure comprehensive user information and adequate payment options at alternative fuels infrastructure. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Bali Road Map (2007)	<p>The overall goals of the project are twofold:</p> <ul style="list-style-type: none"> • To increase national capacity to co-ordinate ministerial views, participate in the UNFCCC process, and negotiate positions within the timeframe of the Bali Action Plan; and • To assess investment and financial flows to address climate change for up to three key sectors and/or economic activities. 	<p>The Bali Action Plan is centred on four main building Blocks:</p> <ul style="list-style-type: none"> • mitigation • adaptation • technology • financing 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

European Level			
Legislation, Plan, etc.	Summary of high level aim/purpose/objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
Bern Convention (Convention on the Conservation of European Wildlife and Natural Habitats)	<p>The convention has three main aims:</p> <ul style="list-style-type: none"> • to conserve wild flora and fauna and their natural habitats • to promote cooperation between states • to give particular attention to endangered and vulnerable species including endangered and vulnerable migratory species 	<p>The Parties under the convention recognise the intrinsic value of nature, which needs to be preserved and passed to future generations, they also:</p> <ul style="list-style-type: none"> • Seek to ensure the conservation of nature in their countries, paying particular attention to planning and development policies and pollution control. • Look at implementing the Bern Convention in central Eastern Europe and the Caucus. • Take account of the potential impact on natural heritage by other policies. • Promote education and information of the public, ensuring the need to conserve species is understood and acted upon. • Develop an extensive number of species action plans, codes of conducts, and guidelines, at their own initiative or in co-operation with other organisations. • Created the Emerald Network, an ecological network made up of Areas of Special Conservation Interest. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

European Level			
Legislation, Plan, etc.	Summary of high level aim/purpose/objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
Biodiversity Strategy for 2030 - Bringing nature back into our lives (European Commission, 2020)	The EU's biodiversity strategy for 2030 is a comprehensive, ambitious and long-term plan to protect nature and reverse the degradation of ecosystems. The strategy aims to put Europe's biodiversity on a path to recovery by 2030, and contains specific actions and commitments.	<p>The Strategy contains specific commitments and actions to be delivered by 2030, including:</p> <ul style="list-style-type: none"> Establishing a larger EU-wide network of protected areas on land and at sea, building upon existing Natura 2000 areas, with strict protection for areas of very high biodiversity and climate value. An EU Nature Restoration Plan - a series of concrete commitments and actions to restore degraded ecosystems across the EU by 2030, and manage them sustainably, addressing the key drivers of biodiversity loss. A set of measures to enable the necessary transformative change: setting in motion a new, strengthened governance framework to ensure better implementation and track progress, improving knowledge, financing and investments and better respecting nature in public and business decision making. Measures to tackle the global biodiversity challenge, demonstrating that the EU is ready to lead by example towards the successful adoption of an ambitious global biodiversity framework under the Convention on Biological Diversity. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

European Level			
Legislation, Plan, etc.	Summary of high level aim/purpose/objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
Birds Directive (79/409/EEC as amended by 2009/147/EC)	<ul style="list-style-type: none"> Conserve all species of naturally occurring birds in the wild state including their eggs, nests and habitats. Protect, manage and control these species and comply with regulations relating to their exploitation. The species included in Annex I shall be the subject of special conservation measures concerning their habitat in order to ensure their survival and reproduction in their area of distribution. 	<ul style="list-style-type: none"> Preserve, maintain or re-establish a sufficient diversity and area of habitats for all the species of birds referred to in Annex 1. Preserve, maintain and establish biotopes and habitats to include the creation of protected areas (Special Protection Areas). Ensure the upkeep and management in accordance with the ecological needs of habitats inside and outside the protected zones, re-establish destroyed biotopes and creation of biotopes. Measures for regularly occurring migratory species not listed in Annex I is required as regards their breeding, moulting and wintering areas and staging posts along their migration routes. The protection of wetlands and particularly wetlands of international importance. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Cancun Agreements (2010)	<p>Set of decisions taken at the COP 16 Conference in Cancun in 2010 which addresses a series of key issues in the fight against climate change. Cancun Agreements' main objectives cover:</p> <ul style="list-style-type: none"> Mitigation Transparency of actions Technology Finance Adaptation Forests Capacity building 	<p>Among the most prominent agreements is the establishment of a Green Climate Fund to transfer money from the developed to developing world to tackle the impacts of climate change.</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

European Level			
Legislation, Plan, etc.	Summary of high level aim/purpose/objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
Convention of the Protection of the Architectural Heritage of Europe (Granada 1995)	The main purpose of the Convention is to reinforce and promote policies for the conservation and enhancement of Europe's heritage. It also affirms the need for European solidarity with regard to heritage conservation and is designed to foster practical co-operation among the Parties. It establishes the principles of "European co-ordination of conservation policies" including consultations regarding the thrust of the policies to be implemented.	<ul style="list-style-type: none"> The reinforcement and promotion of policies for protecting and enhancing the heritage within the territories of the parties. The affirmation of European solidarity with regard to the protection of the heritage and the fostering of practical co-operation between states and regions. 	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Council of Europe Framework Convention on the Value of Cultural Heritage for Society (Faro 2005)	<ul style="list-style-type: none"> Cultural heritage is a group of resources inherited from the past which people identify, independently of ownership, as a reflection and expression of their constantly evolving values, beliefs, knowledge and traditions. It includes all aspects of the environment resulting from the interaction between people and places through time. A heritage community consists of people who value specific aspects of cultural heritage which they wish, within the framework of public action, to sustain and transmit to future generations. 	<ul style="list-style-type: none"> Recognise that rights relating to cultural heritage are inherent in the right to participate in cultural life, as defined in the Universal Declaration of Human Rights. Recognise individual and collective responsibility towards cultural heritage. Emphasise that the conservation of cultural heritage and its sustainable use have human development and quality of life as their goal. Take the necessary steps to apply the provisions of this Convention concerning the role of cultural heritage in the construction of a peaceful and democratic society. Greater synergy of competencies among all the public, institutional and private actors concerned. 	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

European Level			
Legislation, Plan, etc.	Summary of high level aim/purpose/objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
Council Regulation (EU) 2022/2577 (laying down a framework to accelerate the deployment of renewable energy)	This regulation introduces faster permitting processes for projects that have the highest potential for a quick roll-out of renewable energy and the least impact on the environment.	The regulation introduces urgent and targeted measures that address specific technologies and types of projects, which have the highest potential for quick deployment and the least impact on the environment.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Derelict Sites Act 1990 (as amended, latest Act No. 12 of 2024 and S.I. No. 242 of 2024)	The Act provides a definition of a "derelict site" and imposes a general duty upon the owner or occupier of any land to take all reasonable steps to ensure that the land does not become or continue to be "a derelict site".	The Act provides that all local authorities shall compile and maintain a register of all derelict sites within their area. Local authorities are obliged to levy and collect a charge to be known as a "derelict sites levy" from the owner of all derelict sites within their area. The Act provides that this levy, and interest on it, shall be a charge on the land to which it relates.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

European Level			
Legislation, Plan, etc.	Summary of high level aim/purpose/objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
Directive 2010/75/EU on Industrial Emissions (amended by Directive (EU) 2024/1785)	The purpose of this Directive is to lay down rules to prevent or, where that is not practicable, to reduce industrial emissions into air, water and land and to prevent the generation of waste, in order to achieve a high level of environmental protection.	<p>The legislation covers industrial activities in the following sectors:</p> <ul style="list-style-type: none"> • energy; • metal production and processing; • minerals; • chemicals; • waste management; • and other sectors such as pulp and paper production, slaughterhouses and the intensive rearing of poultry and pigs. <p>All installations covered by the directive must prevent and reduce pollution by applying the best available techniques (BATs)* and address efficient energy use, waste prevention and management and measures to prevent accidents and limit their consequences.</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Doha Climate Gateway (2012)	Set of decisions taken at the COP 18 meeting in Doha in 2012 which pave the way for a new agreement in Paris in 2015.	<p>The following actions were committed to by governments at this conference:</p> <ul style="list-style-type: none"> • Set out a timetable to adopt a universal climate agreement by 2015 (to come into effect in 2020); • Complete the work under Bali Action Plan and to focus on new completing new targets; • Strengthen the aim to cut greenhouse gases and help vulnerable countries to adapt; • Amend Kyoto Protocol to include a new commitment period for cutting down the greenhouse gases emissions; and • Provide the financial and technology support and new institutions to allow clean energy investment and sustainable growth in developing countries. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

European Level			
Legislation, Plan, etc.	Summary of high level aim/purpose/objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
Drinking Water Directive (2020/2184)	<ul style="list-style-type: none"> The recast Drinking Water Directive is the EU's main law on drinking water. It concerns the access to and the quality of water intended for human consumption to protect human health. The EU adopted the recast Drinking Water Directive in December 2020 and the Directive entered into force in January 2021. Member States have to transpose the Directive into national law and comply with its provisions by 12 January 2023. The recast Drinking Water Directive will further protect human health thanks to updated water quality standards, tackling pollutants of concern, such as endocrine disruptors and microplastics, and leading to even cleaner water from the tap for all. 	<p>Key features of the revised Directive are:</p> <ul style="list-style-type: none"> reinforced water quality standards, in line or, in some cases, even more stringent than the World Health Organisation (WHO) recommendations tackling emerging pollutants, such as endocrine disruptors and PFAs, as well as microplastics a preventive approach favouring actions to reduce pollution at source by introducing the risk-based approach measures to ensure better access to water, particularly for vulnerable and marginalised groups measures to promote tap water, including in public spaces and restaurants, to reduce (plastic) bottle consumption harmonisation of the quality standards for materials and products in contact with water measures to reduce water leakages and to increase transparency of the sector 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
EIA Directive (2011/92/EU as amended by 2014/52/EU)	<ul style="list-style-type: none"> Requires the assessment of the environmental effects of public and private projects which are likely to have significant effects on the environment. Aims to assess and implement avoidance or mitigation measures to eliminate environmental effects, before consent is given of projects likely to have significant effects on the environment by virtue, inter alia, of their nature, size or location are made subject to a requirement for development consent and an assessment with regard to their effects. Those projects are defined in Article 4. 	<ul style="list-style-type: none"> All projects listed in Annex I are considered as having significant effects on the environment and require an EIA. For projects listed in Annex II, a "screening procedure" is required to determine the effects of projects on the basis of thresholds/criteria or a case by case examination. This should take into account Annex III. The environmental impact assessment shall identify, describe and assess in an appropriate manner, in the light of each individual case and in accordance with Articles 4 to 12, the direct and indirect effects of a project on the following factors: human beings, fauna and flora, soil, water, air, climate and the landscape, material assets and the cultural heritage, the interaction between each factor. Consult with relevant authorities, stakeholders and public allowing sufficient time to make a submission before a decision is made. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

European Level			
Legislation, Plan, etc.	Summary of high level aim/purpose/objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
Environmental Liability Directive (2004/35/EC) as amended by Directive 2006/21/EC, Directive 2009/31/EC, Directive 2013/30/EU and Regulation (EU) 2019/1010	Establish a framework of environmental liability based on the 'polluter-pays' principle, to prevent and remedy environmental damage.	<ul style="list-style-type: none"> Relates to environmental damage caused by any of the occupational activities listed in Annex III, and to any imminent threat of such damage occurring by reason of any of those activities; damage to protected species and natural habitats caused by any occupational activities other than those listed in Annex III, and to any imminent threat of such damage occurring by reason of any of those activities, whenever the operator has been at fault or negligent. Where environmental damage has not yet occurred but there is an imminent threat of such damage occurring, the operator shall, without delay, take the necessary preventive measures. Where environmental damage has occurred the operator shall, without delay, inform the competent authority of all relevant aspects of the situation and take all practicable steps to immediately control, contain, remove or otherwise manage the relevant contaminants and/or any other damage factors in order to limit or to prevent further environmental damage and adverse effects on human health or further impairment of services and the necessary remedial measures, in accordance with Article 7. The operator shall bear the costs for the preventive and remedial actions taken pursuant to this Directive. The competent authority shall be entitled to initiate cost recovery proceedings against the operator. The operator may be required to provide financial security guarantees to ensure their responsibilities under the directive are met. The Environmental Liability Directive has been amended through a number of Directives that are not of significant relevance to the SEA for the Guidelines. Implementation of the Environmental Liability Directive is contributed towards by a Multi-Annual Work Programme (MAWP) 'Making the Environmental Liability Directive more fit for purpose' that is updated annually to changing developments, growing knowledge and new needs. 	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

European Level			
Legislation, Plan, etc.	Summary of high level aim/purpose/objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
EU (2018) Clean Air Policy Package	Aims to substantially reduce air pollution across the EU.	The proposed strategy sets out objectives for reducing the health and environmental impacts of air pollution by 2030, and contains legislative proposals to implement stricter standards for emissions and air pollution.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
EU 2030 Framework for Climate and Energy	<ul style="list-style-type: none"> • A 2030 Framework for climate and energy, including EU-wide targets and policy objectives for the period between 2020 and 2030 that has been agreed by European countries. <p>Targets include a 40% cut in greenhouse gas emissions compared to 1990 levels, at least a 27% eu actions share of renewable energy consumption and at least 27% energy savings compared with the business-as- usual scenario.</p>	<ul style="list-style-type: none"> • To meet the targets, the European Commission has proposed the following policies for 2030: • A reformed EU emissions trading scheme (ETS). • New indicators for the competitiveness and security of the energy system, such as price differences with major trading partners, diversification of supply, and interconnection capacity between EU countries. <p>First ideas for a new governance system based on national plans for competitive, secure, and sustainable energy. These plans will follow a common EU approach. They will ensure stronger investor certainty, greater transparency, enhanced policy coherence and improved coordination across the EU.</p>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

European Level			
Legislation, Plan, etc.	Summary of high level aim/purpose/objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
EU Forestry Strategy for 2030	<p>Sets out a vision and concrete actions to improve the quantity and quality of EU forests and strengthen their protection, restoration and resilience. It aims to adapt Europe's forests to the new conditions, weather extremes and high uncertainty brought about by climate change. This is a precondition for forests to continue delivering their socio -economic functions, and to ensure vibrant rural areas with thriving populations.</p> <p>The commitments and actions proposed in the Strategy will contribute to achieving the EU's greenhouse gas emission reduction target of at least 55% in 2030, as set out in the European Climate Law</p>	<p>The measures proposed in the strategy, to be reviewed in 2025, include:</p> <ul style="list-style-type: none"> • Promoting sustainable forest management (SFM), including by encouraging the sustainable use of wood-based resources. • Providing financial incentives for forest owners and managers to adopt environmentally friendly practices, such as those linked to carbon storage and sequestration • Improving the size and biodiversity of forests, including by planting 3 billion new trees by 2030. • Promoting alternative forest industries, such as ecotourism, as well as non-wood products, such as cork, honey and medicinal plants. • Encouraging the take-up of financial support under the common agricultural policy (CAP), which can help forests and forest-based industries mitigate against climate change. • Providing education and training for people working in forest-based industries and making these industries more attractive to young people. • Establishing a legally binding instrument for ecosystem restoration, and a new legislative proposal on EU forest observation, reporting and collection. <p>Protecting the EU's remaining primary and old-growth forests.</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

European Level			
Legislation, Plan, etc.	Summary of high level aim/purpose/objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
European Wind Power Action Plan (COM/2023/669)	The action plan will support the European wind manufacturing sector in overcoming the difficulties it faces and improve its competitiveness to ensure that this sector fully contributes to the ongoing energy transition. The action plan is an initiative established under the EU Wind Power Package in October 2023.	<p>The Plan is based on six pillars, each of which have set actions:</p> <ol style="list-style-type: none"> 1. Accelerating deployment through faster permitting and increased predictability. 2. Improved auction design. 3. Access to finance. 4. Creating a fair and competitive international environment. 5. Skills (investment in skills development). <p>Industry engagement and member state commitments.</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
EU 2030 Framework for Climate and Energy	<ul style="list-style-type: none"> • A 2030 Framework for climate and energy, including EU-wide targets and policy objectives for the period between 2020 and 2030 that has been agreed by European countries. • Targets include a 40% cut in greenhouse gas emissions compared to 1990 levels, at least a 27% share of renewable energy consumption and at least 27% energy savings compared with the business-as-usual scenario. 	<ul style="list-style-type: none"> • To meet the targets, the European Commission has proposed the following policies for 2030: • A reformed EU emissions trading scheme (ETS). • New indicators for the competitiveness and security of the energy system, such as price differences with major trading partners, diversification of supply, and interconnection capacity between EU countries. • First ideas for a new governance system based on national plans for competitive, secure, and sustainable energy. These plans will follow a common EU approach. They will ensure stronger investor certainty, greater transparency, enhanced policy coherence and improved coordination across the EU. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

European Level			
Legislation, Plan, etc.	Summary of high level aim/purpose/objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
EU Action Plan: 'Towards Zero Pollution for Air, Water and Soil' 2050	The Action Plan sets the key 2030 targets for reducing pollution at source and outlines a number of flagship initiatives. In addition, as pollution does not stop at borders and as the EU acknowledges that it is both the victim and the source of pollution, the Action Plan foresees reinforced external action. The EU in fact is committed to leading the global fight against pollution	<p>Guided by the 9 Flagship Initiatives, the key actions include:</p> <ul style="list-style-type: none"> • align the air quality standards to the latest recommendations of the World Health Organisation, • review the standards for the quality of water, including in EU rivers and seas, • reduce soil pollution and enhance restoration, • review the majority of EU waste laws to adapt them to clean and circular economy principles, • foster zero pollution from production and consumption (through the revision of the Industrial Emissions Directive, EU Ecolabel and other measures), • minimize EU external pollution footprint through export restriction of harmful products and wastes, • present a Scoreboard of EU regions' green performance to promote zero pollution across regions, • showcase zero pollution solutions for buildings, • launch Living Labs for green digital solutions and smart zero pollution, including by targeting the building and farming sectors, • consolidate the EU's Knowledge Centres for Zero Pollution and bringing stakeholders together in the Zero Pollution Stakeholder Platform. • Stronger enforcement of zero pollution together with environmental and other authorities. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

European Level			
Legislation, Plan, etc.	Summary of high level aim/purpose/objective	Summary of lower level objectives, actions etc.	Relevance to the Proposed Variation
EU Bathing Water Directive (revised) 2006 [2006/7/EC] (amended by 2013/64/EU)	The purpose of this Directive is to preserve, protect and improve the quality of the environment and to protect human health by complementing Directive 2000/60/EC	<p>This Directive lays down provisions for:</p> <ul style="list-style-type: none"> the monitoring and classification of bathing water quality; the management of bathing water quality; and the provision of information to the public on bathing water quality 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
EU Climate Adaptation Strategy 2050	The Strategy sets out how the European Union can adapt to the unavoidable impacts of climate change and become climate resilient by 2050.	The Strategy has four principle objectives: to make adaptation smarter, swifter and more systemic, and to step up international action on adaptation to climate change.	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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EU Common Agricultural Policy	<ul style="list-style-type: none"> • To improve agricultural productivity, so that consumers have a stable supply of affordable food; and • To ensure that EU farmers can make a reasonable living. 	<ul style="list-style-type: none"> • Ensuring viable food production that will contribute to feeding the world's population, which is expected to rise considerably in the future; • Climate change and sustainable management of natural resources; • Looking after the countryside across the EU and keeping the rural economy alive. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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EU Energy Efficiency Directive 2023/1791	The new directive introduces a series of measures to help accelerate energy efficiency, including embracing the “energy efficiency first” principle in the energy and non-energy policies.	<ul style="list-style-type: none"> Establishing an EU legally-binding target to reduce the EU’s final energy consumption by 11.7% by 2030 (relative to the 2020 reference scenario). This includes for each Member State the requirement to set its indicative national contribution based on objective criteria reflecting national circumstances. If the national contributions do not add up to the EU target, an ambition gap mechanism is applied by the Commission. Increasing annual energy savings from 0.8% (at present) to 1.3% (2024-2025), then 1.5% (2026-2027) and 1.9% from 2028 onwards. That’s an average of 1.49% of new annual savings for the period from 2024-2030. Obliging Member States to prioritise vulnerable customers and social housing within the scope of their energy savings measures. Introducing an annual energy consumption reduction target of 1.9% for the public sector as a whole. Extending the annual 3% buildings renovation obligation to all the levels of public administration. Introducing a different approach, based on energy consumption, for business to have an energy management system or to carry out an energy audit. Bringing in a new obligation to monitor the energy performance of data centres, with an EU-level database collecting and publishing data. Promoting local heating & cooling plans in larger municipalities. Progressively increasing the efficient energy consumption in heat or cold supply, also in district heating. 	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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EU Environment Action Programme to 2030	<p>The long-term priority objective is that, by 2050 at the latest, Europeans should live well, within planetary boundaries, in a healthy economy where nothing is wasted, growth is regenerative, climate neutrality is a reality and inequalities are significantly reduced.</p> <p>Building on the European Green Deal, the environmental action programme aims to speed up the transition to a climate-neutral, resource-efficient economy, recognising that human well-being and prosperity depend on a healthy ecosystem.</p>	<p>Six priority objectives:</p> <ul style="list-style-type: none"> • Attain the 2030 greenhouse gas emission reduction target and achieve climate neutrality by 2050. • Enhance the ability to adapt by strengthening resilience and reducing vulnerability to climate change. • Move towards a regenerative growth model, detaching economic growth from resource use and environmental degradation, while transitioning faster to a circular economy. • Aim for zero pollution of the air, water and soil and protect the health and well-being of Europeans. • Protect, preserve and restore biodiversity by improving the state of ecosystems and of the environment, as well as by combating desertification and soil degradation. • Reduce environmental and climate pressures from production and consumption, in particular energy, industrial development, buildings and infrastructure, mobility and food systems. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
EU Green Infrastructure Strategy	<p>Aims to create a robust enabling framework in order to promote and facilitate Green Infrastructure (GI) projects.</p>	<ul style="list-style-type: none"> • Promoting GI in the main EU policy areas. • Supporting EU-level GI projects. • Improving access to finance for GI projects. • Improving information and promoting innovation. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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EU Integrated Pollution Prevention Control Directive (2008/1/EC)	The purpose of this Directive is to achieve integrated prevention and control of pollution arising from the activities listed in Annex I. It lays down measures designed to prevent or, where that is not practicable, to reduce emissions in the air, water and land from the abovementioned activities, including measures concerning waste, in order to achieve a high level of protection of the environment taken as a whole, without prejudice to Directive 85/337/EEC and other relevant Community provisions.	<p>The IPPC Directive is based on several principles:</p> <ul style="list-style-type: none"> • an integrated approach • best available techniques, • flexibility; and • public participation 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
EU Nitrates Directive (91/676/EC)	Reducing water pollution caused or induced by nitrates from agricultural sources and - preventing further such pollution.	<p>Ireland's Nitrates Action Programme is designed to prevent pollution of surface waters and ground water from agricultural sources and to protect and improve water quality. Ireland's third NAP came into operation in 2014.</p> <p>Each Member State's NAP must include:</p> <ul style="list-style-type: none"> • a limit on the amount of livestock manure applied to the land each year • set periods when land spreading is prohibited due to risk • set capacity levels for the storage of livestock manure 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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EU Plant Protection (Products) Directive 2009/127/EC	The Directive aims at reducing the risks and impacts of pesticide use on human health and the environment by introducing different targets, tools and measures such as Integrated Pest Management (IPM) or National Action Plans (NAPs).	<ul style="list-style-type: none"> • The Framework Directive applies to pesticides which are plant protection products. • Regarding pesticide application equipment already in professional use, the Framework Directive introduces requirements for the inspection and maintenance to be carried out on such equipment. 	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
EU REACH Regulation (EC 1907/2006)(as amended)	Aims to improve the protection of human health and the environment through the better and earlier identification of the intrinsic properties of chemical substances.	<p>The aims are achieved by applying REACH, namely:</p> <ul style="list-style-type: none"> • Registration, • Evaluation, • Authorisation; and • Restriction of chemicals. <p>REACH also aims to enhance innovation and competitiveness of the EU chemicals industry.</p>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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EU Renewable Energy Directives (RED II & RED III)	<p>The Renewable Energy Directive establishes an overall policy for the production and promotion of energy from renewable sources in the EU.</p> <p>The RED directive was first introduced in 2009 (2009/28/EC) and set an Eu-wide goal for 20% renewable energy use by 2020. This was replaced by RED II (2018/2001) which set a renewable energy target of 32% for the European Union for 2030. Following on from RED II, the EU adopted Red III (2023/2413) with the aim to further increase its renewable energy ambitions. sets a new binding target of c. 42.5% renewable energy in the EU's total energy consumption by 2030, with an aspirational target of 45%.</p> <p>The aim of RED III is to introduce sector-specific targets for transport, heating, cooling, and industry to ensure a balanced contribution from all parts of the economy and also included measures to streamline and accelerate the permitting process for renewable energy projects, addressing one of the major bottlenecks in the deployment of renewables.</p>	<ul style="list-style-type: none"> Building on the 2009 and 2018 directives, the RED III directive introduces stronger measures to ensure that all possibilities for the further development and uptake of renewables are fully utilised. Strong policy framework to facilitate electrification in different sectors, with new increased sector-specific targets for renewables in heating and cooling, transport, industry, buildings and district heating/cooling, but also with a framework promoting electric vehicles and smart recharging. Permitting procedures will also be easier and faster both for renewable energy projects (including through shorter approval periods and the creation of 'Renewables acceleration areas') and for the necessary infrastructure projects. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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EU Seveso Directive (2012/18/EU)	This Directive lays down rules for the prevention of major accidents which involve dangerous substances, and the limitation of their consequences for human health and the environment, with a view to ensuring a high level of protection throughout the Union in a consistent and effective manner.	<ul style="list-style-type: none"> • The Seveso Directive is well integrated with other EU policies, thus avoiding double regulation or other administrative burden. This includes the following related policy areas: • Classification, labelling and packaging of chemicals; • The Union's Civil Protection Mechanism; • The Security Union Agenda including CBRN-E and Protection of critical infrastructure; • Policy on environmental liability and on the protection of the environment through criminal law; • Safety of offshore oil and gas operations. 	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
European 2020 Strategy for Growth	<p>Europe 2020 sets out a vision of Europe's social market economy for the 21st century and puts forward three mutually reinforcing priorities:</p> <ul style="list-style-type: none"> • Smart growth: developing an economy based on knowledge and innovation; • Sustainable growth: promoting a more resource efficient, greener and more competitive economy; • Inclusive growth: fostering a high-employment economy delivering social and territorial cohesion. 	<p>In order to reach these priorities, the Commission proposes five quantitative targets to fulfil by 2020:</p> <ol style="list-style-type: none"> 1. 75 % of the population aged 20-64 should be employed; 2. 3% of the EU's GDP should be invested in R&D; 3. the "20/20/20" climate/energy targets should be met (including an increase to 30% of emissions reduction if the conditions are right); 4. the share of early school leavers should be under 10% and at least 40% of the younger generation should have a tertiary degree; 5. 20 million less people should be at risk of poverty. 	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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European Convention on the Protection of the Archaeological Heritage (Valletta 1992)	The aim of this (revised) Convention is to protect the archaeological heritage as a source of the European collective memory and as an instrument for historical and scientific study.	The Valletta Convention makes the conservation and enhancement of the archaeological heritage one of the goals of urban and regional planning policies. The Convention sets guidelines for the funding of excavation and research work and publication of research findings. It also deals with public access, in particular to archaeological sites, and educational actions to be undertaken to develop public awareness of the value of the archaeological heritage. It also constitutes an institutional framework for pan-European co-operation on the archaeological heritage, entailing a systematic exchange of experience and experts among the various States.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
European Landscape Convention 2000	The developments in agriculture, forestry, industrial and mineral production techniques, together with the practices followed in town and country planning, transport, networks, tourism and recreation, and at a more general level, changes in the world economy, have in many cases accelerated the transformation of landscapes. The Convention expresses a concern to achieve sustainable development based on a balanced and harmonious relationship between social needs, economic activity and the environment. It aims to respond to the public's wish to enjoy high quality landscapes.	<ul style="list-style-type: none"> • Promote protection, management and planning of landscapes. <p>Organise European co-operation on landscape issues.</p>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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European Wind Power Action Plan (COM/2023/669)	The action plan will support the European wind manufacturing sector in overcoming the difficulties it faces and improve its competitiveness to ensure that this sector fully contributes to the ongoing energy transition. The action plan is an initiative established under the EU Wind Power Package in October 2023.	<p>The Plan is based on six pillars, each of which have set actions:</p> <ul style="list-style-type: none"> 6. Accelerating deployment through faster permitting and increased predictability. 7. Improved auction design. 8. Access to finance. 9. Creating a fair and competitive international environment. 10. Skills (investment in skills development). • Industry engagement and member state commitments. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Floods Directive (2007/60/EC)	<ul style="list-style-type: none"> • Establishes a framework for the assessment and management of flood risks <p>Reduce adverse consequences for human health, the environment, cultural heritage and economic activity associated with floods in the Community</p>	<ul style="list-style-type: none"> • Assess all water courses and coast lines at risk from flooding through Flood Risk Assessment • Prepare flood hazard maps and flood risk maps outlining the extent or potential of flooding and assets and humans at risk in these areas at River Basin District level (Article 3(2) (b)) and areas covered by Article 5(1) and Article 13(1) (b) in accordance with paragraphs 2 and 3. • Implement flood risk management plans and take adequate and coordinated measures to reduce flood risk for the areas covered by the Articles listed above. • Inform the public and allow the public to participate in planning process. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Groundwater Directive (2006/118/EC)	<ul style="list-style-type: none"> • Protect, control and conserve groundwater. • Prevent the deterioration of the status of all bodies of groundwater. • Implements measures to prevent and control groundwater pollution, including criteria for assessing good groundwater chemical status and criteria for the identification of significant and sustained upward trends and for the definition of starting points for trend reversals. 	<ul style="list-style-type: none"> • Meet minimum groundwater standards listed in Annex 1 of Directive. • Meet threshold values adopted by national legislation for the pollutants, groups of pollutants and indicators of pollution which have been identified as contributing to the characterisation of bodies or groups of bodies of groundwater as being at risk, also taking into account Part B of Annex II. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Habitats Directive (92/43/EEC)	<ul style="list-style-type: none"> • Promote the preservation, protection and improvement of the quality of the environment, including the conservation of natural habitats and of wild fauna and flora. • Contribute towards ensuring biodiversity through the conservation of natural habitats and of wild fauna and flora. • Maintain or restore to favourable conservation status, natural habitats and species of wild fauna and flora of community interest. • Promote the maintenance of biodiversity, taking account of economic, social, cultural and regional requirements. 	<ul style="list-style-type: none"> • Propose and protect sites of importance to habitats, plant and animal species. • Establish a network of European sites hosting the natural habitat types listed in Annex I and habitats of the species listed in Annex II, to enable the natural habitat types and the species' habitats concerned to be maintained or, where appropriate, restored at a favourable conservation status in their natural range. • Carry out comprehensive assessment of habitat types and species present. • Establish a system of strict protection for the animal species and plant species listed in Annex IV. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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ICOMOS (2011) Principles for the Conservation of Industrial Heritage Sites, Structures, Areas and Landscapes ('Dublin Principles')	<ul style="list-style-type: none"> It is aimed to assist in the documentation, protection, conservation and appreciation of industrial heritage as part of the heritage of human societies around the World. 	<ol style="list-style-type: none"> Document and understand industrial heritage structures, sites, areas and landscapes and their values; Ensure effective protection and conservation of the industrial heritage structures, sites, areas and landscapes; Conserve and maintain the industrial heritage structures, sites, areas and landscapes; and Present and communicate the heritage dimensions and values of industrial structures, sites, areas and landscapes to raise public and corporate awareness, and support training and research. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Marine Strategy Framework Directive (2008/56/EC), as amended	European legislation which aims to achieve Good Environment Status (GES) for all marine waters in Europe and protect the resource base for marine related economic and social activities.	<p>This was adopted on June 17th, 2008, establishing a framework for EU Community Action specifically regarding marine environmental policy.</p> <ol style="list-style-type: none"> The MSFD is implemented in cycles of 6 years, with member state being obliged to report to the EU every 2 years. The third cycle of the Marine Strategy Framework Directive (2023 – 2028) for Ireland is underway. The MSFD is implemented through a national Marine Strategy. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Nature Restoration Law (Regulation (EU) 2024/1991)	The regulation sets binding targets to restore degraded ecosystems, particularly those with the most potential to capture and store carbon and to prevent and reduce the impact of natural disasters. It is also a key instrument to help the EU and its Member States meet international biodiversity commitments under the Kunming-Montreal Global Biodiversity Framework.	<p>The law aims to restore ecosystems, habitats and species across the EU's land and sea areas in order to</p> <ul style="list-style-type: none"> enable the long-term and sustained recovery of biodiverse and resilient nature contribute to achieving the EU's climate mitigation and climate adaptation objectives meet international commitments 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Noise Directive (2002/49/EC)	The Noise Directive - Directive 2002/49/EC relating to the assessment and management of environmental noise - is part of an EU strategy setting out to reduce the number of people affected by noise in the longer term and to provide a framework for developing existing Community policy on noise reduction from source.	<p>The Directive requires competent authorities in Member States to:</p> <ul style="list-style-type: none"> Draw up strategic noise maps for major roads, railways, airports and agglomerations, using harmonised noise indicators and use these maps to assess the number of people which may be impacted upon as a result of excessive noise levels; Draw up action plans to reduce noise where necessary and maintain environmental noise quality where it is good; and Inform and consult the public about noise exposure, its effects, and the measures considered to address noise. The Directive does not set any limit value, nor does it prescribe the measures to be used in the action plans, which remain at the discretion of the competent authorities. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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OSPAR Convention	The mission of OSPAR is to conserve marine ecosystems and safeguard human health in the North-East Atlantic by preventing and eliminating pollution; by protecting the marine environment from the adverse effects of human activities; and by contributing to the sustainable use of the seas.	<p>OSPAR's work is organised under six strategies:</p> <ul style="list-style-type: none"> • Biodiversity and Ecosystem Strategy • Eutrophication Strategy • Hazardous Substances Strategy • Offshore Industry Strategy • Radioactive Substances Strategy • Strategy for the Joint Assessment and Monitoring Programme <p>These six strategies fit together to underpin the ecosystem approach. For each strategy a programme of work is designed and implemented annually.</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Public Participation Directive (2003/35/EC)	<p>The objective of this Directive is to contribute to the implementation of the obligations arising under the Aarhus Convention, in particular by:</p> <p>(a) providing for public participation in respect of the drawing up of certain plans and programmes relating to the environment;</p> <p>(b) improving the public participation and providing for provisions on access to justice within Council Directives 85/337/EEC and 96/61/EC.</p>	Not applicable.	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Ramsar Convention	The Convention's mission is "the conservation and wise use of all wetlands through local and national actions and international cooperation, as a contribution towards achieving sustainable development throughout the world".	<p>Under the "three pillars" of the Convention, the Contracting Parties commit to:</p> <ul style="list-style-type: none"> • Work towards the wise use of all their wetlands; • Designate suitable wetlands for the list of Wetlands of International Importance (the "Ramsar List") and ensure their effective management; <p>Cooperate internationally on transboundary wetlands, shared wetland systems and shared species.</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
RePower EU Plan (2022)	This plan was launched as a response to global energy market disruption caused by Russia's invasion of Ukraine. The overarching aim of this plan is to reduce the reliance on Russian fossil fuels and enhance energy security within the EU. The plan specifies that Member States should speed up the green transition and spur massive investment in renewable energy.	<p>The main measures introduced under this plan are concerned with the following:</p> <ul style="list-style-type: none"> • Save Energy • Diversify supplies • Quickly substitute fossil fuels by accelerating Europe's clean energy transition • Smartly combine investments and reforms. • 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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SEA Directive (2001/42/EC)	<ul style="list-style-type: none"> Contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development. <p>Provide for a high level of protection of the environment by carrying out an environmental assessment of plans and programmes which are likely to have significant effects on the environment.</p>	<ul style="list-style-type: none"> Carry out and environmental assessment for plans or programmes referred to in Articles 2 to 4 of the Directive. Prepare an environmental report which identifies, describes and evaluates the likely significant effects on the environment of implementing the plan or programme and reasonable alternatives that consider the objectives and the geographical scope of the plan or programme. Consult with relevant authorities, stakeholders and public allowing sufficient time to make a submission. Consult other Member States where the implementation of a plan or programme is likely to have transboundary environmental effects. Inform relevant authorities and stakeholders on the decision to implement the plan or programme. Issue a statement to include requirements detailed in Article 9 of the Directive. <p>Monitor and mitigate significant environmental effects identified by the assessment.</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Soil monitoring law: EU on the pathway to healthy soils by 2050	<ul style="list-style-type: none"> According to the EU soil strategy, presented by the Commission in 2021, the lack of a dedicated EU legislation was singled out as a major cause for the alarming state of EU soils. To ensure the same level of protection to soil that exists for water, the marine environment and air in the EU, the Commission put forward the soil monitoring directive on 5 July 2023. 	<ul style="list-style-type: none"> The general approach reached by the Council today aims to make soil health monitoring obligatory, provides guiding principles for sustainable soil management and addresses situations where soil contamination poses unacceptable health and environment risks. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Stockholm Convention	The objective of the Stockholm Convention is to protect human health and the environment from persistent organic pollutants.	<ul style="list-style-type: none"> Prohibit and/or eliminate the production and use, as well as the import and export, of the intentionally produced POPs that are listed in Annex A to the Convention Restrict the production and use, as well as the import and export, of the intentionally produced POPs that are listed in Annex B to the Convention Reduce or eliminate releases from unintentionally produced POPs that are listed in Annex C to the Convention Ensure that stockpiles and wastes consisting of, containing or contaminated with POPs are managed safely and in an environmentally sound manner To target additional POPs <p>Other provisions of the Convention relate to the development of implementation plans, information exchange, public information, awareness and education, research, development and monitoring, technical assistance, financial resources and mechanisms, reporting, effectiveness evaluation and non-compliance</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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The Clean Air for Europe Directive (2008/50/EC) (EU Air Framework Directive) Fourth Daughter Directive (2004/107/EC)	<ul style="list-style-type: none"> The CAFE Directive merges existing legislation into a single directive (except for the fourth daughter directive). Sets new air quality objectives for PM2.5 (fine particles) including the limit value and exposure related objectives. Accounts for the possibility to discount natural sources of pollution when assessing compliance against limit values. Allows the possibility for time extensions of three years (PM10) or up to five years (NO₂, benzene) for complying with limit values, based on conditions and the assessment by the European Commission. <p>The Fourth Daughter Directive lists pollutants, target values and monitoring requirements for the following: arsenic, cadmium, mercury, nickel and polycyclic aromatic hydrocarbons in ambient air.</p>	<ul style="list-style-type: none"> Sets objectives for ambient air quality designed to avoid, prevent or reduce harmful effects on human health and the environment as a whole. Aims to assess the ambient air quality in Member States on the basis of common methods and criteria. Obtains information on ambient air quality in order to help combat air pollution and nuisance and to monitor long-term trends and improvements resulting from national and community measures. Ensures that such information on ambient air quality is made available to the public. Aims to maintain air quality where it is good and improving it in other cases. Aims to promote increased cooperation between the Member States in reducing air pollution. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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The EU LULUCF Regulation (Regulation (EU) 2018/841)	<p>The LULUCF (Land Use, Land Change and Forestry) Regulation addresses greenhouse gas emissions and carbon removals in the land use and forestry sector from the period of 2021-2030, establishing an emissions target for the sector. The regulation entered into force in 2018. It was recently updated in 2023 to</p> <ul style="list-style-type: none"> • 	<p>This regulation was revised in 2023 with a new set of rules introduced to address the carbon footprint of activities related to the conversion, use and management of land and forests for both human and environmental benefits. These activities can occur in areas such as grasslands, agricultural land and forests. Previous rules (the 'no debt' rule) required that EU member states ensure that emissions from land and forestry are compensated by an equivalent removal of CO₂ within the sector for the period of 2021-2030. This has been replaced by a more ambitious new rule that sets the EU-wide net target of 310 million tonnes of CO₂ equivalent carbon removals in the LULUCF sector by 2030. Each member state has a specific target under this regulation which they must meet to contribute towards the EU-wide net target. The national targets are based on the recent level of removals or emissions with the member state and on the potential to further increase removals, taking into account the principles of cost-effectiveness, fairness and environmental integrity. Ireland's binding target is to achieve a reduction of 0.6 Mt CO₂ equivalent LULUCF emissions by 2030, relative to average levels in 2016-2018.</p> <ul style="list-style-type: none"> • 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
The European Green Deal (EGD) 2019	<ul style="list-style-type: none"> • The deal sets out how to make Europe the first climate-neutral continent by 2050, boosting the economy, improving people's quality of life, caring for nature and leaving no one behind. 	<ul style="list-style-type: none"> • It sets out a roadmap with actions to boost the efficient use of resources by moving to a clean, circular economy, restore biodiversity and cut pollution. • It outlines investments required, financing tools available and explains how to ensure a just and inclusive transition. • In order to meet the goal to become climate neutral by 2050 as part of the European Green Deal, the European Union (EU) Commission proposed on 4th March 2020 to bring about the first European Climate Law and legally bind the target of net zero greenhouse gas emissions by 2050 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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UN (1992) Framework Convention on Climate Change	It is aimed at stabilising greenhouse gas concentrations in the atmosphere at a level that would prevent dangerous anthropogenic interference with the climate system.	<ul style="list-style-type: none"> The Convention acknowledges the vulnerability of all countries to the effects of climate change and calls for special efforts to ease the consequences, especially in developing countries which lack the resources to do so on their own. 	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
UN (1992) The Convention on Biological Diversity	An overall objective is to develop national strategies for the conservation and sustainable use of biological diversity.	<p>The Convention has three main goals:</p> <ul style="list-style-type: none"> the conservation of biological diversity (or biodiversity); the sustainable use of its components; and <p>the fair and equitable sharing of benefits arising from genetic resources.</p>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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UN Kyoto Protocol (2nd Kyoto Period), the Second European Climate Change Programme (ECCP II), Paris climate conference (COP21) 2015 (Paris Agreement)	<p>The UN Kyoto Protocol set of policy measures to reduce greenhouse gas emissions.</p> <p>The Second European Climate Change Programme (ECCP II) aims to identify and develop all the necessary elements of an EU strategy to implement the Kyoto Protocol.</p> <p>At the Paris climate conference (COP21) in December 2015, 195 countries adopted the first-ever universal, legally binding global climate deal. The agreement sets out a global action plan to put the world on track to avoid dangerous climate change by limiting global warming to well below 2°C.</p>	<ul style="list-style-type: none"> The Kyoto Protocol is implemented through the European Climate Change Programme (ECCP II). EU member states implement measures to improve on or compliment the specified measures and policies arising from the ECCP. Under COP21, governments agreed to come together every 5 years to set more ambitious targets as required by science; report to each other and the public on how well they are doing to implement their targets; track progress towards the long-term goal through a robust transparency and accountability system. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
UNESCO (1972) The Convention for the Protection of the World Cultural and Natural Heritage	<ul style="list-style-type: none"> Links concepts of nature conservation and the preservation of cultural properties; and <p>Recognizes the way in which people interact with nature, and the fundamental need to preserve the balance between the two.</p>	<ul style="list-style-type: none"> Sets out the duties of States Parties in identifying potential sites and their role in protecting and preserving them; Each country pledges to conserve not only the World Heritage sites situated on its territory, but also to protect its national heritage; Encourages to integrate the protection of the cultural and natural heritage into regional planning programmes, set up staff and services at their sites, undertake scientific and technical conservation research and adopt measures which give this heritage a function in the day-to-day life of the community. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Urban Waste Water Treatment Directive (91/271/EEC)	<ul style="list-style-type: none"> This Directive concerns the collection, treatment and discharge of urban waste water and the treatment and discharge of waste water from certain industrial sectors. The objective of the Directive is to protect the environment from the adverse effects of waste water discharges. 	<ul style="list-style-type: none"> Urban waste water entering collecting systems shall before discharge, be subject to secondary treatment. Annex II requires the designation of areas sensitive to eutrophication which receive water discharges. Establishes minimum requirements for urban waste water collection and treatment systems in specified agglomerations to include special requirements for sensitive areas and certain industrial sectors. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Water Framework Directive (2000/60/EC)	<ul style="list-style-type: none"> Establish a framework for the protection of water bodies to include inland surface waters, transitional waters, coastal waters and groundwater and their dependent wildlife and habitats. Preserve and prevent the deterioration of water status and where necessary improve and maintain "good status" of water bodies. Promote sustainable water usage. The Water Framework Directive repealed the following Directives: <ul style="list-style-type: none"> The Drinking Water Abstraction Directive Sampling Drinking Water Directive Exchange of Information on Quality of Surface Freshwater Directive Shellfish Directive Freshwater Fish Directive Groundwater Directive Dangerous Substances Directive 	<ul style="list-style-type: none"> Protect, enhance and restore all water bodies and meet the environmental objectives outlined in Article 4 of the Directive. Achieve "good status" for all waters. Manage water bodies based on identifying and establishing river basin districts. Involve the public and streamline legislation. Prepare and implement a River Basin Management Plan for each river basin districts identified and a Register of Protected Areas. Establish a programme of monitoring for surface water status, groundwater status and protected areas. Recover costs for water services. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Maritime Spatial Planning Directive (2014/89/EU)	<ul style="list-style-type: none"> This Directive establishes a framework for maritime spatial planning aimed at promoting the sustainable growth of maritime economies, the sustainable development of marine areas and the sustainable use of marine resources. 	<ul style="list-style-type: none"> Each Member State shall establish and implement maritime spatial planning. In doing so, Member States shall take into account land-sea interactions. The resulting plan or plans shall be developed and produced in accordance with the institutional and governance levels determined by Member States. This Directive shall not interfere with Member States' competence to design and determine the format and content of that plan or those plans. Maritime spatial planning shall aim to contribute to the objectives listed in Article 5 and fulfil the requirements laid down in Articles 6 and 8. When establishing maritime spatial planning, Member States shall have due regard to the particularities of the marine regions, relevant existing and future activities and uses and their impacts on the environment, as well as to natural resources, and shall also take into account land-sea interactions. Member States may include or build on existing national policies, regulations or mechanisms that have been or are being established before the entry into force of this Directive, provided they are in conformity with the requirements of this Directive. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Sewage Sludge Directive (86/278/EEC)	<ul style="list-style-type: none"> The purpose of this Directive is to regulate the use of sewage sludge in agriculture in such a way as to prevent harmful effects on soil, vegetation, animals and man, thereby encouraging the correct use of such sewage sludge. 	<ul style="list-style-type: none"> The aim of this Directive is to regulate the use of sewage sludge in agriculture in such a way as to prevent harmful effects on soil, vegetation, animals and man, while encouraging its correct use. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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All Island Grid Study 2008	<ul style="list-style-type: none"> The All Island Grid Study is the first comprehensive assessment of the ability of the electrical power system and, as part of that, the transmission network ("the grid") on the island of Ireland to absorb large amounts of electricity produced from renewable energy sources. The objective of this five-part study is to assess the technical feasibility and the relative costs and benefits associated with various scenarios for increased shares of electricity sourced from renewable energy in the all island power system. 	<p>Key conclusions of the study:</p> <ul style="list-style-type: none"> The presented results indicate that the differences in cost between the highest cost and the lowest cost portfolios are low (7%), given the assumptions made and costs included in the Study. All but the high coal-based portfolio lead to significant reductions of CO2 emissions compared to portfolio 1 All but the high coal-based portfolio lead to reductions on the dependency of the all island system on fuel and electricity imports. The limitations of the study may overstate the technical feasibility of the portfolios analysed and could impact the costs and benefits resulting. Further work is required to understand the extent of such impact. Timely development of the transmission networks, requiring means to address the planning challenge, is a precondition for implementation of the portfolios considered. Market mechanisms must facilitate the installation of complementary, i.e. flexible, dispatchable plant, so as to maintain adequate levels of system security. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
All-Ireland Pollinator Plans: All-Ireland Pollinator Plan 2021-2025 (latest)	<p>The All-Ireland Pollinator Plan is a framework bringing together different sectors across the island of Ireland to create a landscape where pollinators can survive and thrive. Implementation is coordinated by the National Biodiversity Data Centre.</p>	<p>The All-Ireland Pollinator Plan for 2021-2025 is a five-year road map that aims to help bees, other pollinating insects and our wider biodiversity. The AIPP 2021-2025 has 186 actions spread across six objectives.</p> <p>Objective 1: Making farmland pollinator friendly Objective 2: Making public land pollinator friendly Objective 3: Making private land pollinator friendly Objective 4: All-Ireland Honeybee Strategy Objective 5: Conserving rare pollinators Objective 6: Strategic coordination of the Plan</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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All-Island Strategic Rail Review	The Review aims to inform policy and future strategy for the railways in both jurisdictions on the island of Ireland.	<p>The Review sets out six high-level goals which aim to use rail as effectively as possible to:</p> <ul style="list-style-type: none"> • contribute to decarbonisation; • improve All Island connectivity between major cities; • enhance regional accessibility; • stimulate economic activity; • encourage sustainable mobility; and achieve economic and financial feasibility. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Bioeconomy Action Plan 2023-2025	<p>The first national action plan for an Irish bioeconomy.</p> <p>The purpose of this plan is to further develop Ireland's bioeconomy in delivering the vision of the 2018 National Policy Statement on the Bioeconomy; for Ireland "to be a global leader for the bioeconomy through a coordinated approach that harnesses Ireland's natural resources and competitive advantage and that fully exploits the opportunities available while monitoring and avoiding unintended consequences".</p>	<p>This action plan approaches the bioeconomy using seven pillars:</p> <ul style="list-style-type: none"> • Governance & Awareness • Research, Development & Innovation • Nature, Climate, Energy & Circular Economy • Agriculture, Food, Forestry, And The Marine • Communities, Regions & Cities • Industry & Enterprise • Knowledge & Skills <p>The Action Plan is aligned with the implementation of the National Policy Statement on the Bioeconomy.</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Building Regulations	The aim of the building regulations is to provide for the safety and welfare of people in and about buildings.	The building regulations apply to the design and construction of a new building (including a dwelling) or an extension to an existing building.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Clean Air Strategy for Ireland (2023)	The Clean Air Strategy provides the strategic policy framework necessary to identify and promote integrated measures across government policy that are required to reduce air pollution and promote cleaner air while delivering on wider national objectives.	<ul style="list-style-type: none"> Through this document Ireland can develop the necessary policies and measures to comply with new and emerging EU legislation. The Strategy should also help tackle climate change. The Strategy considers a wider range of national policies that are relevant to clean air policy such as transport, energy, home heating and agriculture. In any discussion relating to clean air policy, the issue of people's health is paramount, this is a strong theme of the Strategy. 	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Climate Action and Low Carbon Development Act 2015 Climate Action and Low Carbon Development (Amendment) Act 2021	<p>An Act to provide for the approval of plans by the Government in relation to climate change for the purpose of pursuing the transition to a low carbon, climate resilient and environmentally sustainable economy.</p>	<p>When considering a plan or framework, for approval, the Government shall endeavour to achieve the national transition objective within the period to which the objective relates and shall, in endeavouring to achieve that objective, ensure that such objective is achieved by the implementation of measures that are cost effective and shall, for that purpose, have regard to:</p> <ul style="list-style-type: none"> • The ultimate objective specified in Article 2 of the United Nations Framework Convention on Climate Change done at New York on 9 May 1992 and any mitigation commitment entered into by the European Union in response or otherwise in relation to that objective, • The policy of the Government on climate change, • Climate justice, • Any existing obligation of the State under the law of the European Union or any international agreement referred to in section 2; and • The most recent national greenhouse gas emissions inventory and projection of future greenhouse gas emissions, prepared by the Agency. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Climate Action Plan 2025	<p>The Climate Action Plan 2025 (CAP25) is the third annual update to Ireland's Climate Action Plan.</p> <p>The purpose of the Climate Action Plan is to lay out a roadmap of actions which will ultimately lead us to meeting our national climate objective of pursuing and achieving, by no later than the end of the year 2050, the transition to a climate resilient, biodiversity rich, environmentally sustainable and climate neutral economy. It aligns with the legally binding economy-wide carbon budgets and sectoral emissions ceilings that were agreed by Government in July 2022.</p>	<p>Climate Action Plan 2025 builds upon CAP24 by refining and updating the measures and actions required to deliver the carbon budgets and sectoral emissions ceilings and it should be read in conjunction with Climate Action Plan 2024. The Plan provides a roadmap for taking decisive action to halve Ireland's emissions by 2030 and achieve climate neutrality by no later than 2050, as committed to in the Climate Action and Low Carbon Development (Amendment) Act 2021.</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Construction 2020, A Strategy for a Renewed Construction Sector	<ul style="list-style-type: none"> Construction 2020 sets out a package of measures agreed by the Government and is aimed at stimulating activity in the building industry. The Strategy aims both to increase the capacity of the sector to create and maintain jobs, and to deliver a sustainable sector, operating at an appropriate level. It seeks to learn the lessons of the past and to ensure that the right structures and mechanisms are in place so that they are not repeated. 	<p>This Strategy therefore addresses issues including:</p> <ul style="list-style-type: none"> A strategic approach to the provision of housing, based on real and measured needs, with mechanisms in place to detect and act when things are going wrong; Continuing improvement of the planning process, striking the right balance between current and future requirements; The availability of financing for viable and worthwhile projects; Access to mortgage finance on reasonable and sustainable terms; Ensuring we have the tools we need to monitor and regulate the sector in a way that underpins public confidence and worker safety; Ensuring a fit for purpose sector supported by a highly skilled workforce achieving high quality and standards; and Ensuring opportunities are provided to unemployed former construction workers to contribute to the recovery of the sector. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Electricity Storage Policy Framework (2024)	<ul style="list-style-type: none"> This Framework aims to clarify the role of electricity storage systems (ESS) in Ireland's climate objectives and energy transition. This will support Ireland's 2030 climate targets as grid scale electricity storage is vital in securing an electricity grid capable in supporting Ireland's renewable generation programme and the future growth of industrial sectors. The Electricity Storage Policy Framework refers, in the main, to front of meter electricity storage, outlining its present roles, technical processes, market positions and regulatory structures in Ireland. The framework addresses the grids immediate and near-term needs by supporting the incorporation of electricity storage from the immediate up until 2040 and presents 10 government actions to support the role of electricity storage systems in Ireland's energy transition, identifying the key stakeholders and timelines for these actions. 	<p>Under this framework there are ten government actions to support the role of electricity storage systems in Ireland's energy transition:</p> <ol style="list-style-type: none"> 1. Maintain a technology neutral approach to all electricity storage systems. 2. Creation of a 'sandbox' project to advance both System Operators' technological knowledge of emerging electricity storage technologies. 3. Convene an electricity storage and system services working group as part of the Accelerating Renewable Electricity Taskforce. 4. Convene a forum for an expanded group of stakeholders including statutory bodies, leading industry representatives and academic or interest groups. 5. Support access to the wholesale electricity markets, arbitrage and revenue stacking for electricity storage systems. 6. Support the immediate procurement of Demand Flexibility products and of (long duration) electricity storage to meet specific network needs, on the Distribution and Transmission systems respectively. 7. Initiate a 'Quantity' consultation to establish the optimal (long duration) electricity storage requirements to meet climate targets and electricity grid network expansion between 2030-2040. 8. Initiate a 'Financial' consultation to establish if the expected market mechanisms due between 2025-2028 will provide sufficient service provider certainty to meet the optimum (long duration) electricity storage systems requirements of 2030-2040. 9. If required and pending the outcome of the 'Financial' consultation, develop a market framework to further incentivise the incorporation of (long duration) electricity storage system technologies to the grid to meet projected 2030-2040 requirements. <p>Ensure a route to market for the identified optimum (long duration) electricity storage requirements for 2030-2040 is in place before end of 2028.</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Draft Revised Wind Energy Development Guidelines 2019	These Guidelines offer advice to planning authorities on planning for wind energy through the development plan process and in determining applications for planning permission.	The guidelines are intended to ensure a consistency of approach throughout the country in the identification of suitable locations for wind energy development and the treatment of planning applications for wind energy developments.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Energy Security in Ireland to 2030	Energy Security in Ireland to 2030 outlines a new strategy to ensure energy security in Ireland for this decade, while ensuring a sustainable transition to a carbon neutral energy system by 2050. This report is being published as part of an Energy Security Package, containing a range of supplementary analyses, consultations, and reviews, which have informed the recommendations and actions related to energy security.	<p>The Energy Security Package states that we must ensure energy security is prioritised, monitored, and reviewed regularly, and includes a range of measures to implement this approach in the short and medium term by prioritising:</p> <ul style="list-style-type: none"> • Reduced and Responsive Demand • A Renewables-Led System • More Resilient Systems • Robust Risk Governance <p>Under each of these four areas of actions, the report sets out a range of mitigation measures, including the need for additional capacity of indigenous renewable energy, but also energy imports, energy storage, fuel diversification, demand side response, and renewable gases. The governance structures supporting the energy system, including oversight and accountability reforms, were also examined.</p>	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. 477 of 2011, as amended)	<p>These Regulations provide a new for the implementation in Ireland of Council Directive 92/43/EEC on habitats and protection of wild fauna and flora (as amended) and for the implementation of Directive 2009/147/EC of the European Parliament and of the Council on the protection of wild birds.</p>	<ul style="list-style-type: none"> They provide, among other things, for: the appointment and functions of authorized officers; identification, classification and other procedures relative to the designation of Community sites. The Regulations have been prepared to address several judgments of the CJEU against Ireland, notably cases C-418/04 and C-183/05, in respect of failure to transpose elements of the Birds Directive and the Habitats Directive into Irish law. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
S.I. No. 435 of 2004 (European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004, as amended by S.I. No. 200 of 2011 (European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011)	<p>The purpose of these Regulations is to transpose into Irish law Directive 2001/42/EC of 27 June 2001 (O.J. No. L 197, 21 July 2001) on the assessment of the effects of certain plans and programmes on the environment — commonly known as the Strategic Environmental Assessment (SEA) Directive.</p>	<ul style="list-style-type: none"> The Regulations cover plans and programmes in all of the sectors listed in article 3(2) of the Directive except land-use planning. These Regulations also amend certain provisions of the Planning and Development Act 2000 to provide the statutory basis for the transposition of the Directive in respect of land-use planning. Transposition in respect of the land-use planning sector is contained in the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No. 436 of 2004). 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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S.I. No. 436 of 2004 (Planning and Development (Strategic Environmental Assessment) Regulations 2004, as amended by S.I. No. 201 of 2011 (Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011).	The purpose of these Regulations is to transpose into Irish law Directive 2001/42/EC of 27 June 2001 (O.J. No. L 197, 21 July 2001) on the assessment of the effects of statutory land use plan on the environment — commonly known as the Strategic Environmental Assessment (SEA) Directive.	<ul style="list-style-type: none"> The Regulations cover statutory land use plans, including Development Plans, Local Area Plans, Regional Planning Guidelines etc. 	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
European Communities (Environmental Noise) Regulations of 2003 (as amended)	The purpose of these Regulations is to transpose into Irish law EU Directive 2002/49/EC relating to the assessment and management of environmental noise. The Directive aims to provide a common framework to avoid, prevent or reduce, on a prioritised basis, the harmful effects of exposure to environmental noise.	<ul style="list-style-type: none"> The Regulations set out a two-stage process for addressing environmental noise (preparation of strategic noise maps and preparation of noise action plans for each area concerned). The Regulations designate noise-mapping bodies and action planning authorities for the making and reviewing of strategic noise maps and action plans. The Regulations designate the Environmental Protection Agency as the National Authority for the purposes of the Regulations. The Regulations provide for strategic noise maps and action plans and revised noise maps and action plans to be made available to the general public. 	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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European Communities (Water Policy) Regulations (as amended) European Communities Environmental Objectives (Surface waters) Regulations (as amended)	<ul style="list-style-type: none"> • Transpose the Water Framework Directive into legislation. • Outlines the general duty of public authorities in relation to water. • Identifies the competent authorities in charge of water policy (amended to Irish Water (now Uisce Eireann) in 2013) and gives EPA and the CER the authority to regulate and supervise their actions. 	<ul style="list-style-type: none"> • Implements River basin districts and characterisation of RBDs and River Basin Management Plans. • Requires the public to be informed and consulted on the Plan and for progress reports to be published on RBDs. • Implements a Register of protected areas, Classification systems and Monitoring programmes for water bodies. • Allows the competent authority to recover the cost of damage/destruction of status of water body. • Outlines environmental objectives and programme of measures and environmental quality standards for priority substances. • Outlines criteria for assessment of groundwater. • Outlines environmental objectives to be achieved for surface water bodies. • Outlines surface water quality standards. • Establishes threshold values for the classification and protection of surface waters against pollution and deterioration in quality. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Flood Risk Management Plans arising from National Catchment Flood Risk Assessment and Management Programme	The national Catchment Flood Risk Assessment and Management (CFRAM) programme commenced in Ireland in 2011 and is being overseen by the Office of Public Works. The CFRAM Programme is intended to deliver on core components of the National Flood Policy, adopted in 2004, and on the requirements of the EU Floods Directive.	CFRAM Studies have been undertaken for all River Basin Districts. The studies are focusing on areas known to have experienced flooding in the past and areas that may be subject to flooding in the future either due to development pressures or climate change. Flood Risk and Hazard mapping, including Flood Extent Mapping, was finalised in 2017. The final outputs from the studies are the CFRAM Plans, finalised in 2018. The Plans define the current and future flood risk in the River Basin Districts and set out how this risk can be managed.	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Food Harvest 2020	Food Harvest 2020 is a roadmap for the Irish food industry, as it seeks to innovate and expand in response to increased global demand for quality foods. It sets out a vision for the potential growth in agricultural output after the removal of milk quotas.	Seeks for the improvement of all agricultural sectors at all levels in terms of sustainability, environmental consideration and marketing development.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Food Vision 2030	The Food Vision 2030 Strategy is a new ten year Strategy for the Irish agri-food sector (taken to include primary agriculture, food and drink processing and manufacturing, fisheries, aquaculture and fish processing, forestry and forestry processing and the equine sector).	<p>The Strategy consists of 22 Goals, grouped into four high-level Missions for the sector to work toward:</p> <ol style="list-style-type: none"> 1. A Climate Smart, Environmentally Sustainable Agri-Food Sector 2. Viable and Resilient Primary Producers with Enhanced Well-Being 3. Food Which is Safe, Nutritious And Appealing, Trusted And Valued at Home and Abroad 4. An Innovative, Competitive and Resilient Agri-Food Sector, Driven by Technology And Talent 	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Food Wise 2025 (DAFM)	Food Wise 2025 sets out a ten year plan for the agri-food sector. It underlines the sector's unique and special position within the Irish economy, and it illustrates the potential which exists for this sector to grow even further.	<p>Food Wise 2025 identifies ambitious and challenging growth projections for the industry over the next ten years including:</p> <ul style="list-style-type: none"> • 85% increase in exports to €19 billion. • 70% increase in value added to €13 billion. • 60% increase in primary production to €10 billion. • The creation of 23,000 additional jobs all along the supply chain from producer level to high end value added product development. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Governments White Paper 'Ireland's Transition to a Low Carbon Energy Future' (2015 – 2030)	The White Paper sets out a vision and a framework to guide Irish energy policy between now and 2030. A complete energy policy update informed by the vision to transform Ireland into a low carbon society and economy by 2050.	<p>2030 will represent a significant milestone, meaning:</p> <ul style="list-style-type: none"> • Reduced GHG emissions from the energy sector by between 80% and 95% • Ensuring that secure supplies of competitive and affordable energy remain available to citizens and businesses. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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GRID25 Implementation Programme and associated Grid Implementation Plan 2023-2028 for the Electricity Transmission System in Ireland	<p>Grid25 is a high-level strategy outlining how EirGrid intends to undertake the development of the electricity transmission grid in the short-, medium- and longer-terms, to support a long-term sustainable and reliable electricity supply.</p> <p>This Grid25 Implementation Programme (IP) is a practical strategic overview of how the early stages of Grid25 are intended to be implemented. The IP identifies the best current understanding of those parts of the transmission system that are envisaged as likely to be developed over the next five years. The IP identifies the issues, objectives and associated processes that will need to be adopted when making decisions about how and where developments will occur.</p> <p>This Grid Implementation Plan 2023-2028 supersedes the Grid Implementation Plan 2017-2022. It is focused on the Transmission Development Plan (TDP) 2023-2032.</p>	<p>Grid25, EirGrid's roadmap to upgrade the electricity transmission grid by 2025, continues to be implemented so as to increase the capacity of the grid, to satisfy future demand, and to help Ireland meet its target of 40 per cent of electricity from renewable energy by 2020.</p> <ul style="list-style-type: none"> • The EirGrid Shaping Our Electricity Future Version 1.1 (SOEF - published in June 2023) is a core context for grid development as part of this Plan. The SOEF addresses matters such as why EirGrid develops the electricity transmission network, Government policy context that underpins this, and the importance of an efficient and economical grid network. • The Transmission Development Plan (TDP) 2023 also forms a core context for this Plan. The TDP lists the committed projects and projects under development for the enhancement of the Irish transmission network over the coming ten years. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Healthy Ireland Implementation Plan 2023-2027	<p>This plan sets out the direction for the HSE to deliver its national <i>Healthy Ireland Strategic Action Plan 2021-2025</i>. The HSE aims to support a healthy Ireland, where everyone can enjoy physical and mental health and wellbeing to their full potential, where wellbeing is valued and supported at every level of society and is everyone's responsibility.</p>	<p>This Health Services Healthy Ireland Implementation Plan 2023-2027 has four main goals:</p> <ol style="list-style-type: none"> 1. Increase the proportion of people who are healthy at all stages of life. 2. Reduce health inequalities. 3. Protect the public from threats to health and wellbeing. <p>Create an environment where every individual and sector of society can play their part in achieving a Healthy Ireland.</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Heritage related legislation and guidelines: <ul style="list-style-type: none"> • National Monuments Act 1930 as amended; • Natural Cultural Institutions Act 1997. • Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999. • Framework and Principles for the Protection of the Archaeological Heritage (Government of Ireland 1999). • The Heritage Act 2018. • Architectural Heritage Protection Guidelines for Planning Authorities. 	Irish Heritage regulations that are relevant to the CDP. Broadly, this legislation is designed to conserve and enhance heritage.	Irish Heritage regulations that are relevant to the CDP. Broadly, this legislation is designed to conserve and enhance heritage.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Housing for All (2021)	Housing for All (2021) is the Government's housing plan to 2030. The overall aim of the housing plan for Ireland is that everyone in the State should have access to a home to purchase or rent at an affordable price, built to a high standard and in the right place, offering a high quality of life. The plan's vision is to have a steady supply of housing in the correct locations with economic, social, and environmental sustainability built into the system.	Housing for All provides four pathways to achieving its overarching objectives: <ul style="list-style-type: none"> • Supporting Homeownership and Increasing Affordability. • Eradicating Homelessness, Increasing Social Housing Delivery and Supporting Social Inclusion. • Increasing New Housing Supply. • Addressing Vacancy and Efficient Use of Existing Stock. 	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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HSE Healthy Ireland Framework for Improved Health and Wellbeing 2013-2025	The vision is: “A Healthy Ireland, where everyone can enjoy physical and mental health and wellbeing to their full potential, where wellbeing is valued and supported at every level of society and is everyone’s responsibility.”	<p>These four goals are interlinked, interdependent and mutually supportive:</p> <ul style="list-style-type: none"> • Goal 1: Increase the proportion of people who are healthy at all stages of life • Goal 2: Reduce health inequalities • Goal 3: Protect the public from threats to health and wellbeing • Goal 4: Create an environment where every individual and sector of society can play their part in achieving a healthy Ireland 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Ireland 2040: The National Development Plan (2021 - 2030)	<ul style="list-style-type: none"> • The National Development Plan 2021-2030 (NDP) sets out the Government’s overarching investment strategy and budget for the period 2021-2030. It sets out the investment priorities that will underpin the successful implementation of the new National Planning Framework. This will guide national, regional and local planning and investment decisions in Ireland over the next two decades, to cater for an expected population increase of over 1 million people. 	<p>The key role of the NDP is to set out the updated configuration for public capital investment over the next 10 years in order to achieve the National Strategic Outcomes (NSO), as set out within the NPF. These ten National Strategic Outcomes are as follows:</p> <ol style="list-style-type: none"> 1. Compact Growth 2. Enhanced Regional Accessibility 3. Strengthened Rural Economies and Communities 4. Sustainable Mobility 5. A Strong Economy, supported by Enterprise, Innovation and Skills 6. High-Quality International Connectivity 7. Enhanced Amenity and Heritage 8. Transition to a Low-Carbon and Climate-Resilient Society 9. Sustainable Management of Water and other Environmental Resources 5. Access to Quality Childcare, Education and Health Services 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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National Planning Framework (First Revision) 2025	<p>The revised National Planning Framework (NPF) published in April 2025 replaced the National Planning Framework (2018) and now informs the wider Government Policy agenda, the actions of a broad range of public and private bodies, including homebuilders, the renewable energy sector, infrastructure agencies and domestic and international investors.</p> <ul style="list-style-type: none"> • The focus of the revised NPF have been the following key drivers of change in Ireland: • Population growth and associated housing requirements • Infrastructure delivery • Climate and Environment • The revised NPF now provides the basis of review and updating of regional strategies and local authority development plans to reflect matters such as updated housing figures, projected jobs growth, renewable energy capacity allocations, including through the zoning of land for residential, employment and a range of other purposes. • The implementation of the Planning and Development Act 2024 will also be closely aligned with the implementation of the revised NPF, with updated regional strategies and new 10-year development plans required to reflect the revised NPF as they are prepared. 	<p>The revised NPF's ambition is expressed in a set of goals, termed National Strategic Outcomes:</p> <ol style="list-style-type: none"> 1. Compact Growth 2. Enhanced Regional Accessibility 3. Strengthened Rural Economies and Communities 4. High-Quality International Connectivity 5. Sustainable Mobility 6. A Strong Economy 7. Enhanced Amenities and Heritage 8. Transition to a Carbon Neutral and Climate Resilient Society 9. Sustainable Management of Environmental Resources <p>Access to Quality Childcare, Education and Health Services</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Ireland's 4th National Biodiversity Action Plan 2023 - 2030	Ireland's 4th National Biodiversity Action Plan (NBAP) sets the national biodiversity agenda for the period 2023-2030 and aims to deliver the transformative changes required to the ways in which we value and protect nature.	<p>It will continue to implement actions within the framework of five strategic objectives, while addressing new and emerging issues:</p> <ul style="list-style-type: none"> • Objective 1 - Adopt a Whole of Government, Whole of Society Approach to Biodiversity. • Objective 2 - Meet Urgent Conservation and Restoration Needs. • Objective 3 - Secure Nature's Contribution to People. • Objective 4 - Enhance the Evidence Base for Action on Biodiversity. • Objective 5 - Strengthen Ireland's Contribution to International Biodiversity Initiatives. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Ireland's Long-term Strategy on Greenhouse Gas Emissions Reduction 2024	This long-term strategy aims to build on the targets, policies, measures and actions that Ireland has committed to in the period to 2030 (as set out in success annual national Climate Action Plans and the EU National Energy and Climate Plans.	<p>The Strategy sets out Ireland's 2050 climate action targets and describes sector-specific pathways to reaching those targets. These sectors include:</p> <ul style="list-style-type: none"> • Electricity • Industry • Built Environment • Transport <p>Agriculture, Forestry and Land-Use</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Ireland's Second National Implementation Plan for the Sustainable Development Goals (2022 - 2024)	<ul style="list-style-type: none"> National Implementation Plan 2022 - 2024 is in direct response to the 2030 Agenda for Sustainable Development and provides a whole-of-government approach to implement the 17 Sustainable Development Goals (SDGs). The first version of the Plan (2018 – 2020) provided a 'SDG Matrix' which identifies the responsible Government Departments for each of the 169 targets. It also included a 'SDG Policy Map' indicating the relevant national policies for each of the targets. 	<p>The Plan identifies five strategic objectives to guide implementation:</p> <ul style="list-style-type: none"> To embed the SDG framework into the work of Government Departments to achieve greater Policy Coherence for Sustainable Development; To integrate the SDGs into Local Authority work to better support the localisation of the SDGs; Greater partnerships for the Goals; To further incorporate the principle of Leave No One Behind into Ireland's Agenda 2030 implementation and reporting mechanisms; and Strong reporting mechanisms 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Maritime Area Planning Act 2021 (as amended)	<p>This act is designed to regulate the maritime area within Ireland. This regulation will be achieved by means of the National Marine Planning Framework.</p> <p>The Act provides the legislative framework for a new streamlined development consent process for activities in the maritime area including offshore renewable energy projects. The Bill will also establish a new body, the Maritime Area Regulatory Authority to undertake certain consenting and enforcement functions in the new regime. Enactment and implementation of the Bill will help Ireland to reach its climate action and renewable energy targets.</p>	<p>The key features of the plan are as follows:</p> <ul style="list-style-type: none"> Provision of Maritime Area Consents (MACs) for permission to occupy a maritime area over undefined or relatively long periods of time. It is required that projects obtain a MAC as a pre-requisite before seeking planning permission for developments which fall under the Planning and Development Act 2000. Provision of licenses for certain maritime usages which do not require planning permission or an EIA. <p>Establishment of a Maritime Area Regulatory Authority (MARA) which will grant MACs, licence specified maritime usages, ensure compliance with MACs, licences and offshore planning permissions.</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Ministerial Guidelines such as Sustainable Rural Housing Guidelines and Flood Risk Management Guidelines	The Department produces a range of guidelines designed to help planning authorities, An Bord Pleanála, developers and the general public and cover a wide range of issues amongst others, architectural heritage, childcare facilities, landscape, quarries and residential density.	The Minister issues statutory guidelines under Section 28 of the Act which planning authorities and An Bord Pleanála are obliged to have regard to in the performance of their planning functions.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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National Adaptation Framework: Planning for a Climate Resilient Ireland 2024, and Sectoral Adaptation Plans	<p>This framework specifies the national strategy for the application of adaptation measures in different sectors and by local authorities to reduce the vulnerability of Ireland to the negative effects of climate change and to avail of any positive effects that may occur. It sets out an extended suite of guiding principles that underscore the need for smarter, faster and transformative adaptation actions, which demand a pathway planning approach to account for a range of future warming and impact scenarios. It acts as a roadmap for governments, organisations, and communities to plan and implement adaptation strategies. The Framework helps coordinate efforts, allocate resources, and prioritise actions that reduce vulnerability and enhance resilience. A robust framework not only enables more effective responses to immediate climate related challenges but also fosters long-term sustainability by ensuring that adaptation measures are integrated into policymaking, infrastructure development, and local planning.</p>	<p>Key actions under the framework:</p> <ul style="list-style-type: none"> Putting in place revised governance and reporting arrangements Formalising the status of existing guidelines Formalising long term operational support for key sectors Facilitating the establishment of regional local authority climate action offices Increasing awareness around climate adaptation and resilience Integrating climate adaptation into key national plans and policies 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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National Air Pollution Control Programme (NAPCP)	<p>The National Air Pollution Control Programme (NAPCP) is a technical document which outlines the pathway Ireland will follow to achieve compliance with its commitments under the National Emission Ceilings Directive (NEC Directive).</p> <p>The National Emissions Ceilings Directive (NEC Directive) establishes emission ceilings for 2020 and 2030 for five specified pollutants: nitrogen oxides (NOx), non-methane volatile organic compounds (NMVOCs), sulphur dioxide (SO2), ammonia (NH3) and fine particulate matter (PM2.5).</p> <p>It also mandates the development of a National Air Pollution Control Programme (NAPCP) for each Member State.</p>	<p>The programme includes:</p> <ul style="list-style-type: none"> • An overview of sectors and national policy frameworks in Ireland that impact on emissions of the five NEC pollutants • An overview of the current outlook for compliance with NEC targets for each pollutant • Projections of relevant pollutant emissions to 2030 • Policy options, measures and actions across sectors but in particular in the residential, transport agricultural and energy sectors aimed at reducing emissions of the five specified air pollutants 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
National Broadband Plan (2019)	<p>The National Broadband Plan (NBP) is the government's initiative to deliver high speed broadband services to all premises in Ireland. This will be delivered through investment by commercial enterprises coupled with intervention by the State in those parts of the country where private companies have no plans to invest.</p>	<p>The Plan sets out:</p> <ul style="list-style-type: none"> • A clear statement of Government policy on the delivery of High Speed Broadband. • Specific targets for the delivery and rollout of high speed broadband and the speeds to be delivered. • The strategy and interventions that will underpin the successful implementation of these targets. <p>A series of specific complementary measures to promote implementation of Government policy in this area.</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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National Aviation Policy 2015	<p>Specifically, the principal goals of this National Aviation Policy are:</p> <ul style="list-style-type: none"> • To enhance Ireland's connectivity by ensuring safe, secure and competitive access responsive to the needs of business, tourism and consumers; • To foster the growth of aviation enterprise in Ireland to support job creation and position Ireland as a recognised global leader in aviation; and • To maximise the contribution of the aviation sector to • Ireland's economic growth and development. 	<p>The National Aviation Policy commits to:</p> <ul style="list-style-type: none"> • Maintaining safety as the number one priority in Irish aviation and ensuring that safety regulation is robust, effective and efficient; • Creating conditions to encourage the development of new routes and services, particularly to new and emerging markets; • Ensuring a high level of competition among airlines operating in the Irish market; • Optimising the operation of the Irish airport network to ensure maximum connectivity to the rest of the world; • Ensuring that the regulatory framework for aviation reflects best international practice and that economic regulation facilitates continued investment in aviation infrastructure at Irish airports to support traffic growth; • Supporting the aircraft leasing and aviation finance sectors to maintain Ireland's leading global position in these spheres; and • Maintaining a safe and innovative general aviation sector to support Ireland's broader aviation industry 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
National Broadband Plan (2019)	<p>The National Broadband Plan (NBP) is the government's initiative to deliver high speed broadband services to all premises in Ireland. This will be delivered through investment by commercial enterprises coupled with intervention by the State in those parts of the country where private companies have no plans to invest.</p>	<p>The Plan sets out:</p> <ul style="list-style-type: none"> • A clear statement of Government policy on the delivery of High Speed Broadband. • Specific targets for the delivery and rollout of high speed broadband and the speeds to be delivered. • The strategy and interventions that will underpin the successful implementation of these targets. • A series of specific complementary measures to promote implementation of Government policy in this area. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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National Demand Management Strategy - Moving Together: A Strategic Approach to Improving the Efficiency of Ireland's Transport System	The Strategy encourages an urban first approach to rolling out measures, where other travel options exist, and aims to improve journey times for car drivers, public transport users, business and freight, leading to improvements in local air quality and reduced stress with associated health benefits for drivers and non-drivers alike.	<p>The Strategy does not contain a prescriptive series of actions. Instead, it provides a firm policy direction and suite of options - such as road space reallocation, progressive taxation, freight efficiency, or behavioural incentives - that can be taken at national, regional and local levels to bring about the systems changed needed.</p> <p>It is also intended that the Strategy will provide guidance needed for local authorities and local council representatives to develop plans for their own areas that suit their own communities' needs best.</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
National Energy and Climate Plan 2021-2030	The NECP outlines Ireland's energy and climate policies in detail for the period from 2021 to 2030 and looks onwards to 2050. The NECP is a consolidated plan which brings together energy and climate planning into a single process for the first time.	The NECP facilitates the ongoing analysis at EU level. It will be revised to bring it in line with the 7% trajectory and to include policies and measures currently being developed to achieve the 7% trajectory.	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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National Energy Security Framework	<p>The Framework outlines the structures which are in place within Government to monitor and manage our energy supplies. It sets out the plans which are in place to deal with energy security emergencies should they arise, and outlines out how these plans will be tested in light of the war in Ukraine.</p> <p>The Framework also sets out how Government can support households and businesses, with a particular focus on protecting those most at risk of fuel poverty, how it is already ensuring Ireland's energy security, how it will speed up the country's shift to increased energy efficiency and indigenous renewable energy systems. It also sets out how consumers and businesses can be supported to save energy and save money.</p>	<p>The Framework sets out the government's action in response to these issues across three key themes:</p> <ul style="list-style-type: none"> managing the impact on consumers and businesses, with a specific focus on financially vulnerable residential consumers in the short-term ensuring security of energy supply in the near term, with a focus on the period up to and including winter 2022/23 reducing our dependency on imported fossil fuels, in the context of the phasing out of Russian energy imports across the EU 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
National Forestry Programme 2023 – 2027	<p>The national Forestry Programme 2023-2027 came into force in 2023, as soon as State Aid approval by the European Commission has been received. The new Programme sets out increased support for a number of schemes.</p>	<p>The Forestry Programme 2023-2027 contains a series of eight different interventions:</p> <ul style="list-style-type: none"> Forest creation; Agroforestry; Infrastructure and technology investments; Sustainable forest management; Developing skills and empowering the forest sector for sustainable forest management; Open forests - social, cultural and heritage forests; Climate resilient reforestation; Reconstruction. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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National Hazardous Waste Management Plan (EPA) 2021 - 2027	<p>This Plan sets out the priorities to be pursued over the next six years and beyond to improve the management of hazardous waste, taking into account the progress made since the previous plan and the waste policy and legislative changes that have occurred since the previous plan was published.</p> <p>Section 26 of the Waste Management Act 1996, as amended, sets out the overarching objectives for the National Hazardous Waste Management Plan. In this context, the following objectives are included as priorities for the revised Plan period:</p> <ul style="list-style-type: none"> • To prevent and reduce the generation of hazardous waste by industry and society generally; • To maximise the collection of hazardous waste with a view to reducing the environmental and health impacts of any unregulated waste; • To strive for increased self-sufficiency in the management of hazardous waste and to minimise hazardous waste export; • To minimise the environmental, health, social and economic impacts of hazardous waste generation and management. 	<p>The revised Plan makes 20 recommendations under the following topics:</p> <ul style="list-style-type: none"> • Policy and Regulation • Prevention • Collection and Treatment • Implementation 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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National Inspection Plan - Domestic Waste Water Treatment Systems 2022 - 2026	<p>The Water Services Act 2007 (as amended) requires the Environmental Protection Agency (EPA) to produce a national inspection plan for domestic waste water treatment systems (DWWTs).</p> <p>The purpose of the plan is to protect human health and water quality from the risks posed by DWWTs.</p> <p>This document is the fourth plan and covers the period 2022 to 2026.</p>	<p>The plan sets out the background, minimum inspection numbers, risk based allocation of inspections, requirements for enforcement of advisory notices and for engagement to promote broader compliance.</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
National Investment Framework for Transport in Ireland (NIFTI) 2021	<ul style="list-style-type: none"> NIFTI is the Department of Transport's framework for prioritising future investment in the land transport network to support the delivery of the National Strategic Outcomes. The NIFTI will guide transport investment in the years ahead to enable the National Planning Framework, support the Climate Action Plan, and promote social, environmental and economic outcomes throughout Ireland. 	<p>The four investment priorities stated in NIFTI are:</p> <ul style="list-style-type: none"> • Mobility of people and goods in urban areas. • Protection and renewal. • Enhanced regional and rural connectivity. • Decarbonisation. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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National Landscape Strategy for Ireland 2015-2025 and National Landscape Character	<ul style="list-style-type: none"> The National Landscape Strategy will be used to ensure compliance with the European Landscape Convention and to establish principles for protecting and enhancing the landscape while positively managing its change. It will provide a high level policy framework to achieve balance between the protection, management and planning of the landscape by way of supporting actions. Landscape Strategy Vision: "Our landscape reflects and embodies our cultural values and our shared natural heritage and contributes to the well-being of our society, environment and economy. We have an obligation to ourselves and to future generations to promote its sustainable protection, management and planning." 	<p>The objectives of the National Landscape Strategy are to:</p> <ul style="list-style-type: none"> Implement the European Landscape Convention by integrating landscape into the approach to sustainable development; Establish and embed a public process of gathering, sharing and interpreting scientific, technical and cultural information in order to carry out evidence-based identification and description of the character, resources and processes of the landscape; Provide a policy framework, which will put in place measures at national, sectoral - including agriculture, tourism, energy, transport and marine - and local level, together with civil society, to protect, manage and properly plan through high quality design for the sustainable stewardship of the landscape; Ensure that we take advantage of opportunities to implement policies relating to landscape use that are complementary and mutually reinforcing and that conflicting policy objectives are avoided in as far as possible. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

<p>National legislation transposing the Industrial Emissions Directive, including:</p> <ul style="list-style-type: none"> Environmental Protection Agency Act 1992, amended by the Protection of the Environment Act 2003; and Environmental Protection Agency (Integrated Pollution Control) (Licensing) Regulations 2013. European Union (Environmental Impact Assessment) (Environmental Protection Agency Act 1992)(Amendment) Regulations 2020 Environmental Protection Agency (Industrial Emissions)(Licensing) (Amendment) Regulations 2020. European Union (Industrial Emissions) Regulations 2013 Environmental Protection Agency (Industrial Emissions) (Licensing) Regulations 2013. Environmental Protection Agency (Licensing Fees) Regulations 2013 	<p>The purpose of this Directive is to lay down rules to prevent or, where that is not practicable, to reduce industrial emissions into air, water and land and to prevent the generation of waste, in order to achieve a high level of environmental protection. This legislation transposes the provisions of the Directive.</p>	<p>The legislation covers industrial activities in the following sectors:</p> <ul style="list-style-type: none"> energy; metal production and processing; minerals; chemicals; waste management; and other sectors such as pulp and paper production, slaughterhouses and the intensive rearing of poultry and pigs. <p>All installations covered by the directive must prevent and reduce pollution by applying the best available techniques (BATs)* and address efficient energy use, waste prevention and management and measures to prevent accidents and limit their consequences.</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
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National Marine Planning Framework 2021	The NMPF is a key consideration for decision makers on all marine authorisations. The NMPF creates the overarching framework for decision making that is consistent, evidence based, and secures a sustainable future for the maritime area.	<p>The National Marine Planning Framework is a succinct strategic document that will deal with, <i>inter alia</i>, the following environmental, social and economic issues:</p> <ul style="list-style-type: none"> • Key marine activities such as fisheries, tourism, transport, offshore renewable energy generation, oil and gas exploration and production, aquaculture, and how they interact; • Climate change and related impacts; • Communities and health; • Cultural heritage; • Marine environment and biodiversity; <p>Transboundary interactions with other jurisdictions.</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
National Mitigation Plan 2017	The National Mitigation Plan represents an initial step in transitioning Ireland to a low carbon, climate resilient and environmentally sustainable economy by 2050. This whole-of-government Plan draws on the perspectives and responsibilities of a range of government departments, and reflects the central roles of key ministers responsible for electricity generation, the built environment, transport and agriculture.	<p>The Plan includes over 100 individual actions for ministers and public bodies to implement and began the process of developing medium to long term mitigation choices for the next and future decades.</p> <p>The Plan is structured across several key themes:</p> <ul style="list-style-type: none"> • Climate Action Policy Framework • Decarbonising Electricity Generation • Decarbonising the Built Environment • Decarbonising Transport <p>An Approach to Carbon Neutrality for Agriculture, Forest and Land Use Sectors</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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National Peatlands Strategy (2015-2025)	<p>This Strategy aims to provide a long-term framework within which all of the peatlands within the State can be managed responsibly in order to optimise their social, environmental and economic contribution to the well-being of this and future generations.</p>	<p>Objectives of the Strategy:</p> <ul style="list-style-type: none"> • To give direction to Ireland's approach to peatland management. • To apply to all peatlands, including peat soils. • To ensure that the relevant State authorities and state owned companies that influence such decisions contribute to meeting cross-cutting objectives and obligations in their policies and actions. • To ensure that Ireland's peatlands are sustainably managed so that their benefits can be enjoyed responsibly. • To inform appropriate regulatory systems to facilitate good decision making in support of responsible use. • To inform the provision of appropriate incentives, financial supports and disincentives where required. • To provide a framework for determining and ensuring the most appropriate future use of cutover and cutaway bogs. <p>To ensure that specific actions necessary for the achievement of its objectives are clearly identified and delivered by those involved in or responsible for peatlands management or for decisions affecting their management.</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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National Policy Framework on Alternative Fuels Infrastructure for Transport in Ireland 2017 to 2030	<ul style="list-style-type: none"> This National Policy Framework on Alternative Fuels Infrastructure for Transport represents the first step in communicating our longer term national vision for decarbonising transport by 2050, the cornerstone of which is our ambition that by 2030 all new cars and vans sold in Ireland will be zero-emissions capable. By 2030 it is envisaged that the movement in Ireland to electrically-fuelled cars and commuter rail will be well underway, with natural gas and biofuels developing as major alternatives in the freight and bus sectors. This Framework sets targets to achieve an appropriate level of alternative fuels infrastructure for transport, which is relative to national policy and Irish market needs. Non-infrastructure-based incentives to support the use of the infrastructure and the uptake of alternative fuels are also included within the scope of the Framework. 	<p>This policy set out to achieve five key goals in transport:</p> <ul style="list-style-type: none"> Reduce overall travel demand Maximise the efficiency of the transport network Reduce reliance on fossil fuels Reduce transport emissions Improve accessibility to transport <p>These goals remain the cornerstone of transport policy and are fully aligned to the objectives of this National Policy Framework. Targets for alternative fuel infrastructure include the following:</p> <ul style="list-style-type: none"> AFV forecasts Electricity targets Natural gas (CNG, LNG) targets Hydrogen targets Biofuels targets LPG targets Synthetic and paraffinic fuels targets 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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National Ports Policy 2013	The core objective of National Ports Policy is to facilitate a competitive and effective market for maritime transport services.	National Ports Policy introduces clear categorisation of the ports sector into Ports of National Significance (Tier 1), Ports of National Significance (Tier 2) and Ports of Regional Significance.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
National Retrofit Plan	The National Retrofit Plan sets out how the Government will deliver on the Climate Action Plan targets of retrofitting the equivalent of 500,000 homes to a BER of B2/cost-optimal and installing 400,000 heat pumps in existing homes to replace older, less efficient heating systems by the end of 2030.	The Plan is designed to address barriers to retrofit across four key pillars: driving demand and activity; financing and funding; supply chain, skills and standards; and governance. For each pillar, barriers were identified and time-bound policies, measures and actions were put in place to address them. The initiatives in the Plan were guided by a number of key principles.	
National Roads 2040	NR2040 sets out TII's long-term strategy for the maintenance, development, and management of Ireland's National Roads network. NR2040 is fully aligned with NIFTI and Project Ireland 2040 and focuses on strategic issues for National Roads identified by TII.	<p>The following objectives have been defined.</p> <ul style="list-style-type: none"> • Safe and efficient transport network for people and goods • Environmentally, socially, and economically sustainable • Tailored for different customers in different places • Managed and improved as a key public asset 	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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National Strategic Plan for Sustainable Aquaculture Development 2030	Article 34 of Regulation (EU) No 1380/2013 of the European Parliament and of the Council on the Common Fisheries Policy ('the CFP'), on the promotion of sustainable aquaculture, calls for the establishment of multiannual national strategic aquaculture plans. The NSPSA 2030 is the second such plan under the current CFP.	<p>This Plan proposes 58 actions to be implemented over the period up to 2030. The purpose is as follows:</p> <ul style="list-style-type: none"> • To align and mainstream the recently updated but non-binding guidance for the sustainable development of EU aquaculture (2021 – 2030) with national aquaculture sector planning. • To help inform the investment priorities for aquaculture in Ireland's new Seafood Development Programme 2021-2027 (EMFAF). • To provide a framework so that strategic planning for the aquaculture sector in Ireland responds to the latest thinking in terms of the strengths, weaknesses, opportunities and threats for Irish aquaculture in order to promote the development of a sustainable and forward-looking sector. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
National Sustainable Mobility Policy and the Sustainable Mobility Policy Action Plan 2022 - 2025	The National Sustainable Mobility Policy sets out a strategic framework to 2030 for active travel (walking and cycling) and public transport journeys to help Ireland meet its climate obligations. It is accompanied by an action plan to 2025 which contains actions to improve and expand sustainable mobility options across the country by providing safe, green, accessible and efficient alternatives to car journeys. It also includes demand management and behavioural change measures to manage daily travel demand more efficiently and to reduce the journeys taken by private car.	The policy aims to deliver at least 500,000 additional daily active travel and public transport journeys by 2030 and a 10% reduction in the number of kilometres driven by fossil fuelled cars. It will make it easier for people to choose walking, cycling and use public transport daily instead of having to use a petrol or diesel car.	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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National Transport Authority's Integrated Implementation Plan 2019-2024	Section 13(1) of the Dublin Transport Authority Act 2008 (the DTA Act) requires the NTA to prepare an integrated implementation plan covering a six year period.	<p>In accordance with the DTA Act, the Plan comprises the following:</p> <ul style="list-style-type: none"> • An infrastructure investment programme, identifying the key objectives and outputs to be pursued by the Authority over the period of the Plan; • The actions to be taken by the Authority to ensure the effective integration of public transport infrastructure over the period of the Plan; • An integrated service plan, identifying the key objectives and outputs to be pursued by the Authority in relation to the procurement of public passenger transport services over the period of the Plan; • The actions to be taken by the Authority in relation to small public service vehicles; • The actions to be taken by the Authority to ensure the effective integration of public passenger transport services over the period of the Plan; and • Such other matters as the Authority considers appropriate or as may be prescribed by the Minister for Transport, Tourism and Sport. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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National Waste Management Plan for a Circular Economy 2024-2030	<p>The National Waste Management Plan for a Circular Economy 2024-2030 has been published and replaces the Regional Waste Management Plans.</p> <p>The Plan sets out a framework for the prevention and management of waste in Ireland for the period 2024 to 2030.</p>	<p>The ambition of this Plan is 0% total waste growth per person over the life of the Plan with an emphasis on non-household wastes including waste from commercial activities and the construction and demolition sector. This ambition is underpinned with a comprehensive series of targets, policies, actions and a suite of key deliverables.</p> <p>The Plan is presented in 5 Volumes.</p> <ul style="list-style-type: none"> • VOLUME I Sets out the current situation including policy, the existing waste landscape and financial, human and market resources deployed. It also identifies the key waste management challenges facing the State. • VOLUME II Sets out the responses to the waste management challenges identified including the Plan ambition, targets, policies and priority actions. Targeted policies and priority actions are identified for a range of focus areas chosen to align with the challenges. • VOLUME III Sets out the delivery roadmap for the responses contained in Volume II and contains key deliverables required to enable the ambition, targets, policies, and actions identified. • VOLUME IV Provides the supporting information for the Plan in a series of technical appendices. • VOLUME V Contains the Strategic Environmental Assessment Statement and Natura Impact Statement. <p>Key challenges identified in the Plan include resources, organisational capability, policy requirements, specific material stream targets, the provision of infrastructure and waste generation.</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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A Waste Action Plan for a Circular Economy Ireland's National Waste Policy 2020-2025	The Waste Action Plan for a Circular Economy is an action-focused plan that will place Ireland at the vanguard of EU efforts. It will act as a roadmap for Ireland to embrace the opportunities in becoming a circular economy in the upcoming decade.	<p>The overarching objectives of this action plan are to:</p> <ul style="list-style-type: none"> Shift the focus away from waste disposal and treatment to ensure that materials and products remain in productive use for longer thereby preventing waste and supporting reuse through a policy framework that discourages the wasting of resources and rewards circularity Make producers who manufacture and sell disposable goods for profit environmentally accountable for the products they place on the market; Ensure that measures support sustainable economic models (for example by supporting the use of recycled over virgin materials); Harness the reach and influence of all sectors including the voluntary sector, R&D, producers / manufacturers, regulatory bodies, civic society; and Support clear and robust institutional arrangements for the waste sector, including through a strengthened role for Local Authorities (LAs). 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
National Water Resources Plan (2021)	<ul style="list-style-type: none"> The NWRP is a plan on how to provide a safe, secure and reliable water supply to customers for the next 25 years, without causing adverse impact on the environment. The objective of the NWRP is to set out how we intend to maintain the supply and demand for drinking water over the short, medium and long term whilst minimising the impact on the environment. 	<p>The key objectives of the plan are to:</p> <ul style="list-style-type: none"> Identify areas where there are current and future potential water supply shortfalls, taking into account normal and extreme weather conditions Assess the current and future water demand from homes, businesses, farms, and industry Consider the impacts of climate change on Ireland's water resources Develop a drought plan advising measures to be taken before and during drought events Develop a plan detailing how we deal with the material that is produced as a result of treating drinking water Identify, develop and assess options to help meet potential shortfalls in water supplies Assess the water resources available at a national level including lakes, rivers and groundwater 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

National Level			
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Our Sustainable Future: A framework for Sustainable Development for Ireland 2012	A medium to long term framework for advancing sustainable development and the green economy in Ireland. It identifies spatial planning as a key challenge for sustainable development and sets a series of measures to address these challenges.	Sets out the challenges facing us and how we might address them in making sure that quality of life and general wellbeing can be improved and sustained in the decades to come.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Planning and Development Acts	The principal objectives of these are to provide a framework for land use planning and development control – with a view to promoting proper planning and sustainable development	<ul style="list-style-type: none"> Development, with certain exceptions, is subject to development control under the Planning and Development Acts and the local authorities grant or refuse planning permission for development, including ones within protected areas. There are, however, a range of exemptions from the planning system. Use of land for agriculture, peat extraction and afforestation, subject to certain thresholds, is generally exempt from the requirement to obtain planning permission. Additionally, Environmental Impact Assessment (EIA) is required for a range of classes and large scale projects. Under planning legislation, Development Plans must include mandatory objectives for the conservation of the natural heritage and for the conservation of European sites and any other sites which may be prescribed. There are also discretionary powers to set objectives for the conservation of a variety of other elements of the natural heritage. 	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Planning, Land Use and Transport Outlook 2040 (PLUTO)	PLUTO's objective is to develop a transport investment framework which delivers a land transport network that meets the travel needs of the population in the coming decades and which supports the National Strategic Outcomes of Project Ireland 2040.	<p>The PLUTO will take account of forecasted future economic and demographic scenarios, affordability considerations and relevant Government policies and will:</p> <ul style="list-style-type: none"> • Quantify in broad terms the appropriate scale of financial investment in land transport over the long term; • Consider how fiscal, environmental and technological developments might impact on this investment; and, • Identify strategic priorities for future investment to ensure land transport infrastructure provision facilitates the objectives of Project Ireland 2040. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Renewable Electricity Spatial Policy Framework (RESPF)	<p>Under Action EL/23/2 of CAP23, the Renewable Electricity Spatial Policy Framework (RESPF) is currently being prepared. In effect, this will be the national policy for onshore renewable electricity and will inform and reshape the development and distribution of onshore renewables in order to enable the delivery of Ireland's renewable electricity targets, as set out in CAP23.</p> <p>The RESPF will promote a plan-led and evidence-based approach to the allocation of renewable electricity spatial and generation targets across the three Regional Assemblies, to facilitate the achievement of the national target of 80% RES-E by 2030.</p>	<p>The objective of this spatial policy framework is to effectively translate renewable electricity objectives, as those outlined in Climate Action Plan 2023, to the regional level and allocate regional spatial and renewable generation capacity targets.</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Renewable Energy Ireland Strategy (2023)	The vision of the Strategy is to ensure by 2050 that Ireland will be energy independent through using indigenous, clean, carbon-free renewable energy supported by, and supporting, communities across the country.	<p>Priority actions for the Strategy include:</p> <ul style="list-style-type: none"> • Use the Planning and Development Acts to instruct An Bord Pleanála to prioritise planning applications for renewable energy and associated grid infrastructure. • Delivery of grid is a necessary foundation for decarbonisation of the economy. Market designs must include system services, flexibility, and capacity markets and fully exploit demand side resources. • Simplify administrative & regulatory requirements for renewable heat, energy efficiency, flexible demand, and storage technologies • Encourage EVs, enhanced public mobility and cycling infrastructure while harnessing Ireland's strengths for the appropriate use of sustainable biofuels and green hydrogen. <p>Bring together industry, Government and other key stakeholders to identify ways to cut the price of renewable energy in Ireland so that we can deliver clean energy at the lowest possible price for Irish consumers.</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Rural Environmental Protection Scheme (REPS)	<ul style="list-style-type: none"> • Agri-environmental funding schemes aimed at rural development for the environmental enhancement and protection. 	<ul style="list-style-type: none"> • Establish best practice farming methods and production methods in order to protect landscapes and maximise conservation. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Agri-Environmental Options Scheme (AEOS)	<ul style="list-style-type: none"> • GLAS is the new replacement for REPS and AEOS which are both expiring. 	<ul style="list-style-type: none"> • Protect biodiversity, endangered species of flora and fauna and wildlife habitats. • Ensure food is produced with the highest regard to the environment. • Implement nutrient management plans and grassland management plans. • Protect and maintain water bodies, wetlands and cultural heritage. 	
Green, Low-Carbon, Agri-environment Scheme (GLAS)			

National Level			
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S.I. 79 of 2008 - Bathing Water Quality Regulations 2008, as amended (latest S.I. No. 322/2024)	<ul style="list-style-type: none"> These Regulations provide for transposition of the EU Bathing Water Directive 2006 (Directive 2006/7/EC of 15 February 2006) which aims: To improve health protection for bathers To establish a more pro-active approach to management of bathing waters, and To promote increased public involvement and dissemination of information to the public. 	<ul style="list-style-type: none"> The Regulations establish a new classification system for bathing water quality based on four classifications “poor”, “sufficient”, “good” and “excellent” and generally require that a classification of at least “sufficient” be achieved by 2015 for all bathing waters. Local authorities must take appropriate measures with a view to improving waters which are classified as “poor” and increasing the number of bathing waters classified as “good” or “excellent”. A permanent advice against bathing must be issued in a case where a bathing water is classified as “poor” for five consecutive years. Local authorities are required annually to identify bathing waters, establish a monitoring calendar, carry out the specified monitoring, report the results to the EPA, carry out appropriate management measures where necessary and provide information to the public. There must be public participation in the identification of waters and the general implementation of the Regulations. The EPA is required by the Regulations to classify bathing waters, generally on the basis of the monitoring results for the four preceding bathing seasons, and to publish an annual report in relation to bathing water quality. Monitoring by local authorities is to commence not later than 2011 with a view to ensuring that a classification is assigned to bathing waters not later than 2015. <p>Private controllers of access lands may be required to contribute towards the costs incurred by a local authority or the EPA.</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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S.I. No. 113/2022 - European Union (Good Agricultural Practice for Protection of Waters) Regulations 2022, as amended	The purpose of the Regulations is to provide a basic set of measures to ensure the protection of waters, including drinking water sources, against pollution caused by nitrogen and phosphorus from agricultural sources, with the primary emphasis on the management of livestock manures and other fertilisers. The set of measures also provide some basic safeguards against possible harmful impacts on water quality arising from agricultural expansion. This basic set of measures has been strengthened over the last two reviews and this new programme provides a further strengthened set of measures to help reduce nitrogen and phosphorus losses from agriculture and contribute to improvements in water quality.	<p>The Regulations include measures such as:</p> <ul style="list-style-type: none"> • Periods when land application of fertilisers is prohibited • Limits on the land application of fertilisers • Storage requirements for livestock manure; and • Monitoring of the effectiveness of the measures in terms of agricultural practice and impact on water quality. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
S.I. No. 254/2001 - Urban Waste Water Treatment Regulations, 2001, as amended (latest S.I. No. 48/2010)	These regulations concern the collection, treatment and discharge of urban waste water and the treatment and discharge of waste water from certain industrial sectors.	The objective of these regulations is to protect the environment from the adverse effects of the abovementioned waste water discharges.	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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S.I. No. 296/2009 - European Communities Environmental Objectives (Freshwater Pearl Mussel) Regulations 2009, as amended (latest S.I 355/2018)	The purpose of these Regulations is to support the achievement of favourable conservation status for freshwater pearl mussels	<p>Actions:</p> <ul style="list-style-type: none"> Set environmental quality objectives for the habitats of the freshwater pearl mussel populations named in the First Schedule to these Regulations that are within the boundaries of a site notified in a candidate list of European sites, or designated as a Special Area of Conservation, under the European Communities (Natural Habitats) Regulations, 1997 (S.I. No. 94/1997). Require the production of sub-basin management plans with programmes of measures to achieve these objectives. Set out the duties of public authorities in respect of the sub-basin management plans and programmes of measure 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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S.I. No. 9/2010 - European Communities Environmental Objectives (Groundwater) Regulations 2010, as amended (latest S.I. No. 287/2022)	<p>These Regulations are made to give effect to the measures needed to achieve the environmental objectives established for groundwater by Article 4(1)(b) of the Water Framework Directive (Directive 2000/60/EC) and to give effect to the requirements of the Groundwater Directive (Directive 2006/118/EC) on the protection of groundwater against pollution and deterioration.</p>	<p>The Regulations establish clear environmental objectives to be achieved in groundwater bodies within specified timeframes and introduce the legal basis for a more flexible, proportionate and risk-based approach to implementing the legal obligation to prevent or limit inputs of pollutants into groundwater, which already exists under Directive 80/68/EEC. Measures include:</p> <ul style="list-style-type: none"> measures to prevent or limit the input of pollutants into groundwater and to prevent the deterioration of the status of all bodies of groundwater measures to protect, enhance and restore all bodies of groundwater and to ensure a balance between abstraction and recharge of groundwater, with the aim of achieving good groundwater within a particular timeframe measures requiring the reversal of any significant and sustained upward trend in the concentration of any pollutant resulting from the impact of human activity in order to progressively reduce pollution of groundwater measures for determining groundwater quantitative and chemical status measures establishing procedures for the identification of significant and sustained upward trends and the definition of the starting point for trend reversal the laying down of rules for the presentation and reporting of groundwater monitoring results, trend assessments and the classification of quantitative status and chemical status of groundwater bodies 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Strategy for the Future Development of National and Regional Greenways (2018)	<ul style="list-style-type: none"> The objective of this Strategy is to assist in the strategic development of nationally and regionally significant Greenways in appropriate locations constructed to an appropriate standard in order to deliver a quality experience for all Greenways users. It also aims to increase the number and geographical spread of Greenways of scale and quality around the country over the next 10 years with a consequent significant increase in the number of people using Greenways as a visitor experience and as a recreational amenity. 	<ul style="list-style-type: none"> A Strategic Greenway network of national and regional routes, with a number of high capacity flagship routes that can be extended and/or link with local Greenways and other cycling and walking infrastructure; Greenways of scale and appropriate standard that have significant potential to deliver an increase in activity tourism to Ireland and are regularly used by overseas visitors, domestic visitors and locals thereby contributing to a healthier society through increased physical activity; Greenways that provide a substantially segregated offroad experience linking places of interest, recreation and leisure in areas with beautiful scenery of different types with plenty to see and do; Greenways that provide opportunities for the development of local businesses and economies, and Greenways that are developed with all relevant stakeholders in line with an agreed code of practice. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
The Ambient Air Quality and Cleaner Air for Europe (CAFE) Directive (2008/50/EC) as transposed into Irish legislation by the Air Quality Standards Regulations 2011 (S.I. No. 180 of 2011 as amended)	The Directive sets air quality standards for European Union member states.	Limit values for air quality parameters are set in this Directive.	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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The CAP Strategic Plan 2023-2027, as amended	<p>Ireland's CAP Strategic Plan provides a framework for the application of the Common Agricultural Policy in Ireland. It aims to promote the agricultural sector and the provision of safe and sustainable food in the county.</p> <p>Ireland as an EU member state is responsible for the running of our own CAP Strategic Plan, in close co-operation with the European Commission, and the EU Court of Auditors as the guardian of EU finances.</p> <p>The CAP is divided into two pillars. Pillar 1 covers direct support and market supports, and rural development is in Pillar 2.</p>	<p>The Irish CAP Strategic Plan aims to:</p> <ol style="list-style-type: none"> 1. Protect farm family incomes 2. Recognise the hard work of our farm families as food producers regardless of where they are in the country 3. Play a meaningful role in supporting our climate ambitions. <p>It provides for the following:</p> <ul style="list-style-type: none"> • Pillar 1 agri-environment schemes, including direct support consisting of payments granted directly to farmers and provides baseline income support and operates as a safety net in cases of market disturbances, and market measures to manage and control the agricultural economy. • Pillar 2 direct payments supporting rural development. <p>Ireland's CAP Strategic Plan has a strong emphasis on achievement of a higher level of climate and environment ambition that will be achieved through the CAP's new green architecture.</p> <p>It contains measures that will help to achieve significant improvements in the areas of biodiversity and water quality, as well as contributing to national and EU climate and environmental targets, including through increased sequestration and carbon removal.</p> <p>There are three key areas in the new green architecture:</p> <ol style="list-style-type: none"> 1. Conditionality 2. Pillar 1 Eco-schemes 3. Pillar 2 climate and environment-related interventions 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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The Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009)	<ul style="list-style-type: none"> • Sets out comprehensive mechanisms for the incorporation of flood risk identification, assessment and management into the planning process. • Ensures flood risk is a key consideration in preparing land use plans and in the assessment of planning applications. • Implementation of the Guidelines is through actions at national, regional, local authority and site-specific levels. • Planning authorities and An Bord Pleanála are required to have regard to the Guidelines in carrying out their functions under the Planning Acts. 	<ul style="list-style-type: none"> • Avoid inappropriate development in areas at risk of flooding. • Avoid new developments increasing flood risk elsewhere, including that which may arise from surface water run-off. • Ensure effective management of residual risks for development permitted in floodplains. • Avoid unnecessary restriction of national, regional or local economic and social growth. • Improve the understanding of flood risk among relevant stakeholders. • Ensure that the requirements of EU and national law in relation to the natural environment and nature conservation are complied with at all stages of flood risk management. <p>The 2009 Flood Risk Management Guidelines were amended by Circular PL 2/2014 (Department of the Environment, Community and Local Government) that provides advice on the use of OPW flood mapping in assessing planning applications and clarifies some advice from the 2009 Guidelines.</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Tourism Policy Statement: People, Place and Policy – Growing Tourism to 2025	<p>The main goal of this policy statement is to have a vibrant, attractive tourism sector that makes a significant contribution to employment across the country; is economically, socially and environmentally sustainable; helps promote a positive image of Ireland overseas, and is a sector in which people want to work.</p>	<p>The Tourism Policy Statement sets three headline targets to be achieved by 2025:</p> <ul style="list-style-type: none"> • Overseas tourism revenue of €5 billion per year net of inflation excluding carrier receipts; • 250,000 people employed in tourism; and • 10 million overseas visitors to Ireland per year. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Uisce Eireann Water Services Strategic Plan 2015, Water Services Strategic Plan 2050, and associated Proposed Capital Investment Plan (2020 - 2024)	The Water Services Strategic Plan (WSSP) presents Uisce Éireann's objectives for the next 25 years and the means by which we will achieve them. It aligns to requirements set out in the Water Services (No. 2) Act 2013. The first Water Services Strategic Plan was published in 2015 and the draft Water Services Strategic Plan 2050 (WSSP 2050) is in the process of consultation which will replace the current plan.	The new Water Services Strategic Plan 2050 will be an important strategic document that will focus on the provision of safe drinking water and ensure that the environment is protected from the impacts of wastewater discharges.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Waste Management Act 1996, as amended	To make provision in relation to the prevention, management and control of waste; to give effect to provisions of certain acts adopted by institutions of the European communities in respect of those matters; to amend the Environmental Protection Agency Act, 1992, and to repeal certain enactments and to provide for related matters.	The Waste Management Act contains a number of key legal obligations, including requirements for waste management planning, waste collection and movement, the authorisation of waste facilities, measures to reduce the production of waste and/or promote its recovery.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

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Water Action Plan 2024 - A River Basin Management Plan for Ireland	<p>The Water Action Plan 2024 is Ireland's third River Basin Management Plan and it outlines the measures the Government and other sectors are taking to improve water quality in Ireland's groundwater, rivers, lakes, estuarine and coastal waters, and provide sustainable management of our water resources (as specified under SDG 6).</p> <p>This Water Action Plan enhances and builds upon the work of the first and second cycle plans. Where necessary, this plan addresses the shortcomings experienced during the implementation of previous plans.</p>	<p>The objectives of the Water Framework Directive are</p> <ul style="list-style-type: none"> (i) to prevent the deterioration of water bodies and to protect, enhance and restore them with the aim of achieving at least good status and (ii) to achieve compliance with the water standards and objectives for designated protected areas. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Water Pollution Acts 1977 to 1990	<p>The Water Pollution Acts allow Local Authorities the authority regulate and supervise actions relating to water in their division.</p>	<p>The Water Pollution Acts enable local authorities to:</p> <ul style="list-style-type: none"> • Prosecute for water pollution offences. • Attach appropriate pollution control conditions in the licensing of effluent discharges from industry, etc., made to waters. • Issue notices ("section 12 notices") to farmers, etc., specifying measures to be taken within a prescribed period to prevent water pollution. • Issue notices requiring a person to cease the pollution of waters and requiring the mitigation or remedying of any effects of the pollution in the manner and within the period specified in such notices; • Seek court orders, including High Court injunctions, to prevent, terminate, mitigate or remedy pollution/its effects. • Prepare water quality management plans for any waters in or adjoining their functional areas. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Water Services Act 2007, and amendments in 2012, 2013, 2014, 2015, 2016, 2017 and 2022	<ul style="list-style-type: none"> Provides the water services infrastructure. Outlines the responsibilities involved in delivering and managing water services. Identifies the authority in charge of provision of water and wastewater supply. Irish Water was given the responsibility of the provision of water and wastewater services in the amendment act during 2013, therefore these services are no longer the responsibility of the 34 Local Authorities in Ireland. 	<p>Key strategic objectives include:</p> <ul style="list-style-type: none"> Ensuring Irish Water delivers infrastructural projects that meet key public health, environmental and economic objectives in the water services sector. Ensuring the provision of adequate water and sewerage services. Ensuring good quality drinking water is available to all consumers of public and group water supplies, in compliance with national and EU drinking water standards Ensuring the provision of the remaining infrastructure needed to provide secondary wastewater treatment, for compliance with the requirements of the EU Urban Wastewater Treatment Directive. Promoting water conservation through Irish Water's Capital Investment Plan, the Rural Water Programme and other measures. Monitoring the on-going implementation of septic tanks inspection regime and the National Inspection Plan for Domestic Waste Water Treatment Systems. Ensuring a fair funding model to deliver water services. Overseeing the establishment of an economic regulation function under the CER. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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Wildlife Act of 1976	The act provides protection and conservation of wild flora and fauna.	<ul style="list-style-type: none"> Provides protection for certain species, their habitats and important ecosystems Give statutory protection to NHAs Enhances wildlife species and their habitats Includes more species for protection 	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Wildlife (Amendment) Act, 2000			
Wildlife (Amendment) Act, 2023			

Regional / County / Local Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
Development Plans, Local Area Plans and other land use plans in other areas and adjacent counties in Ireland – Dublin City, South Dublin and Wicklow.	<ul style="list-style-type: none"> These statutory land use plans outline planning objectives for land use development (e.g. housing, economic, community, transport objectives). These plans provide strategic frameworks for planning and sustainable development in areas. In alignment with the higher-order National Planning Framework and Regional Economic and Spatial Strategies. These plans set out the policies and proposals to guide development in other areas in the functional area and adjacent counties 	<ul style="list-style-type: none"> Identify future infrastructure, development and zoning required. Protect and enhance amenities and environment. Guides planning authorities in assessing proposals. Aim to guide development in areas Aim to promote sustainable development in neighbouring and connected areas. Provide for economic development and protect natural environmental, heritage. 	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

Regional / County / Local Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
Dún Laoghaire-Rathdown Biodiversity Action Plan 2021-2025	The overall aim of the County Dún Laoghaire-Rathdown Biodiversity Action Plan (BAP) 2021-2025 is protecting and restoring biodiversity in the local authority functional area.	<p>The Dún Laoghaire-Rathdown BAP provides a structured approach to biodiversity conservation at the county level, with the following aims:</p> <ul style="list-style-type: none"> • Reaching a deeper understanding of our county's biodiversity. • Making good decisions for biodiversity. • Powerful actions to protect biodiversity and us. • Connecting people and nature and inspire a positive future. • Strength in working together. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Dún Laoghaire-Rathdown Noise Action Plan 2024-2028	The Noise Action Plan is required under the Environmental Noise Directive ("END") (2002/49/EC) which was transposed into Irish law through the European Communities (Environmental Noise) Regulations 2018 (S.I. 549/2018) and the European Communities (Environmental Noise) (Amendment) Regulations 2021 (S.I. 663/2021). The regulations require Strategic Noise Maps and Noise Action Plans to be made or revised every five years.	<p>The Environmental Noise Directive (END) requires local authorities to draw-up plans of action which will include measures to "address priorities which may be identified by the exceeding of any relevant limit value or by other criteria chosen by the Member State and apply in particular to the most important areas as established by strategic noise mapping." It also requires plans to identify and protect "quiet areas against an increase in noise."</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

Regional / County / Local Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
Dún Laoghaire-Rathdown Climate Action Plan 2024-2029	<p>Ireland's Climate Action and Low Carbon Development (Amendment) Act (2021) required each local authority to prepare a Local Authority Climate Action Plan to meet national climate targets and develop resilience to the impacts of climate change. The plans are consistent with the most recently approved National Climate Action Plan and National Adaptation Framework.</p> <p>Dún Laoghaire-Rathdown County Council has prepared their Climate Action Plan for the period 2024 to 2029 to create a low carbon and climate resilient county, by delivering and promoting best practice in climate action in Dún Laoghaire-Rathdown.</p>	<p>The plan demonstrates the ambition, focus and commitment of each local authority to reduce carbon emissions and improve the quality of life for people living, working and studying in each county.</p> <p>The plan is built on a strong evidence base. To help inform the plans, Dún Laoghaire-Rathdown County Council developed a Climate Change Risk Assessment which sets out the likely risks in terms of climate change, such as increased rainfall or flooding. They also did a Baseline Emissions Inventory which calculates the emissions within the local authority area and sets out emission by sector such as transport, the built environment and agriculture.</p> <p>As part of its local authority climate action plan, Dún Laoghaire-Rathdown County Council is responsible for establishing a decarbonising zone within their local authority area. Decarbonising zones (DZs) are intended to be the focus for a range of climate mitigation, adaptation and biodiversity measures and will help local authorities to identify projects which will contribute to the delivery of the national climate objective.</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Dún Laoghaire-Rathdown County Council Corporate Plan 2025-2029	<p>Provides a roadmap for the next phase of development within the local area.</p> <p>'A progressive, sustainable, inclusive and accessible county underpinned by a strong economy.'</p>	<p>Adopts five Strategic High Level Goals:</p> <ol style="list-style-type: none"> 1. Community well-being will be underpinned by inclusive strategic planning, provision of adequate high quality housing and supported by essential infrastructure development. 2. A sense of belonging and stimulating cultural and recreational experiences will encourage inclusivity and collective pride. 3. A county that is climate-resilient, biodiversity rich and environmentally sustainable. 4. A dynamic, competitive business environment will support enterprise and leverage our potential as an attractive tourist destination. 5. A culture of continuous improvement underpins staff development and service delivery, ensuring the highest standards of efficiency, quality, and innovation. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

Regional / County / Local Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
Dún Laoghaire-Rathdown County Heritage Plan 2021-2025	The Plan sets out a framework for heritage activity across the community, volunteer and NGO sectors and for state agencies with a role in Dún Laoghaire-Rathdown heritage.	<p>The Plan focuses on the following key strategic themes:</p> <ul style="list-style-type: none"> • What's the Story? • Our Place in Time • Cherishing the Immediate • New Ways of Living • The Voices of Place • One the Record • Starting Young/ Staying Curious 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Dún Laoghaire-Rathdown Local Economic and Community Plan (LECP) 2023-2028	Sets out the objectives and actions needed to promote the community and economic development of Dún Laoghaire-Rathdown's neighbourhoods and communities.	<p>Adopts six Strategic High Level Goals:</p> <ol style="list-style-type: none"> 1. Create a climate resilient County by promoting and delivering best practice in climate action, biodiversity, and the circular economy. 2. Pursue balanced development of the local economy and enhance the business environment to build a creative, inclusive and robust economy. 3. Develop pathways to employment through enhancing education and training opportunities for all. 4. Realise the County's potential as a sustainable tourism destination and protect and support the County's heritage and creative sector. 5. Promote a healthy, inclusive and diverse County that supports good physical health and mental wellbeing across all our communities. 6. Continue to develop connected, vibrant and sustainable towns and villages and promote active participation and civic engagement within the County. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

Regional / County / Local Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
County Dún Laoghaire-Rathdown Tourism & Marketing Strategy 2024-2028	Ambition is to develop an attractive and accessible tourist destination where visitors are given the opportunity to seamlessly explore the County's rich history and immerse themselves in the local culture.	<p>Priority actions include:</p> <ul style="list-style-type: none"> • Create inspirational experiences and thrilling adventures • Connect the dots • Encourage longer stays • Manage our destination 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Freshwater Pearl Mussel Sub- Basin Management Plans	<ul style="list-style-type: none"> • Identifies the current status of the species and the reason for loss or decline. • Identifies measure required to improve or restore current status. 	<ul style="list-style-type: none"> • Identifies pressures on Freshwater Pearl Mussels for each of the designated populations in Ireland. • Outlines restoration measures required to ensure favourable conservation status. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

Regional / County / Local Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
Greater Dublin Area (GDA) Transport Strategy (2022-2042)	<ul style="list-style-type: none"> It sets out how transport will be developed across the region, covering Dublin, Meath, Wicklow and Kildare, over the period of the strategy and has been approved by the Minister for Transport, Tourism and Sport in accordance with the relevant legislation. 	<p>They set out a number of core principles deriving from the strategic vision, which are:</p> <ul style="list-style-type: none"> Dublin as the capital city of Ireland and a major European centre shall grow and progress, competing with other cities in the EU, and serving a wide range of international, national, regional and local needs. The Dublin and Mid-East Regions will be attractive, vibrant locations for industry, commerce, recreation and tourism and will be a major focus for economic growth within the Country. The GDA, through its ports and airport connections will continue to be the most important entry/exit point for the country as a whole, and as a Gateway between the European Union and the rest of the World. Access to and through the GDA will continue to be a matter of national importance. Development in the GDA shall be directly related to investment in integrated high quality public transport services and focused on compact urban form. Development within the existing urban footprint of the Metropolitan Area will be consolidated to achieve a more compact urban form. Development in the Hinterland Area will be focused on the high quality integrated growth and consolidation of development in key identified towns, separated from each other by extensive areas of strategic green belt land devoted to agriculture and similar uses. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

Regional / County / Local Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
Dublin Agglomeration Noise Action Plan 2024-2028	<ul style="list-style-type: none"> This Noise Action Plan, and its subsequent implementation, is critical to ensuring Dublin City Council (DCC), Dún Laoghaire-Rathdown County Council (DLRCC), Fingal County Council (FCC), South Dublin County Council (SDCC), Kildare County Council (KCC) and Wicklow County Council (WCC) achieve the aims and objectives of the Environmental Noise Directive, compliance with national policy and to address local environmental noise issues. 	<p>The management of noise within the Agglomeration adopts three approaches: 1. Prevention – measures which seek to avoid additional members of the community being exposed to undesirable noise conditions. In the Agglomeration, preventative measures consist of planning policy in respect of not locating residential developments and other noise sensitive buildings in potentially noisy environments and in particular adjacent to transportation infrastructure. 2. Protection – relates to the preservation of environmental noise quality through the identification of Candidate Quiet Areas, and the processes of investigating the Candidate Quiet Areas for delimitation as Quiet Areas; and 3. Mitigation Measures – relates to the identification and prioritisation of appropriate mitigation measures to reduce and/or mitigate noise levels in areas where they are potentially harmful to human health.</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Greater Dublin Area Cycle Network Plan	<ul style="list-style-type: none"> Sets out a ten year cycling strategy for Counties Dublin, Kildare, Meath and Wicklow Plan to increase regions cycle network dramatically. The Plan refers to the EuroVelo International Cycle Route Network of the European Cyclists Federation is a network of 15 long distance cycle routes connecting and uniting the whole European continent. Two of these routes are in Ireland including EV2 from Galway through Dublin to London, Berlin, Warsaw and Moscow. 	<p>Aims to identify and determine:</p> <ul style="list-style-type: none"> The Urban Cycle Network at the Primary, Secondary and Feeder level The Inter-Urban Cycle Network linking the relevant sections of the Urban Network including the elements of the National Cycle Network within the Greater Dublin Area including linkages to key transport locations outside of urban areas such as airports and ports <p>The Green Route Network being cycle routes for development of tourist, recreational and leisure purposes.</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

Regional / County / Local Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
Groundwater Protection Schemes	A Groundwater Protection Scheme provides guidelines for the planning and licensing authorities in carrying out their functions, and a framework to assist in decision-making on the location, nature and control of developments and activities in order to protect groundwater.	A Groundwater Protection Scheme aims to maintain the quantity and quality of groundwater, and in some cases improve it, by applying a risk assessment-based approach to groundwater protection and sustainable development.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
Local Catchment Flood Risk Management Plans	<ul style="list-style-type: none"> Produced by Local Authorities. Outlines areas local flood risk. Sets out measures to manage and prevent flood risk at a local level. 	Not applicable.	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

Regional / County / Local Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
Local Transport Plans and Strategies	Local Transport Plans and Strategies relevant to a particular local authority functional area provide a more granular framework for the delivery of sustainable transport systems in accordance with higher-level plans.	<ul style="list-style-type: none"> • To promote sustainable transport. • To promote integrated and proper transport planning. • To promote safe travel. • To promote active travel infrastructural development. • To encourage modal shift. 	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.
NPWS Conservation Plans and/or Conservation Objectives for SACs and SPAs	<p>Management planning for nature conservation sites has a number of aims. These include:</p> <ul style="list-style-type: none"> • To identify and evaluate the features of interest for a site • To set clear objectives for the conservation of the features of interest • To describe the site and its management • To identify issues (both positive and negative) that might influence the site • To set out appropriate strategies/management actions to achieve the objectives 	<ul style="list-style-type: none"> • Conservation objectives for SACs and SPAs (i.e. sites within the Natura 2000 network) have to be set for the habitats and species for which the sites are selected. • These objectives are used when carrying out appropriate assessments for plans and projects that might impact on these sites. 	The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.

Regional / County / Local Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
Port Masterplans (such as the Dublin Port Masterplan 2040)	<ul style="list-style-type: none"> • The Masterplan sets out a vision for the operations of the port and land utilisation. • The Masterplan is a non-statutory plan which has nonetheless been framed within the context of EU, national, regional and local development plan policies. 	Not applicable.	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

Regional / County / Local Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
Regional Economic and Spatial Strategies	The Regional Spatial and Economic Strategies provide a long-term regional level strategic planning and economic framework in support of the implementation of the National Planning Framework.	<p>The Eastern and Midland Regional Economic and Spatial Strategy includes provisions for its 12 constituent local authorities: Fingal County Council; Dublin City Council; South Dublin County Council; Dún Laoghaire-Rathdown County Council; Louth County Council; Kildare County Council; Meath County Council; Wicklow County Council; Longford County Council; Laois County Council; Offaly County Council; and Westmeath County Council.</p> <p>The Southern Regional Economic and Spatial Strategy includes provisions for its nine constituent local authorities: Waterford City and County Council, Cork City Council, Cork County Council, Tipperary County Council, Wexford County Council, Kerry County Council, Clare County Council, Limerick City and County Council, Kilkenny County Council and Carlow County Council.</p> <p>The Northern and Western Regional Spatial and Economic Strategy includes provisions for its eight constituent local authorities: Donegal County Council, Leitrim County Council, Sligo County Council, Cavan County Council, Monaghan County Council, Mayo County Council, Roscommon County Council, and Galway County Council.</p>	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
Shellfish Pollution Reduction Programmes	Aims to improve water quality and ensure the protection or improvement of designated shellfish waters in order to support shellfish life and growth and contribute to the high quality of shellfish products directly edible by man.	<ul style="list-style-type: none"> Identifies key and secondary pressures on water quality in designated shellfish areas. Outlines specific measures to address identified key and secondary pressures on water quality. Addresses the specific pressures acting on water quality in each area. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

Regional / County / Local Level			
Legislation, Plan, etc.	Summary of high level aim / purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
Water Quality Management Plans	<ul style="list-style-type: none"> • Ensure that the quality of waters covered by the plan is maintained. • Maintain and improve the quantity and quality of water included in the Plan scope. 	<ul style="list-style-type: none"> • Monitoring of water bodies against quality standards. • Outlines management programmes for water catchments. • Purpose is to maintain and improve the quantity and quality of groundwater. 	<p>The Proposed Variation shall be in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters, such as this. The implementation of the Proposed Variation will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.</p>



DESIGNING AND DELIVERING
A SUSTAINABLE FUTURE

APPENDIX 2

SEA Scoping Consultation Submissions



The table below shows a list of all Scoping Responses received from the statutory Environmental Authorities as part of the statutory Scoping consultation process for the Proposed Variation.

Ref.	Environmental Authority	Date Received
1	Environmental Protection Agency (EPA)	26/11/2025
2	Department of Housing, Local Government and Heritage	10/12/2025

These submissions are presented overleaf



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Ms Emma Hynes
Forward Planning & Active Land Management Administration
Dún Laoghaire-Rathdown County Council
County Hall, Dún Laoghaire,
Co. Dublin, A96 K6C9

26th November 2025

Our Ref: SCP251104.1

Re. SEA Scoping for Variation No 1 to the Dún Laoghaire-Rathdown County Development Plan 2022-2028

Dear Ms Hynes,

We acknowledge your notice, dated 18th November 2025, in relation to the Variation No 1 to the Dún Laoghaire-Rathdown 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.

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 the attached 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. We recommend that you take this guidance document into account in preparing the Variation and SEA.

In preparing the Variation, Dún Laoghaire-Rathdown County Council should also ensure that the Variation aligns with key relevant higher-level plans and programmes and is consistent with the relevant objectives and policy commitments of the National Planning Framework and the Regional Spatial and Economic Strategy for the Eastern and Midlands Region.

The EPA may provide additional comments upon receipt of the SEA Environmental Report and Draft Plan Variation at the next stage of the SEA process.

Available Guidance & Resources

Our website contains various SEA resources and guidance, including:

- SEA process guidance and checklists;
- Inventory of spatial datasets relevant to SEA;
- Topic and sector specific SEA guidance (including *SEA and Integration Guidance* (EPA, 2025), *Good practice note on Cumulative Effects Assessment* (EPA, 2020), *Developing and Assessing Alternatives in SEA* (EPA, 2015), and *Integrated Biodiversity Impact Assessment* (EPA, 2012)).

You can access these guidance notes and other resources at: <https://www.epa.ie/our-services/monitoring--assessment/assessment/strategic-environmental-assessment/sea-topic-and-sector-specific-guidance-/>

EPA SEA GIS Search and Reporting Webtool

Our SEA WebGIS Tool has been updated recently and is now available at <https://gis.epa.ie/EPAMaps/SEA>. It allows an indicative report on key aspects of the environment in a specific geographic area to be produced. It is intended to assist public authorities in SEA screening and scoping exercises.

Catchments.ie

Our <https://gis.epa.ie/EPAMaps/Water> website provides a single point of access to water quality and catchment data from the National WFD monitoring programme.

EPA AA GeoTool

Our AA GeoTool application has been developed in partnership with the NPWS. It allows users to select a location, specify a search area and gather available information for each European Site within the area. It is also available through EPA <https://gis.epa.ie/EPAMaps/AAGeoTool>.

Ireland's State of the Environment Report 2024

In October 2024, the EPA published the latest iteration of our 4-yearly State of the Environment Report. This report should be considered, and relevant aspects integrated as appropriate, in implementing the Plan outputs/ recommendations. It is available at: <https://www.epa.ie/our-services/monitoring--assessment/assessment/state-of-environment-report-/>

Transition to a low carbon climate resilient economy and society

You should ensure that the Variation aligns with national commitments on climate change mitigation and adaptation, as well as relevant sectoral, regional and local adaptation plans.

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 be grateful if you could send an email confirming receipt of this submission to: sea@epa.ie.

Yours Sincerely,

A handwritten signature in blue ink that appears to read "Eleanor Ryan".

Eleanor Ryan
SEA Section
Office of Radiation Protection and Environmental Monitoring
Environmental Protection Agency



Ref: **FP2025-089**
(Please quote in all related correspondence)

9 December 2025

Emma Hynes
Administrative Officer
Forward Planning & Active Land Management Administration
Planning Department
Dún Laoghaire-Rathdown County Council
County Hall
Dún Laoghaire
Co. Dublin
A96 K6C9

Via email: dlrforwardplanning@dlrcoco.ie

Re: Notification under Section 13M of SI No. 436 of 2004 (Planning and Development Strategic Environmental Assessment) Regulations 2004, as amended

**Re: Strategic Environmental Assessment (SEA) Screening for Variation No. 1 to the
Dun Laoghaire Rathdown County Development Plan 2022-2028**

A Chara

I refer to correspondence on 18 November received in connection with the above.

Outlined below are nature conservation observations/recommendations co-ordinated by the Development Applications Unit.

Having studied the SEA Scoping Report prepared in relation to proposed Variation 1 to the Dún Laoghaire-Rathdown County Development Plan 2022-2028, the Department notes and endorses the approaches set out in this document which the County Council intends to follow in the course of SEA of the proposed variation in evaluating its potential effects on biodiversity, including on plants, animals and natural and semi-natural habitats. In Section 5 *Baseline Environment Scoping by Topic*, under Sub-section 5.1 *Biodiversity, Flora and Fauna*, various areas and features are listed on which in particular it is intended to evaluate the effects of the proposed variation. These include the Shanganagh River system (especially its Bride's Glen branch), the Ballyman Glen Special Area of Conservation (SAC), the Dingle Glen proposed Natural Heritage Area (pNHA) and areas which may be used for *ex-situ* foraging by wintering bird species which are Special Conservation Interests (SCIs)/Qualifying Interests (QIs) for Special Protection Areas (SPAs). The Department supports the emphasis in the Scoping Report on assessing the effects of the proposed variation on these areas and features. The evaluation of the topics listed to be assessed



under Sub-sections 5.3 *Soil (including Geology)* and 5.4 *Water (Quality, Status and Flood Risk)* should also contribute to the overall evaluation of the effects of the proposed variation on biodiversity within its potential Zone of Influence.

With regards to the proposed evaluation of the effects of Variation 1 on the hydrology of the Ballyman Glen SAC and Knocksink Wood SAC to be undertaken as part of the SEA and the Appropriate Assessment (AA) to be carried out in parallel with it, it should be noted that while the *petrifying springs with tufa*, a Habitats Directive (92/43/EEC) priority habitat, in both these SACs are fed by water originating from the Enniskerry Delta Gravels and Sands aquifer, in fact, because the section of this aquifer in County Wicklow draining to Knocksink Wood SAC is separated by the valley of the County Brook running out of the Scalp into Ballyman Glen from the rest of the aquifer located in County Dublin, it is very unlikely that Knocksink Wood would be affected by any residential developments resulting from the land re-zoning to be proposed as part of Variation No. 1.

Concerning the potential effects of re-zonings on areas used for *ex-situ* foraging by SCI bird species, Curlew are known to occur in the Old Connaught area likely to be re-zoned

From GB:

To protect and enhance the open nature of lands between urban areas' to 'Residential' and possibly also in the Woodbrook area to be similarly re-zoned, while golden plover have in recent years been observed in the Carrickmines area where lands are to be re-zoned

From B:

To protect and improve rural amenity and to provide for the development of agriculture

To:

Long term strategic-for delivery [of residential development] beyond plan period.

Both these bird species are SCIs for the North Bull Island SPA. The Department understands that some survey work on the usage of the Old Connaught area by Curlew over the winter season has recently been carried out on behalf of Dún Laoghaire-Rathdown County Council. It is recommended that similar winter surveys of the Carrickmines area be carried out to assess its usage by Golden Plover and possibly other Waders as soon as possible.

It should be noted too that the field to the west of Woodbrook House which it is proposed to re-zone from GB to 'Residential' is separated to the north-east from the lawn immediately in front of the house by an artificial small lake or pond formed on the course of the River Allies or Aske Stream that drains much of the Shankill and Old Connaught areas. An active Otter holt was identified adjacent to this pond in the course of the Dún Laoghaire-Rathdown Otter survey 2020 carried out by Triturus Environmental Ltd., and subsequently in 2021 an Otter was filmed on a trail camera installed in connection with a local planning application using the culvert which downstream of the pond conveys the River Allies from the grounds of



Woodbrook House under 'The Fairways' road into Woodbrook Glen. In recent months an Otter was observed in Woodbrook Glen indicating that this species, despite the re-landscaping of the old Bray municipal dump between the glen (and railway) and the sea in 2024, is still ascending from the sea along the route of the River Allies to the pond and holt in the Woodbrook House grounds. As the Otter is subject to a system of strict protection under the Habitats Directive, which extends to its resting and breeding places, survey work should be undertaken as soon as possible to determine the character and level of usage by this species of the Woodbrook House pond and its environs and assess the potential of any development of the adjacent field for residential field as a result of its proposed re-zoning to impact on Otter. In light of the level of usage of the pond and environs identified by this survey work, buffer areas should be defined between the pond and the re-zoned area in the field to the west and along the course of the River Allies Stream to the north and east of the field sufficient to maintain corridors for Otter movement along these water bodies. It would seem most appropriate that these corridor areas should retain their present GB zoning.

You are requested to send any further communications to this Department's Development Applications Unit (DAU) at manager.dau@npws.gov.ie, where used, or to the following address:

The Manager
Development Applications Unit (DAU)
Government Offices
Newtown Road
Wexford
Y35 AP90

Is mise, le meas

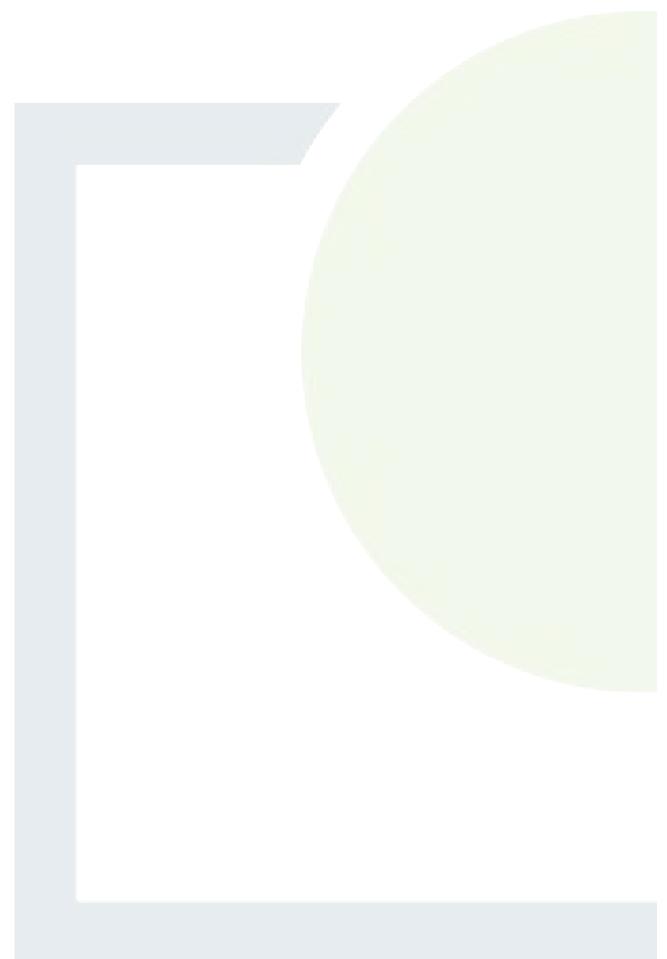


Sinéad O' Brien
Development Applications Unit
Administration



APPENDIX 3

Detailed Evaluation of
Environmental Effects[



Approach and Methodology for the Detailed Evaluation of Environmental Effects of Implementation of the Proposed Variation

A detailed evaluation of the potential effects of the Proposed Variation on the baseline environment has been carried out in accordance with best practice guidelines. This evaluation has considered the Proposed Variation in the absence of environmental mitigation. An evaluation matrix template has been developed to facilitate the evaluation of the Proposed Variation on Strategic Environmental Objectives (SEOs) relevant to each Environmental Component.

A dedicated evaluation matrix has been prepared for the Proposed Variation. The potential environmental effects of the Proposed Variation measure/objectives and zoning changes are then described. An evaluation of the environmental effects of objectives on Environmental Components, having regard to the SEOs relevant to each Environment Component, was then carried out in accordance with the requirements of the SEA Directive and best practice guidelines. Potential effects of the Proposed Variation on Environmental Components/SEOs have been categorised as follows:

- Potential Positive Environmental Impact (indicated in the matrix by a '+').⁵³
- Potential Negative Environmental Impact (indicated in the matrix by a '-').⁵⁴
- Potential Positive and Negative Environmental Impacts (indicated in the matrix by a '+/-').
- Uncertain Environmental Impact ((indicated in the matrix by a '?').
- Neutral, No or Insignificant Environmental Impact (indicated in the matrix by a '0').

The evaluation considers all potential direct, indirect/secondary, cumulative,⁵⁵ synergistic,⁵⁶ short, medium and long-term, permanent and temporary, positive and negative environmental effects.

Completed Evaluation Matrices for the Proposed Variation are presented below.

⁵³ Potential Positive Environmental Impacts are defined as having the potential to support the achievement of SEOs.

⁵⁴ Potential Negative Environmental Impacts are defined as having the potential to hinder the achievement of SEOs.

⁵⁵ The addition of many minor or insignificant effects, including effects of other projects, to create larger, more significant effects.

⁵⁶ The addition of effects to create a total effect greater than the sum of the individual effects so that the nature of the final impact is different to the nature of the individual impact

Environmental Assessment of Draft Variation

Chapter/Section	Overview of Proposed Amendments	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
			BFF	PHH	S	W	MA	A	C	CH	L
Chapter 2 (1 - 5)	<p>The Core Strategy has been updated following the National Planning Framework First Revision (April, 2025) and the preparation of NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (July, 2025). An updated Residential Development Capacity Audit (RDCA) to identify serviced and servicable lands in the County was produced. Housing Growth figures for the County stemming from the Housing Growth Requirements Guidelines have been provided. Updated figures for residential capacity from serviced lands and housing requirements have been provided. The Core Strategy has been updated to provide for the zoning of additional lands for residential development, in line with housing targets for the County. The updated Core Strategy prioritises residential along high-quality public transport corridors. Optimal lands for additional housing have been identified as being in Sandyford and Woodbrook-Shanganagh.</p>	<p>The updated Core Strategy will drive the development of housing and supporting infrastructure in key development areas in the County, including Sandyford, Stepaside, Kiltiernan, Carrickmines, Rathmichael, Old Connaught and Woodbrook.</p> <p>This development has the potential to generate a range of construction phase effects, including effects on biodiversity, people, the receiving water environment, material assets, climate, heritage features, and landscape and visual amenity.</p> <p>The operational phases of this development has the potential to generate effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on surrounding traffic network, effects on material assets (e.g., utilisation of water supply, wastewater treatment capacity etc.).</p> <p>Construction and operational phase effects may interact and combine to create more significant cumulative effects in the County.</p> <p>The future creation of additional housing and supporting infrastructure, in a properly phased manner, in proximity to public transport corridors, and in line with higher-order planning policy and sustainable development/proper planning principles, has the potential to generate positive effects on a range of environmental components, including population and human health, material assets and climate.</p>	-	+/-	-	-	+/-	-	+/-	-	-

Chapter/Section	Overview of Proposed Amendments	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
			BFF	PHH	S	W	MA	A	C	CH	L
Chapter 4 (8-9)	<p>Text has been deleted from Section 4.3.1 regarding appropriate housing densities. New text has been added to this section in order to align with NPF priorities for compact growth, considering settlement types in DLR and density ranges. These changes align with government policy and a continuation of the tiered approach to residential density. Given the NPF priorities for compact growth and reflecting the variety of settlements and settlement contexts, the number of density bands contained in the 2009 Guidelines have been expanded in order to ensure that densities are efficient, while also tailored to settlement context. The process for establishing, optimising and refining appropriate density for a development has been outlined, including establishing density range and refining density based on accessibility and local character, amenity and the natural environment. The changes have regard to the Sustainable and Compact Settlement Guidelines, 2024 considering settlement types in DLR.</p>	<p>The changes expand on the number of density bands and promotes tailoring density to settlement context.</p> <p>The changes may encourage increased density of residential development in areas within the county. This may lead to a range of construction phase effects with higher density housing, including effects on biodiversity, people, the receiving water environment, material assets, climate, heritage features, and landscape and visual amenity. During the operational phase, increased development density has the potential to generate effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on surrounding traffic network, noise and air emissions and effects on material assets (e.g., utilisation of water supply, wastewater treatment capacity etc.).</p> <p>Construction and operational phase effects may interact and combine to create more significant cumulative effects in the County.</p> <p>The future creation of additional housing and supporting infrastructure, in a properly phased manner, in proximity to public transport corridors, and in line with higher-order planning policy and sustainable development/proper planning principles, has the potential to generate positive effects on a range of environmental components, including population and human health, material assets and climate.</p>	-	+/-	-	-	+/-	-	+/-	-	-

Chapter/Section	Overview of Proposed Amendments	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
			BFF	PHH	S	W	MA	A	C	CH	L
Chapter 4 (10-14)	<p>Text has been deleted from Section 4.3.1 regarding Build to Rent and the Affordable Housing Act 2021. Since the adoption of the dlr County Development Plan 2022 – 2028 both Build-to- Rent and Shared Accommodation / Co-living Developments have been stood down as a development type.</p> <p>Text has been deleted from Section 4.3.2.3 relating to the mix of unit types and sizes required for apartments. Under the Planning Design Standards for Apartments Guidelines for Planning Authorities 2025, restrictions in statutory plans relating to mix within apartment developments, are removed.</p> <p>Section 4.3.2.4 Policy Objective PHP 28: Build-To-Rent and Shared Accommodation / Co-living Developments and associated text has been deleted, and replaced by new text, requiring a presumption against granting planning permission unless the proposed development is required to meet specific demand identified further to a Housing Need and Demand Assessment. These changes are to align with Specific Planning Policy Requirement (SPPR) 7 of the Apartment Guidelines.</p> <p>Text has been amended in Section 4.3.2.5 Policy Objective PHP 29: Provision of Student Accommodation, with reference to more recent student accommodation guidelines updated (Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities, 2024 and The Design Guide for State Sponsored Student Accommodation (2025).</p>	<p>While the changes are largely administrative and required to update the CDP with current guidance and legislative requirements, the nature of these changes, and in particular the removal of restrictions on mix within apartment developments may act as a driver for increased development density, which may lead to environmental effects. A range of construction phase effects may be associated with higher density housing, including effects on biodiversity, people, the receiving water environment, material assets, climate, heritage features, and landscape and visual amenity. During the operational phase, increased development density has the potential to generate effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on surrounding traffic network, noise and air emissions and effects on material assets (e.g., utilisation of water supply, wastewater treatment capacity etc.).</p> <p>Construction and operational phase effects may interact and combine to create more significant cumulative effects in the County.</p> <p>The future creation of additional housing and supporting infrastructure, in a properly phased manner, in proximity to public transport corridors, and in line with higher-order planning policy and sustainable development/proper planning principles, has the potential to generate positive effects on a range of environmental components, including population and human health, material assets and climate.</p>	-	+/-	-	-	+/-	-	+/-	-	-

Chapter/Section	Overview of Proposed Amendments	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
			BFF	PHH	S	W	MA	A	C	CH	L
Chapter 12 (15-26)	<p>These changes relate to development management.</p> <p>Text has been deleted relating to residential apartment mix requirements, in order to align with with Specific Planning Policy Requirement 1 (a) and (b) of the Design Standards for Apartments Guidelines and with updated referencing (Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024).</p> <p>The minimum percentage of apartment units within a development required to be dual aspect has reduced from 50% to 25%.</p> <p>Text relating to minimum separation distances between opposing windows serving habitable rooms has been replaced, with the minimum separation distance reduced from 22m to 16m.</p> <p>Minimum Apartment Floor Areas have been refined, with the minimum overall floor area for studios reduced from 37 to 32 sq.m.</p> <p>Text has been added with no requirement within an individual scheme in respect of a minimum number of units per floor per core.</p> <p>Text has been added outlining that developments of 50+ units may be required within the SUFF area, new residential communities as set out in the core strategy and within the Dundrum LAP area.</p> <p>Specific requirements for Mews Lane</p> <p>Development have been updated in light of the above changes.</p>	<p>These updates will drive the development of high-density housing and supporting infrastructure in key development areas in the County. High-density development has the potential to generate a range of construction phase effects, including effects on biodiversity, people, the receiving water environment, material assets, climate, heritage features, and landscape and visual amenity.</p> <p>The operational phases of this development has the potential to generate effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on surrounding traffic network, effects on material assets (e.g., utilisation of water supply, wastewater treatment capacity etc.).</p> <p>Construction and operational phase effects may interact and combine to create more significant cumulative effects in the County.</p> <p>The future creation of additional housing and supporting infrastructure, in a properly phased manner, in proximity to public transport corridors, and in line with higher-order planning policy and sustainable development/proper planning principles, has the potential to generate positive effects on a range of environmental components, including population and human health, material assets and climate.</p>	-	+/-	-	-	+/-	-	+/-	-	-

Chapter/Section	Overview of Proposed Amendments	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
			BFF	PHH	S	W	MA	A	C	CH	L
Chapter 12 (27-28)	Text has been deleted from Section 12.4.5.6 relating to residential parking in the context of build-to-rent developments. Section 12.4.6 Cycle Parking has been amended, outlining requirements for cycle parking, including quantity and design.	The cycle parking amendments, including the alignment with SPPR 4 of the Sustainable Residential Development and Compact Settlement Guidelines, 2024 regarding quantity and design is likely to support modal shift towards sustainable transport. While the associated construction phase development may produce effects, including effects on biodiversity, people, the receiving water environment, material assets, climate, heritage features, and landscape and visual amenity. The operational phases of the development has the potential to generate positive effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on surrounding traffic network, effects on air and climate). The future creation of additional housing and supporting infrastructure, in a properly phased manner, in proximity to public transport corridors, and in line with higher-order planning policy and sustainable development/proper planning principles, has the potential to generate positive effects on a range of environmental components, including population and human health, material assets and climate.	-	+/-	-	-	+/-	+/-	+/-	-	-

Chapter/Section	Overview of Proposed Amendments	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
			BFF	PHH	S	W	MA	A	C	CH	L
Chapter 12 (29-30)	Text has been amended to reference new guidelines including the Sustainable and Compact Settlement Guidelines 2024 and removal of reference to build to rent.	These changes are considered administrative/clerical in nature and do not introduce provisions which would introduce sources of environmental impact.	0	0	0	0	0	0	0	0	0
Chapter 12 (30-35)	Text has been amended with updated requirements on private open space. Minimum Private Open Space Standard for Houses have been reduced. Balconies/winter gardens Open Space Standards for Apartment Developments have been defined and reduced (three bed 4 person) considering SPPR 2 of the Sustainable and Compact Settlement guidelines. The minimum separation distance has been updated (16m) and resultant minimum rear garden depth has been reduced from 11m to 8m. Text around amenity space in Build-To-Rent developments has been deleted.	These changes are considered likely to act as a driver for increased development density, which may lead to environmental effects. A range of construction phase effects may be associated with higher density housing, including effects on biodiversity, people, the receiving water environment, material assets, climate, heritage features, and landscape and visual amenity. During the operational phase, increased development density has the potential to generate effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on surrounding traffic network, noise and air emissions and effects on material assets (e.g., utilisation of water supply, wastewater treatment capacity etc.).	-	+/-	-	-	+/-	-	+/-	-	-
Chapter 13 (36-37)	Land use Zoning Objectives - Residential - Build to rent – has been removed as a use class from all relevant matrices in Chapter 13 and Appendix 16 SUFP Zoning Objective MIC 'To consolidate and complete the development of the mixed use Inner Core to enhance and reinforce sustainable development' has been amended. This allows Residential open for consideration across the MIC zone.	Construction and operational phase effects may interact and combine to create more significant cumulative effects in the County. The future creation of additional housing and supporting infrastructure, in a properly phased manner, in proximity to public transport corridors, and in line with higher-order planning policy and sustainable development/proper planning principles, has the potential to generate positive effects on a range of environmental components, including population and human health, material assets and climate.	-	+/-	-	-	+/-	-	+/-	-	-

Chapter/Section	Overview of Proposed Amendments	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
			BFF	PHH	S	W	MA	A	C	CH	L
Chapter 14 (38-40)	New Specific Local Objectives have been added relating to Map 6. These SLOs relate to frontage requirements and ceiling heights, restrictions on retail warehousing and provision of aq community facility with a minimum floorspace area of 500 sq.m.	The introduction of these SLOs are considered likely to act as a driver for increased residential development and development density, which may lead to environmental effects. A range of construction phase effects may be associated with higher density housing, including effects on biodiversity, people, the receiving water environment, material assets, climate, heritage features, and landscape and visual amenity.									
Chapter 14 (41-43)	New Specific Local Objectives have been added relating to Map 9. The SLOs concern lands at Kiltiernan (east of school), between Kiltiernan and Stepaside and lands at Carrickmines. The SLOs at Kiltiernan relate to requirements for accordance with the Kiltiernan-Glenamuck LAP 2025 and CDP and through road access to the lands from the designated educational site to the west and adjoining permitted residential development. The SLOs between Kiltiernan and Stepaside relate to accordance with an approved plan or settlement specific policies as set out in any future CDP, sensitive ensure heights and design relative to the topography, provision of open space and educational facilities. The SLOs at Carrickmines relate to accordance with an approved plan or settlement specific policies as set out in any future CDP, phasing of works, the provision of open space, inclusion of attenuation measures and the provision of educational facilities and transport infrastructure.	<p>During the operational phase, increased development density has the potential to generate effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on surrounding traffic network, noise and air emissions and effects on material assets (e.g., utilisation of water supply, wastewater treatment capacity etc.).</p> <p>Construction and operational phase effects may interact and combine to create more significant cumulative effects in the County.</p> <p>The future creation of additional housing and supporting infrastructure, in a properly phased manner, in proximity to public transport corridors, and in line with higher-order planning policy and sustainable development/proper planning principles, has the potential to generate positive effects on a range of environmental components, including population and human health, material assets and climate.</p>	+-	+-	-	-	+-	-	+-	-	+-

Chapter/Section	Overview of Proposed Amendments	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
			BFF	PHH	S	W	MA	A	C	CH	L
Appendix 16 (59-61)	Sandyford Urban Framework Plan Text has been amended to allow Residential open for consideration across the MIC zone	<p>These changes are considered likely to act as a driver for change in use from commercial to residential and may give rise to increased development density, which may lead to environmental effects. A range of construction phase effects may be associated with higher density housing, including effects on biodiversity, people, the receiving water environment, material assets, climate, heritage features, and landscape and visual amenity. During the operational phase, increased development density has the potential to generate effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on surrounding traffic network, noise and air emissions and effects on material assets (e.g., utilisation of water supply, wastewater treatment capacity etc.).</p> <p>Construction and operational phase effects may interact and combine to create more significant cumulative effects in the County.</p> <p>The future creation of additional housing and supporting infrastructure, in a properly phased manner, in proximity to public transport corridors and close to an existing area of high employment, in line with higher-order planning policy and sustainable development/proper planning principles, has the potential to generate positive effects on a range of environmental components, including population and human health, material assets, air and climate. Carefully designed development also has the potential to enhance biodiversity and existing landscape.</p>	+/-	+/-	-	-	+/-	+/-	+/-	-	+/-

Environmental Assessment of Proposed Zoning Changes

Site ID	Area Name	Location	Existing Zoning	Proposed Zoning	Area (ha)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
							BFF	PHH	S	W	MA	A	C	CH	L
3	SUFP - FAAC site	Burton Hall Road, Sandyford	OE	A2	1.7	<p>It is proposed to amend zoning at this site from zoning objective OE - To provide for office and enterprise development, to A2 - To provide for the creation of sustainable residential neighbourhoods and preserve and protect residential amenity. This amendment will drive future development of housing at the site and supporting infrastructure including open space and educational and community facilities.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss/reduction/fragmentation [there are no hedgerows or surface water features on-site, however the existing green area on-site may provide for wildlife foraging/connectivity to nearby trees and wildlife corridors], species disturbance etc.), effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through changes to the hydrological regime, or the discharge of polluting surface water run-off from the site), effects on material assets (e.g., re-location of electricity transmission infrastructure), climate effects (e.g., through construction embodied carbon), effects on potential archaeological features on-site (e.g. potential archaeological remains that may be affected by groundworks), or effects on landscape character and visual amenity (e.g., due to the construction of large-scale development).</p>	+-	+-	-	-	+-	-	+-	-	+-

Site ID	Area Name	Location	Existing Zoning	Proposed Zoning	Area (ha)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
							BFF	PHH	S	W	MA	A	C	CH	L
4	SUFP - Block N	Central Park, Sandyford	OE	A2	0.9	<p>It is proposed to amend zoning at this site from zoning objective OE - To provide for office and enterprise development, to A2 - To provide for the creation of sustainable residential neighbourhoods and preserve and protect residential amenity. This amendment will drive future development of housing at the site and supporting infrastructure including open space and educational and community facilities.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity, (e.g., species disturbance through construction activity, noise and dust emissions), effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., the discharge of polluting surface water run-off from the site), effects on material assets (e.g., re-location of electricity transmission infrastructure), climate effects (e.g., through construction embodied carbon) or effects on landscape character and visual amenity (e.g., due to the construction of large-scale development). Potential effects on archaeological features on-site are not considered likely as the site is developed.</p> <p>The operational phase of the proposed development has the potential to generate effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on surrounding traffic network, effects on material assets (e.g., utilisation of water supply, wastewater treatment capacity, etc.).</p>	+/-	+/-	-	-	+/-	-	+/-	0	+/-

Site ID	Area Name	Location	Existing Zoning	Proposed Zoning	Area (ha)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
							BFF	PHH	S	W	MA	A	C	CH	L
5	Lands between Stepaside & Kiltiernan	Enniskerry Rd, Stepaside / Kiltiernan	B	B - LTSS	32.5	<p>It is proposed to amend zoning at this site from zoning objective B - To protect and improve rural amenity and to provide for the development of agriculture, to B-LTSS - To protect and improve rural amenity and to provide for the development of agriculture - Long term Strategic and Sustainable Settlement Sites.</p> <p>This amendment may act as a driver for future development of housing at the site and supporting infrastructure including open space and educational and community facilities.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss/reduction/fragmentation [hedgerows and surface water features on-site], species disturbance etc.), effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through changes to the hydrological regime, or the discharge of polluting surface water run-off from the site), effects on material assets (e.g., re-location of electricity transmission infrastructure), climate effects (e.g., through construction embodied carbon), effects on potential archaeological features on-site (e.g. potential archaeological remains that may be affected by groundworks), or effects on landscape character and visual amenity (e.g., due to the construction of residential development in a sensitive landscape).</p>	-	+/-	-	-	+/-	-	+/-	-	-

Site ID	Area Name	Location	Existing Zoning	Proposed Zoning	Area (ha)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
							BFF	PHH	S	W	MA	A	C	CH	L
6	Lands at Kiltiernan-Glenamuck	Glenamuck Rd / Springfield Lane Kiltiernan / Carrickmines	B	B - LTSS	19.1	<p>It is proposed to amend zoning at this site from zoning objective B - To protect and improve rural amenity and to provide for the development of agriculture, to B-LTSS - To protect and improve rural amenity and to provide for the development of agriculture - Long term Strategic and Sustainable Settlement Sites.</p> <p>This amendment may act as a driver for future development of housing at the site and supporting infrastructure including open space and educational and community facilities.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss/reduction/fragmentation [hedgerows on-site, connectivity to adjacent wildlife corridors/Dingle Glen pNHA (>100m)], species disturbance etc.), effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through changes to the hydrological regime, or the discharge of polluting surface water run-off from the site), effects on material assets (e.g., re-location of electricity transmission infrastructure), climate effects (e.g., through construction embodied carbon), effects on potential archaeological features on-site (e.g. potential archaeological remains that may be affected by groundworks), or effects on landscape character and visual amenity (e.g., due to the construction of large scale residential development).</p>	-	+/-	-	-	+/-	-	+/-	-	-

Site ID	Area Name	Location	Existing Zoning	Proposed Zoning	Area (ha)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
							BFF	PHH	S	W	MA	A	C	CH	L
7	Lands West of M50	Golf Lane, Carrickmines	B	B - LTSS	27.9	<p>It is proposed to amend zoning at this site from zoning objective B - To protect and improve rural amenity and to provide for the development of agriculture, to zoning objective B-LTSS - To protect and improve rural amenity and to provide for the development of agriculture - Long term Strategic and Sustainable Settlement Sites. This amendment will drive future development of housing and supporting infrastructure including open space and educational and community facilities at the site.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss/reduction/fragmentation [hedgerows and surface water features on-site], species disturbance etc.), effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through changes to the hydrological regime, or the discharge of polluting surface water run-off from the site), effects on material assets (e.g., re-location of electricity transmission infrastructure), climate effects (e.g., through construction embodied carbon), effects on archaeological features on-site (e.g., effects on Fulacht Fia on-site, or archaeological remains that may be affected by groundworks), or effects on landscape character and visual amenity (e.g., due to the construction of large-scale development).</p>	-	+/-	-	-	+/-	-	+/-	-	-

Site ID	Area Name	Location	Existing Zoning	Proposed Zoning	Area (ha)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
							BFF	PHH	S	W	MA	A	C	CH	L
8	Lands west of Rathmichael Plan	Ballycorus Rd, Rathmichael	B	B - LTSS	13.1	<p>It is proposed to amend zoning at this site from zoning objective B - To protect and improve rural amenity and to provide for the development of agriculture, to B-LTSS - To protect and improve rural amenity and to provide for the development of agriculture - Long term Strategic and Sustainable Settlement Sites.</p> <p>This amendment may act as a driver for future development of housing at the site and supporting infrastructure including open space and educational and community facilities.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss/reduction/fragmentation [hedgerows on-site], species disturbance etc.), effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through changes to the hydrological regime, or the discharge of polluting surface water run-off from the site), effects on material assets (e.g., re-location of electricity transmission infrastructure), climate effects (e.g., through construction embodied carbon), effects on archaeological features on-site (e.g., potential archaeological remains that may be affected by groundworks), or effects on landscape character and visual amenity (e.g., due to the construction of large-scale development).</p>	-	+/-	-	-	+/-	-	+/-	-	-

Site ID	Area Name	Location	Existing Zoning	Proposed Zoning	Area (ha)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
							BFF	PHH	S	W	MA	A	C	CH	L
9	OCLAP - SLR & Northern plan area	Ferndale Rd / Allies River Rd, Old Connaught	GB	A1	49.0	<p>It is proposed to amend zoning at this site from zoning objective GB - To protect and enhance the open nature of lands between urban areas, to A1 - To provide for new residential communities and Sustainable Neighbourhood Infrastructure in accordance with approved local area plans.</p> <p>This amendment will drive future development of housing and supporting infrastructure including educational and community facilities at the site and a new road and bridge linking Old Connaught to the Dublin Road, in accordance with approved local area plan (Old Connaught Local Area Plan).</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss/reduction/fragmentation [hedgerows, trees and surface water features on-site [including Crinken Stream], species disturbance etc.], effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow ([Flood Zone B], e.g., through changes to the hydrological regime, or the discharge of polluting surface water run-off from the site), effects on material assets (e.g., re-location of electricity transmission infrastructure), climate effects (e.g., through construction embodied carbon), effects on potential archaeological features on-site (e.g. potential archaeological remains that may be affected by groundworks), or effects on landscape character and visual amenity.</p>	-	+/-	-	-	+/-	-	+/-	-	-

Site ID	Area Name	Location	Existing Zoning	Proposed Zoning	Area (ha)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
							BFF	PHH	S	W	MA	A	C	CH	L
10	WB North - Dublin Rd to M11	Allies River Road, Woodbrook	GB	A	1.6	<p>The site comprises two land parcels, separated by the Crinken Stream. It is proposed to amend zoning at this site from zoning objective GB - To protect and enhance the open nature of lands between urban areas, to zoning objective A - To provide residential development and improve residential amenity while protecting the existing residential amenities. This amendment will drive future development of housing and supporting infrastructure including open space and educational and community facilities at the site.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss/reduction/fragmentation [Glenddo Mountain to Shanganagh Wildlife Corridor, hedgerows and trees on-site], species disturbance etc.), effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through changes to the hydrological regime, or the discharge of polluting surface water run-off from the site to the Crinken Stream), effects on material assets (e.g., re-location of electricity transmission infrastructure), climate effects (e.g., through construction embodied carbon), effects on archaeological features on-site (e.g., archaeological remains that may be affected by groundworks), or effects on landscape character and visual amenity (e.g., due to the construction of large-scale development).</p>	-	+/-	-	-	+/-	-	+/-	-	-

Site ID	Area Name	Location	Existing Zoning	Proposed Zoning	Area (ha)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
							BFF	PHH	S	W	MA	A	C	CH	L
11	proposed pitch - Dublin Road / Allies River	Dublin Road, Woodbrook	GB	F	1.9	<p>It is proposed to amend zoning at this site from zoning objective GB - To protect and enhance the open nature of lands between urban areas, to zoning objective F - To preserve and provide for open space with ancillary active recreational amenities. This amendment will drive the development of amenities to serve the local population and is in accordance with SLO 162.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss/reduction/fragmentation [hedgerows on-site], species disturbance etc.), effects on local population (e.g., through noise, dust, traffic disruption), effects on material assets (e.g., relocation of electricity transmission infrastructure), effects on archaeological features on-site (e.g., effects on archaeological remains that may be affected by groundworks). However it is considered that the effects on soil, water, air, climate and landscape will be insignificant.</p> <p>The operational phase of the proposed development has the potential to generate effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on surrounding traffic network), however it is considered that the effects will be insignificant.</p> <p>The future development of active recreational amenities has the potential to generate positive effects for people and material assets (e.g., through the provision of amenities).</p>	-	+-	0	0	+-	0	0	-	0

Site ID	Area Name	Location	Existing Zoning	Proposed Zoning	Area (ha)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
							BFF	PHH	S	W	MA	A	C	CH	L
12	WB - Open space between Dublin Rd and M11	Allies River Rd / Dublin Rd, Woodbrook	GB	F	6.0	<p>It is proposed to amend zoning at this site from zoning objective GB - To protect and enhance the open nature of lands between urban areas, to zoning objective F - To preserve and provide for open space with ancillary active recreational amenities. This amendment will drive the development of amenities to serve the local population and is in accordance with SLO 160.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss/reduction/fragmentation [Glendoo Mountain to Shangannagh Wildlife Corridor, hedgerows and Crinken Stream on-site], species disturbance etc.), effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through changes to the hydrological regime, or the discharge of polluting surface water run-off to the Crinken Stream), effects on material assets (e.g., re-location of electricity transmission infrastructure), effects on archaeological features on-site (e.g., effects on archaeological remains that may be affected by groundworks), or effects on landscape character and visual amenity (e.g., due to construction in the vicinity of heritage features). However it is considered that the effects on soils, air and climate will be insignificant.</p> <p>The operational phase of the proposed development has the potential to generate effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on surrounding traffic network).</p>	+/-	+/-	0	-	+/-	0	0	-	0

Site ID	Area Name	Location	Existing Zoning	Proposed Zoning	Area (ha)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
							BFF	PHH	S	W	MA	A	C	CH	L
13	WB - Lands west of Dublin Road	Dublin Road, Woodbrook	GB	A	12.3	<p>It is proposed to amend zoning at this site from zoning objective GB - To protect and enhance the open nature of lands between urban areas, to zoning objective A - To provide residential development and improve residential amenity while protecting the existing residential amenities. This amendment will drive future development of housing and supporting infrastructure including open space and educational and community facilities at the site.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss/reduction/fragmentation [Glendoo Mountain to Shangannagh wildlife corridor, hedgerows on-site], species disturbance etc.), effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through changes to the hydrological regime, or the discharge of polluting surface water run-off to the Crinken Stream), effects on material assets (e.g., re-location of electricity transmission infrastructure), climate effects (e.g., through construction embodied carbon), effects on archaeological features on-site (e.g., archaeological remains that may be affected by groundworks), or effects on landscape character and visual amenity (e.g., due to the construction of large-scale development [several heritage features onsite e.g., Askefield House, Hackett Memorial Hall]).</p> <p>The operational phase of the proposed development has the potential to generate effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on surrounding traffic network, effects on material</p>	-	+/-	-	-	+/-	-	+/-	-	-

Site ID	Area Name	Location	Existing Zoning	Proposed Zoning	Area (ha)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
							BFF	PHH	S	W	MA	A	C	CH	L
14	Existing houses as Woodbrook Downs	Woodbrook Downs, Dublin Road	GB	A	3.5	<p>It is proposed to amend zoning at this site from zoning objective GB - To protect and enhance the open nature of lands between urban areas, to zoning objective A - To provide residential development and improve residential amenity while protecting the existing residential amenities. The site comprises existing residential properties.</p> <p>Any future construction at the site has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., species disturbance etc.), effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through changes to the hydrological regime, or the discharge of polluting surface water run-off from the site to the Crinken Stream), effects on material assets (e.g., re-location of electricity transmission infrastructure), climate effects (e.g., through construction embodied carbon) or effects on landscape character and visual amenity (e.g., due to the construction of large-scale development). Cultural heritage effects are unlikely to be significant given that the site has already been developed.</p> <p>The operational phase of any future development has the potential to generate effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on surrounding traffic network, effects on material assets (e.g., utilisation of water supply, wastewater treatment capacity etc.).</p>	-	+/-	-	-	+/-	-	+/-	0	-

Site ID	Area Name	Location	Existing Zoning	Proposed Zoning	Area (ha)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
							BFF	PHH	S	W	MA	A	C	CH	L
15	WB - East of M11	Allies River Road, Woodbrook	GB	A	3.0	<p>It is proposed to amend zoning at this site from zoning objective GB - To protect and enhance the open nature of lands between urban areas, to zoning objective A - To provide residential development and improve residential amenity while protecting the existing residential amenities. This amendment will drive future development of housing and supporting infrastructure including open space and educational and community facilities at the site.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss/reduction/fragmentation [Glendoo to Shangannagh wildlife corridor, hedgerows on-site], species disturbance etc.), effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through changes to the hydrological regime, or the discharge of polluting surface water run-off from the site to the Crinken Stream), effects on material assets (e.g., re-location of electricity transmission infrastructure), climate effects (e.g., through construction embodied carbon), effects on archaeological features on-site (e.g., effects on archaeological remains that may be affected by groundworks [burial site in close proximity to southern boundary]), or effects on landscape character and visual amenity (e.g., due to the construction of large-scale development).</p>	-	+/-	-	-	+/-	-	+/-	-	-

Site ID	Area Name	Location	Existing Zoning	Proposed Zoning	Area (ha)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
							BFF	PHH	S	W	MA	A	C	CH	L
16	WB - The Aske Dublin Road	Dublin Road, Woodbrook	GB	A	3.1	<p>It is proposed to amend zoning at this site from zoning objective GB - To protect and enhance the open nature of lands between urban areas, to zoning objective A - To provide residential development and improve residential amenity while protecting the existing residential amenities. This amendment will drive future development of housing and supporting infrastructure including open space and educational and community facilities at the site.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss/reduction/fragmentation [Glendoo Mountain to Shangannagh wildlife corridor, hedgerows on-site], species disturbance etc.), effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through changes to the hydrological regime, or the discharge of polluting surface water run-off to the Crinken Stream), effects on material assets (e.g., re-location of electricity transmission infrastructure), climate effects (e.g., through construction embodied carbon), effects on archaeological features on-site (e.g., archaeological remains that may be affected by groundworks), or effects on landscape character and visual amenity (e.g., due to the construction of large-scale development [several heritage features onsite e.g., The Aske country house]).</p>	-	+/-	-	-	+/-	-	+/-	-	-

Site ID	Area Name	Location	Existing Zoning	Proposed Zoning	Area (ha)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
							BFF	PHH	S	W	MA	A	C	CH	L
17	Woodbrook College	Dublin Road, Woodbrook	GB	SNI	6.6	<p>It is proposed to amend zoning at this site from zoning objective GB - To protect and enhance the open nature of lands between urban areas, to zoning objective SNI - To protect, improve and encourage the provision of sustainable neighbourhood infrastructure. This amendment will drive future development of sustainable neighbourhood infrastructure to support current and future local population.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss/reduction/fragmentation [Glendoo Mountain to Shanganagh wildlife corridor, hedgerows on-site], species disturbance etc.), effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through changes to the hydrological regime, or the discharge of polluting surface water run-off to the Crinken Stream), effects on material assets (e.g., re-location of electricity transmission infrastructure), climate effects (e.g., through construction embodied carbon), effects on archaeological features on-site (e.g., archaeological remains that may be affected by groundworks [burial site onsite]), or effects on landscape character and visual amenity (e.g., due to the construction of large-scale development).</p>	-	+/-	-	-	+/-	-	+/-	-	-

Site ID	Area Name	Location	Existing Zoning	Proposed Zoning	Area (ha)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
							BFF	PHH	S	W	MA	A	C	CH	L
18	WB - Open space Woodbrook House lands	Corke Lodge / Woodbrook House / Golf Club - Dublin Road Woodbrook	GB	F	8.6	<p>It is proposed to amend zoning at this site from zoning objective GB - To protect and enhance the open nature of lands between urban areas, to zoning objective F - To preserve and provide for open space with ancillary active recreational amenities. This amendment will drive the development of amenities to serve the local population and is in accordance with SLO 160.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss/reduction/fragmentation [Glendoo Mountain to Shangannagh Wildlife Corridor, hedgerows, trees and Crinken Stream on-site], species disturbance etc.), effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through changes to the hydrological regime, or the discharge of polluting surface water run-off to the Crinken Stream), effects on material assets (e.g., re-location of electricity transmission infrastructure), effects on archaeological features on-site (e.g., effects on archaeological remains that may be affected by groundworks), or effects on landscape character and visual amenity (e.g., due to construction in the vicinity of heritage features [Woodbrook Country House, Woodbrook walled garden]). However it is considered that the effects on soils, air and climate will be insignificant.</p> <p>The operational phase of the proposed development has the potential to generate effects, including: traffic and transport related effects (e.g., changes in traffic and transport dynamics, effects on surrounding traffic network).</p>	+/-	+/-	0	-	+/-	0	0	-	0

Site ID	Area Name	Location	Existing Zoning	Proposed Zoning	Area (ha)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
							BFF	PHH	S	W	MA	A	C	CH	L
19	WB - north of Woodbrook House	Corke Lodge / Woodbrook House / Golf Club - Dublin Road Woodbrook	GB	A	0.6	<p>It is proposed to amend zoning at this site from zoning objective GB - To protect and enhance the open nature of lands between urban areas, to zoning objective A - To provide residential development and improve residential amenity while protecting the existing residential amenities. This amendment will drive future development of housing and supporting infrastructure including open space and educational and community facilities at the site. Any future development must be in accordance with SLO 164 and SLO 165.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss/reduction/fragmentation [Glendoo Mountain to Shanganagh wildlife corridor, hedgerows on-site], species disturbance etc.), effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through changes to the hydrological regime, or the discharge of polluting surface water run-off from the site), effects on material assets (e.g., re-location of electricity transmission infrastructure), climate effects (e.g., through construction embodied carbon), effects on archaeological features on-site (e.g., archaeological remains that may be affected by groundworks), or effects on landscape character and visual amenity (e.g., due to the construction of large-scale development [heritage features onsite - Corke Lodge].</p>	-	+/-	-	-	+/-	-	+/-	-	-

Site ID	Area Name	Location	Existing Zoning	Proposed Zoning	Area (ha)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
							BFF	PHH	S	W	MA	A	C	CH	L
20	WB - between Woodbrook House and Dublin Rd	Dublin Road, Woodbrook	GB	A	7.5	<p>It is proposed to amend zoning at this site from zoning objective GB - To protect and enhance the open nature of lands between urban areas, to zoning objective A - To provide residential development and improve residential amenity while protecting the existing residential amenities. This amendment will drive future development of housing and supporting infrastructure including open space and educational and community facilities at the site. Any future development must be in accordance with SLO 166, SLO 167 and SLO 168.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss/reduction/fragmentation [Glendoo Mountain to Shanganagh wildlife corridor, hedgerows on-site], species disturbance etc.), effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through changes to the hydrological regime, or the discharge of polluting surface water run-off from the site), effects on material assets (e.g., re-location of electricity transmission infrastructure), climate effects (e.g., through construction embodied carbon), effects on archaeological features on-site (e.g., archaeological remains that may be affected by groundworks), or effects on landscape character and visual amenity (e.g., due to the construction of large-scale development in the domain landscape of Woodbrook House [heritage features onsite - Woodbrook gate lodge]).</p>	-	+/-	-	-	+/-	-	+/-	-	-

Site ID	Area Name	Location	Existing Zoning	Proposed Zoning	Area (ha)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
							BFF	PHH	S	W	MA	A	C	CH	L
21	WB South - Wilford House	Dublin Road, Woodbrook	GB	A	3.7	<p>It is proposed to amend zoning at this site from zoning objective GB - To protect and enhance the open nature of lands between urban areas, to zoning objective A - To provide residential development and improve residential amenity while protecting the existing residential amenities. This amendment will drive future development of housing and supporting infrastructure including open space and educational and community facilities at the site. Any future development must be in accordance with SLO 166, SLO 167 and SLO 168.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss/reduction/fragmentation [Glendoo Mountain to Shanganagh wildlife corridor, hedgerows and trees on-site], species disturbance etc.), effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through changes to the hydrological regime, or the discharge of polluting surface water run-off from the site), effects on material assets (e.g., re-location of electricity transmission infrastructure), climate effects (e.g., through construction embodied carbon), effects on archaeological features on-site (e.g., archaeological remains that may be affected by groundworks), or effects on landscape character and visual amenity (e.g., due to the construction of large-scale development [Wilford House onsite]).</p>	-	+/-	-	-	+/-	-	+/-	-	-

Site ID	Area Name	Location	Existing Zoning	Proposed Zoning	Area (ha)	Assessment of Likely, Significant Effects on the Environment (in the absence of Environmental Mitigation)	Relationship with SEA Environmental Components and SEOs (prior to mitigation)								
							BFF	PHH	S	W	MA	A	C	CH	L
22	SUFP - OE lands at Block N	Central Park, Sandyford	OE	F	0.2	<p>It is proposed to amend zoning at this site from zoning objective OE - To provide for office and enterprise development, to F - To preserve and provide for open space with ancillary active recreational amenities.</p> <p>This amendment will drive future development of open space and recreational amenities at the site and will support the development of housing and supporting infrastructure in the vicinity of site.</p> <p>The future construction of this development has the potential to generate a range of construction phase effects, including: effects on receiving biodiversity (e.g., habitat loss/reduction/fragmentation [there are no significant hedgerows or surface water features on-site, however the existing green area on-site may provide foraging/connectivity to nearby trees and wildlife corridors], species disturbance etc.), effects on local population (e.g., through noise, dust, traffic disruption), effects on receiving surface water and groundwater quality and flow (e.g., through changes to the hydrological regime, or the discharge of polluting surface water run-off from the site), effects on material assets (e.g., re-location of electricity transmission infrastructure), climate effects (e.g., through construction embodied carbon), effects on potential archaeological features on-site (e.g. potential archaeological remains that may be affected by groundworks), or effects on landscape character and visual amenity.</p>	+-	+-	-	-	+-	-	+-	-	+-



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