

# Dún Laoghaire-Rathdown County Council

## LOCAL GOVERNMENT ACTS 1925 - 2014

### RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS SEA Screening Determination

**Strategic Environmental Assessment (SEA) Screening Determination under the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No. 436 of 2004), as amended by the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011 (S.I. No. 201 of 2011) for proposed Variation No. 1 of the Dún Laoghaire-Rathdown County Development Plan 2022-2028**

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

An SEA Screening determination as to whether proposed Variation No. 1 to the Dún Laoghaire-Rathdown County Development Plan 2022-2028 (CDP) is likely to have a significant effect on the environment is being made under Article 7 (13K) of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No. 436 of 2004), as amended by the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011 (S.I. No. 201 of 2011) (herein referred to as the 'SEA Regulations').

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

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

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

An SEA Screening Assessment for proposed Variation No. 1 to the CDP was carried out having regard to criteria defined in Schedule 2A of the SEA Regulations. Following this assessment, DLRCC determines that SEA is required for the proposed Variation No. 1. The principal reasons for this are as follows:

- The rezoning of rural, and green belt 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.
- DLRCC has determined that Appropriate Assessment is required for the proposed Variation under Part XAB of the Planning and Development Act, 2000 (as amended).

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Considering this, it is necessary for DLRCC to complete SEA of the proposed Variation and integrate environmental considerations into the proposed Variation.


I recommend the proposed determination as set out above.

  
Senior Executive Planner

12/11/25  
Date

Endorsed: Laura McQuinn  
Senior Planner

**ORDER:** Dún Laoghaire-Rathdown County Council has determined that the full SEA of the Variation No. 1 to the Dún Laoghaire-Rathdown County Development Plan 2022-2028 under Section 13 of the Planning and Development Act 2000 (as amended) must be undertaken in accordance with the SEA Directive and transposing national regulations. This determination has been made having regard to criteria for determining whether a plan is likely to have a significant effects on the environment, as defined in Schedule 2A of the national regulations.

Signed:   
Approved Officer

12/11/25  
Date