

**APPROPRIATE ASSESSMENT SCREENING**

*In Accordance With the Requirements Of*

**ARTICLE 6(3)**

*Of The*

**EU HABITATS DIRECTIVE**

*For*

**PROPOSED VARIATIONS NO'S 8-27 OF THE DUBLIN CITY DEVELOPMENT PLAN 2016-2022: CHANGES TO THE LAND USE ZONING OF THE SUBJECT LANDS SHOWN IN TABLE 1 (FROM LAND USE ZONING Z6 TO THE PROPOSED ZONINGS AS LISTED) AND THE ADDITION OF TEXT TO SECTION 14.8.9 OF THE PLAN**

<b>Proposed Variation No.</b>	<b>Map Ref.</b>	<b>Subject Lands</b>	<b>Current Zoning</b>	<b>Proposed Zoning</b>
8	A5	Clearwater Retail Park, Finglas Road, Dublin 11	Z6 (employment)	Z1 (Residential)
9	B2	Santry Industrial Lands, Santry Avenue and Swords Road, Dublin 9	Z6 (employment)	Z1 (Residential)
10	B7	Shanowen Road Lands, Whitehall/Santry, Dublin 9	Z6 (employment)	Z1 (Residential)
11	B9	Mornington Business Park, Malahide Road, Dublin 5	Z6 (employment)	Z1 (Residential)
12	B10	Sites at Malahide Road (adjacent to Mornington Grove), Malahide Road, Dublin 5	Z6 (employment)	Z10 (Mixed Uses) & Z3 (Neighbourhood)
13	B11	Site at Harmonstown Road, Dublin 5	Z6 (employment)	Z10 (Mixed Uses)
14	D1	Chapelizod Bypass/Kylemore Road, Dublin 20	Z6 (employment)	Z1 (Residential)
15	D3	11 Ballyfermot Road Lower, Dublin 10	Z6 (employment)	Z1 (Residential)
16	D6	Goldenbridge Industrial Estate, Tyrconnell Road, Dublin 8	Z6 (employment)	Z10 (Mixed Uses) & Z9 (Open Space) & Addition of Text
17	E6	Esmond Avenue, Fairview Strand, Dublin 3	Z6 (employment)	Z1 (Residential)
18	E7	Seville Place, Dublin 1	Z6 (employment)	Z5 (City Centre) & Z9 (Open Space)
19	E12	Lands at Old Kilmainham/South Circular Road, Dublin 8	Z6 (employment)	Z1 (Residential) & Z9 (Open Space)
20	E14	109-114 Cork Street, Dublin 8	Z6 (employment)	Z10 (Mixed Uses)
21	E35	Davitt Road, Crumlin, Dublin 12	Z6 (employment)	Z1 (Residential)
22	E36	Herberton Road / Keeper Road (Glenview Industrial Estate), Drimnagh, Dublin 12	Z6 (employment)	Z1 (Residential)
23	E37	White Heather Industrial Estate, Dublin 8	Z6 (employment)	Z1 (Residential) & Z9 (Open Space)
24	E41	Parkgate Street / Wolfe Tone Quay, Dublin 8	Z6 (employment)	Z5 (City Centre)
25	F2	East Wall Road, Dublin 3	Z6 (employment)	Z10 (Mixed Uses)
26	G4	Brickfield House and Sunshine Estate, Crumlin Road, Dublin 12	Z6 (employment)	Z1 (Residential)
27	H1	Greenmount Industrial Estate, Harolds Cross, Dublin 6w	Z6 (employment)	Z10 (Mixed Uses) & Z1 (Residential)

**TABLE 1: PROPOSED LAND USE ZONING VARIATIONS BY SUBJECT LANDS**

## SECTION 1 – INTRODUCTION & TERMS OF REFERENCE

This is an Appropriate Assessment Screening of proposed Variations to the Dublin City Development Plan 2016-2022 (CDP). The Variations primarily relate to a change in land use zonings for 20 no. land banks located throughout Dublin city. Table 1 lists the 20 no. subject lands, their current zoning and their proposed zoning. In addition, it is sought to add additional text relating to Land-Use Zoning Objective Z9 (Amenity/Open Space Lands/Green Network) to Section 14.8.9 of the CDP.

The proposed Variations sit within the framework of the operational CDP, which sets the city wide planning policy framework for all projects and development within the city, with all planning decisions being assessed against the policies and objectives of this plan. The CDP outlines a range of policies, objectives and standards to safeguard the environment and to ensure that plans and projects facilitated by the CDP do not have the potential to result in significant or adverse effects on European Sites, either singularly or in a cumulative manner.

### Terms of Reference

In compliance with Article 6(3) of the EU Habitats Directive (92/43/EEC) and EU Birds Directive (79/409/EEC), as transposed into Irish legislation by the Natura 2000 Communities (Birds and Natural Habitats) Regulations 2011 and Planning and Development Act 2000 (as amended), the potential effects of the policies and objectives of all statutory land use plans and projects on certain sites that are designated for the protection of nature under EU legislation must be assessed as an integral part of the plan process. Changes or amendments to these plans by way of a Variation must also be assessed (in accordance with S.177R of the Planning and Development Act, 2000 (as amended)).

For the purposes of Article 6 Assessments, Natura 2000 network sites or European Sites are those identified as Sites of Community Importance under the Habitats Directive (normally called Special Areas of Conservation) or classified as Special Protection Areas under the EU Birds Directive (79/409/EEC). The principal trigger for undertaking an ‘*Appropriate Assessment*’ would be if a proposed Variation was likely, either directly or indirectly, to have significant effects on a Natura 2000 Network site.

For the purposes of this report, the proposed Variations are the plan being assessed in compliance with Article 6(3).

This AA Screening assesses, 1) whether the making of the proposed Variations, is directly connected to or necessary for the conservation management of any European Site, and 2) whether the proposed Variations, alone or in combination with other plans and projects, are likely<sup>1</sup> to result in significant<sup>2</sup> effects on any European Site within the Natura 2000 network in view of its conservation objectives. The purpose of this Screening is to identify whether land use measures facilitated by the proposed Variations will have the potential to adversely affect the conservation objectives of European Sites. Such a conclusion will be arrived at by assessing the nature of current land use activities and future land use activities that will be supported by the proposed Variations, the potential for these activities to interact with European Sites occurring within the Variations’ Zone of Influence, and the likely changes that will result from the making of the proposed Variations, in combination with other plans and projects.

Circular Letter SEA 1/08 & NPWS 1/08 issued by the Department of Environment, Heritage and Local Government requires that, as a result of European Court of Justice Case 418/04 EC Commission v Ireland, any draft land use plan (or amendments or variations) proposed under the Planning & Development Act 2000 (as amended), specifically Section 177 of the Planning and Development (Amendment) Act 2010, must be screened for any potential impact on areas designated as Natura 2000 network sites. The results of the Screening should be recorded and made available to the public.

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<sup>1</sup> “likely” meaning any effect that may be reasonably predicted

<sup>2</sup> “significant” meaning not trivial or inconsequential but an effect that is potentially relevant to the Site’s conservation objectives (i.e. any effect, which would compromise the functioning and viability of a Site and interfere with achieving the conservation objectives of the Site would constitute a significant effect)

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The proposed Variations have been screened to ascertain if they are required to be subject to an *'Appropriate Assessment'* under the EU Habitats Directive. Based on the *'Methodological guidance on the provision of Article 6(3) and (4) of the EU Habitats Directive 92/43/EEC'*, a *'Screening Matrix'* and a *'Finding of No Significant Effects Matrix'* have been completed.

This Screening was undertaken by the Planning and Property Development Department of Dublin City Council. It should be noted that a Strategic Environmental Assessment Screening (SEA) Report has also been prepared for the proposed Variations.

## SECTION 2 – METHODOLOGY

The DoEHLG's *Guidance for Planning Authorities on Appropriate Assessment of Plans and Projects in Ireland* (2009) outlines the stages involved in undertaking a Screening Assessment of a plan or project that has the potential to have likely significant effects on European Sites. The methodology adopted for the Screening of the proposed Variations is informed by this Guidance and was undertaken in the following stages:

1. The first step is to **describe the proposed Variations to the 2016-2022 Dublin City Development Plan** and determine **whether they are necessary for the conservation management** of European Sites;
2. **Identification of European Sites** occurring within the **Zone of Influence** of the proposed Variations;
3. Identification of whether or not there are elements of the proposed Variations with **potential to give rise to likely significant effects** – direct, indirect or cumulative - on European Sites; and,
4. Identification of **other plans or projects** that, **in combination** with the proposed Variations, have the **potential to effect** European Sites.

### 2.1 The Proposed Variations

Variations No's 8-27 propose to vary the Dublin City Development Plan 2016-2022 (CDP) by changing the Land Use Zoning Objective for **20 sites** across the city from Land Use Zoning Objective Z6 (employment / enterprise) to the Proposed Land Use Zoning Objectives shown below.

**From:** ***Land Use Zoning Objective Z6 'To provide for the creation and protection of enterprise and facilitate opportunities for employment creation',***

**To:** The relevant **Proposed Land Use Zoning Objective(s) listed in Table 2** below.

**Land Use Zoning Objective Z1** *'To protect, provide and improve residential amenities'*

**Land Use Zoning Objective Z3** *'To provide for and improve neighbourhood facilities'*

**Land Use Zoning Objective Z5** *'To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity'*

**Land Use Zoning Objective Z9** *'To preserve, provide and improve recreational amenity and open space and green networks'*

**Land Use Zoning Objective Z10** *'To consolidate and facilitate the development of inner and inner suburban sites for mixed-uses, with residential the predominant use in suburban locations, and office /retail / residential the predominant uses in inner city areas.'*

TABLE 2: PROPOSED LAND USE ZONING VARIATIONS BY SUBJECT LANDS

Var. No.	Map Ref.	Subject Lands	Current Zoning	Proposed Zoning
8	A5	Clearwater Retail Park, Finglas Road, Dublin 11	Z6 (employment)	Z1 (Residential)
9	B2	Santry Industrial Lands, Santry Avenue and Swords Road, Dublin 9	Z6 (employment)	Z1 (Residential)
10	B7	Shanowen Road Lands, Whitehall/Santry, Dublin 9	Z6 (employment)	Z1 (Residential)
11	B9	Mornington Business Park, Malahide Road, Dublin 5	Z6 (employment)	Z1 (Residential)
12	B10	Sites at Malahide Road (adjacent to Mornington Grove), Malahide Road, Dublin 11	Z6 (employment)	Z10 (Mixed Uses) & Z3 (Neighbourhood)
13	B11	Site at Harmonstown Road, Dublin 5	Z6 (employment)	Z10 (Mixed Uses)
14	D1	Chapelizod Bypass/Kylemore Road, Dublin 20	Z6 (employment)	Z1 (Residential)
15	D3	11 Ballyfermot Road Lower, Dublin 10	Z6 (employment)	Z1 (Residential)
16	D6	Goldenbridge Industrial Estate, Tyrconnell Road, Dublin 8	Z6 (employment)	Z10 (Mixed Uses) & Z9 (Open Space)
17	E6	Esmond Avenue, Fairview Strand, Dublin 3	Z6 (employment)	Z1 (Residential)
18	E7	Seville Place, Dublin 1	Z6 (employment)	Z5 (City Centre) & Z9 (Open Space)
19	E12	Lands at Old Kilmainham/South Circular Road, Dublin 8	Z6 (employment)	Z1 (Residential) & Z9 (Open Space)
20	E14	109-114 Cork Street, Dublin 8	Z6 (employment)	Z10 (Mixed Uses)
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23	E37	White Heather Industrial Estate, Dublin 8	Z6 (employment)	Z1 (Residential) & Z9 (Open Space)
24	E41	Parkgate Street / Wolfe Tone Quay, Dublin 8	Z6 (employment)	Z5 (City Centre)
25	F2	East Wall Road, Dublin 3	Z6 (employment)	Z10 (Mixed Uses)
26	G4	Brickfield House and Sunshine Estate, Crumlin Road, Dublin 12	Z6 (employment)	Z1 (Residential)
27	H1	Greenmount Industrial Estate, Harolds Cross, Dublin 6w	Z6 (employment)	Z10 (Mixed Uses) & Z1 (Residential)

Each of the **Variation Locations, Descriptions** and **Variation Proposals** are set out below with each Proposed Variation Map (annotated with a Map Ref No., see Table 1 below).

Maps A, B, D, E, F and G located in **Appendix A** show the location of each proposed Variation location in its city context, using its map reference number (see Table 1 above).

In addition, it is also proposed to **add the following text to section 14.8.9** of the CDP, as a **last text paragraph** relating to Land-Use Zoning Objective Z9 – Amenity/Open Space Lands/Green Network – Zone Z9:

*‘Adjacent development shall be designed to complement the Z9 area and to provide passive surveillance. Any future amendment in the width of a Z9 area, which is considered to be minor in nature, will be considered in special circumstances where the proposal will benefit the character of the area and there is no net loss of Z9 land’.*

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## Variation No. 8 - A5: Clearwater Retail Park, Finglas Road

### PROPOSAL

From: Zoning Objective Z6 – To provide for the creation and protection of enterprise and facilitate opportunities for employment creation.

To: Zoning Objective Z1 – To protect, provide and improve residential amenities.

### SITE LOCATION AND DESCRIPTION

The Z6 lands (0.96 ha in total) are known as the Clearwater Retail Park and are located on the west side of the Finglas Road, north of (and adjacent to) the Finglas Clearwater Shopping Centre. The lands are served by the Finglas QBC (proposed Bus Connects).

The site contains a large surface carpark with one large building located on these lands which is divided into three separate retail units - all three units are occupied, operational and functioning. There is also a garage structure on the lands.

### PURPOSE OF THE PROPOSED DRAFT VARIATION

Given the low intensity nature of development on the lands (i.e. single storey buildings), it is considered that there is potential for additional development on the lands. In view of the residential character of the wider area and the adequate retail provision which already exists in the area, a change of zoning to residential would be considered appropriate.

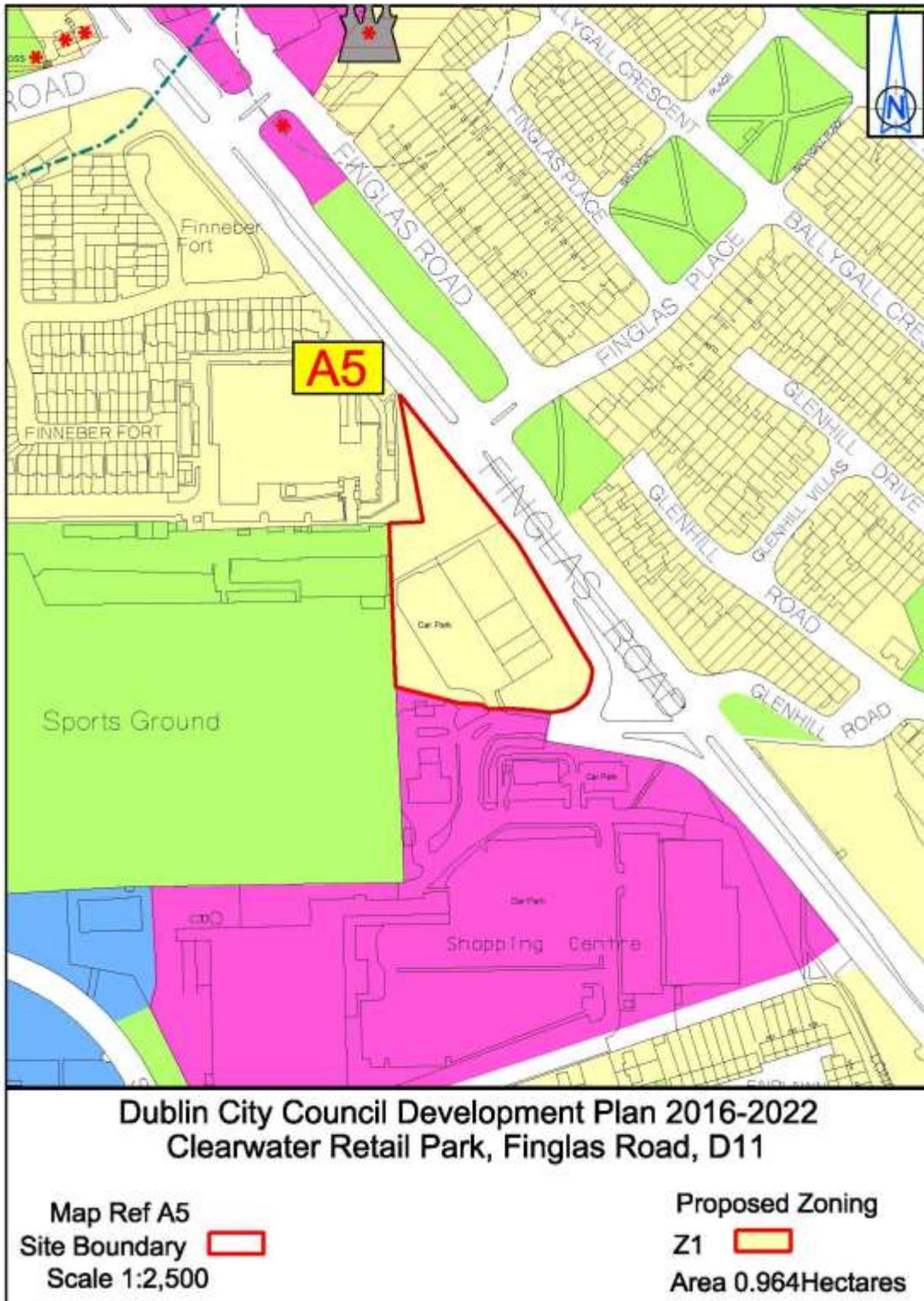


Figure 1. A5: Clearwater Retail Park, Finglas Road

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## Variation No. 9 - B2: Santry Industrial Lands

### PROPOSAL

From: Zoning Objective Z6 – To provide for the creation and protection of enterprise and facilitate opportunities for employment creation.

To: Zoning Objective Z1 – To protect, provide and improve residential amenities.

### SITE LOCATION AND DESCRIPTION

The Z6 lands (10.89 ha in total) are located to the north of the Omni Shopping Centre and to the west of the Swords Road in Santry. The lands are well served by Dublin Bus.

This Z6 land bank has frontage to both Santry Avenue to the north, the Swords Road to the east and is in close proximity to Santry Demesne Park. The northern boundary lies in close proximity to the administrative boundary with Fingal County Council.

Santry Hall Industrial Estate and St John's Court Office Park are located within these lands and are both accessed off the Swords Road. An IDA industrial site is located off Santry Avenue. Lands to the east of this Z6 land bank fronting onto the Swords Road are Zoned Z3 and Z4 (Neighbourhood Centre and District Centre). There are large areas of surface car parking and some lands are unused at present.

### PURPOSE OF THE PROPOSED DRAFT VARIATION

These Z6 lands comprise a medium scale land bank characterised by low scale and low density development. The land bank contains some long established employment uses / retail uses, however, the land bank is also characterised by a level of vacancy and an appearance of dereliction.

The lands are bounded by a neighbourhood centre / District Centre zoning and residential development. In view of the residential character of the wider area with the Omni shopping centre located to the south of the lands it is considered that a change of zoning to primarily residential use would be appropriate on these lands.

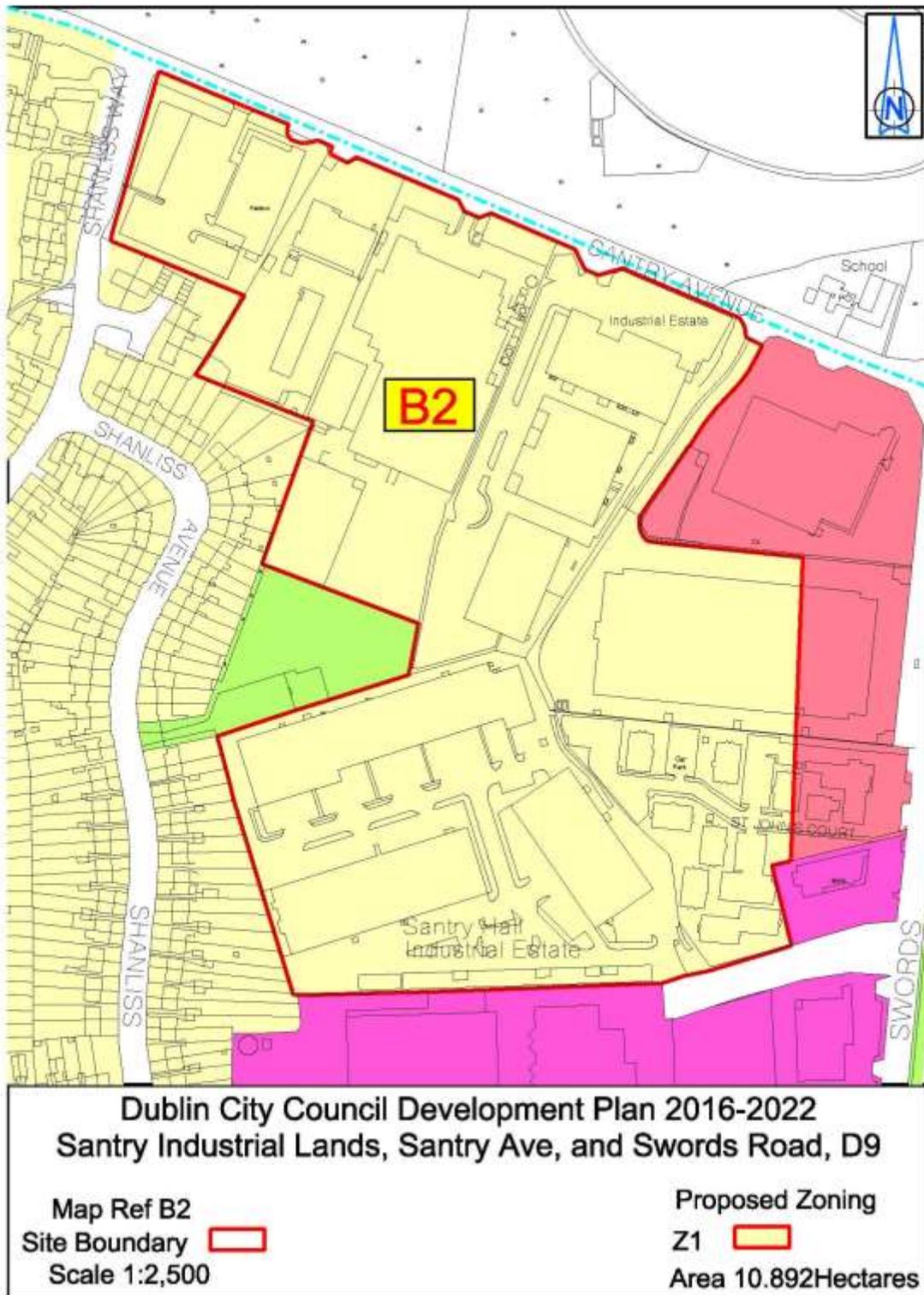


Figure 2. B2: Santry Industrial Land

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## Variation No. 10 - B7: Shanowen Road Lands

### PROPOSAL

From: Zoning Objective Z6 – To provide for the creation and protection of enterprise and facilitate opportunities for employment creation.

To: Zoning Objective Z1 – To protect, provide and improve residential amenities.

### SITE LOCATION AND DESCRIPTION

These Z6 lands (c.4.25ha) are located in the north east outer suburbs in Santry / Whitehall and are well served by Dublin Bus (Quality Bus Corridor on Swords Road). The Z6 zoned land is located on Shanowen Road, off the Swords Road, to the south of Omni Shopping Centre.

Structures on the lands include 1 to 2 storey storage and office buildings with uses including Santry Garda Station, the Land Registry of Ireland's central document storage warehouse and other public sector related offices and storage.

The lands are surrounded by residential uses. The lands are within close proximity to the proposed Metrolink Station at Collins Avenue / Ballymun Road junction.

### PURPOSE OF THE PROPOSED DRAFT VARIATION

These Z6 lands are located in a suburban residential location, well served by Dublin Bus. The Z6 lands are located in a well-established residential area. The Z6 lands are characterised by low scale development and large areas of car parking.

The lands are therefore considered to be underutilized in terms of their potential to provide high quality and high density development in line with national and regional planning policy. To reflect the residential character of the wider area a change of use to Z1 (residential) would be appropriate at this location.



Figure 3. B7: Shanowen Road Lands

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## Variation No. 11 - B9: Mornington Business Park

### PROPOSAL

From: Zoning Objective Z6 – To provide for the creation and protection of enterprise and facilitate opportunities for employment creation.

To: Zoning Objective Z1 – To protect, provide and improve residential amenities.

### SITE LOCATION AND DESCRIPTION

This report relates to Z6 lands measuring 0.9653 ha in total. The lands are located in the outer suburbs off the Kilmore Road in Artane and the lands are well served along the Malahide Road, by Dublin Bus.

The lands are bounded on all sides by residential development. There is a parade of local shops to the south. The lands are accessed from Kilmore Road off the Malahide Road. The Z6 study area comprises a number of light industrial uses in one building.

### PURPOSE OF THE PROPOSED DRAFT VARIATION

These Z6 lands comprise a small-scale employment land bank, surrounded by an established residential area. The lands are characterised by low scale and low-density development with a large area of surface car parking.

Given its outer suburban location, the residential character of the area and the proximity of the lands to high frequency public transport; it is considered that there is potential to intensify development on these lands and provide new housing. It is considered that a change of land use zoning from Z6 (employment) to residential would be appropriate for these lands.

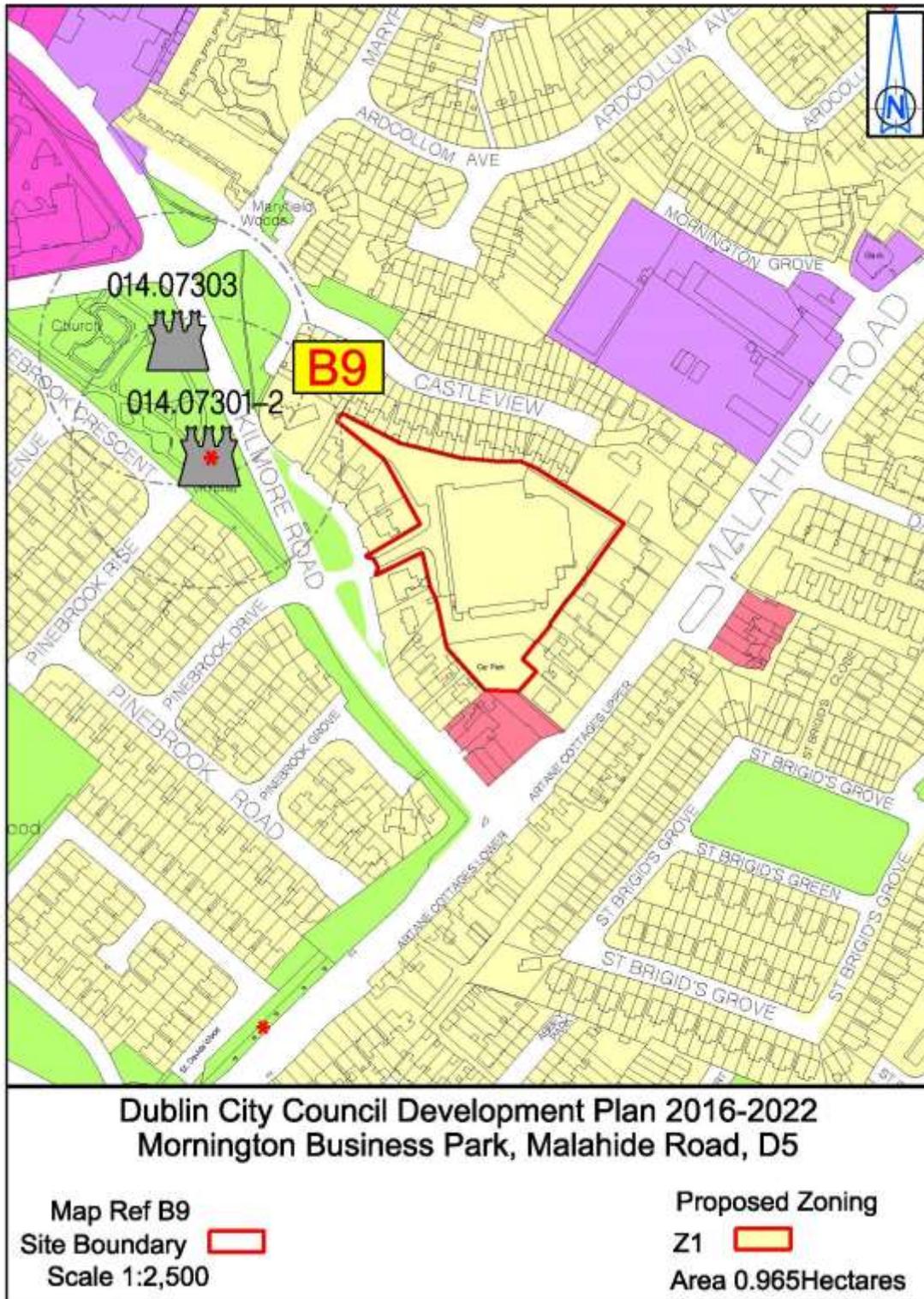


Figure 4. B9: Mornington Business Park

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## Variation No.12 - B10: Malahide Road (adjacent to Mornington Grove)

### PROPOSAL

From: Zoning Objective Z6 – To provide for the creation and protection of enterprise and facilitate opportunities for employment creation.

To: Zoning Objective Z10 – To consolidate and facilitate the development of inner city and inner suburban sites for mixed-uses, with residential the predominant use in suburban locations, and office/retail/residential the predominant uses in inner city areas.

To: Zoning Objective Z3 – To provide for and improve neighbourhood facilities.

### SITE LOCATION AND DESCRIPTION

This report relates to 2 no. Z6 land banks measuring 1.2495 ha in total. The lands are located in the outer suburbs on the Malahide Road in Artane. The lands are well served by Dublin Bus.

The lands are bounded by the Malahide Road which runs parallel to the lands. Mornington Grove to the north, is a cul de sac residential development. The lands comprise a parade of local shops with a filling station to the south and a bank (PSTB) to the north east.

The Z6 study area comprises primarily of a number of actively used local shops and services with apartments above including a filling station and bank.

### PURPOSE OF THE PROPOSED DRAFT VARIATION

These Z6 lands are characterised by their outer suburban location (Malahide Rd). They are well served by Dublin Bus and are located in proximity to Harmonstown Dart Station. The Z6 lands reviewed comprise low scale / actively used uses including local shops, a filling Station, a bank and a medical centre bounded by residential uses.

The land use is characterised by low scale / intensity of development. To reflect the residential character of the wider area and to support more intensive development close to transport corridors, a change of zoning from employment uses to mixed uses (including residential) would be appropriate at this location.

A strip of Z3 zoning (neighbourhood facilities) is proposed on the north east corner of the lands in order to protect the existing neighbourhood related uses in situ.



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## Variation No.13 - B11: Harmonstown Road

### PROPOSAL

From: Zoning Objective Z6 – To provide for the creation and protection of enterprise and facilitate opportunities for employment creation.

To: Zoning Objective Z10 – To consolidate and facilitate the development of inner city and inner suburban sites for mixed-uses, with residential the predominant use in suburban locations, and office/retail/residential the predominant uses in inner city areas.

### SITE LOCATION AND DESCRIPTION

This Z6 land bank is located in the outer suburbs in Harmonstown and measures 2.6624ha. The area is well served by Dublin Bus and is approximately 100m from the Harmonstown Dart Station. The land bank is set within a well-established residential area comprising of two storey semi-detached and terraced dwellings.

The uses within the land bank consist of retail, suppliers, community uses, motor sales, car wash and service uses. The uses are low intensity, with large areas of surface car parking.

### PURPOSE OF THE PROPOSED DRAFT VARIATION

The Z6 lands are located at an outer suburban location, beside Harmonstown DART station. The predominant uses on the lands are retail, community, commercial and light industry. The land use is characterised by low scale / intensity of development. To reflect the residential character of the wider area and to support more intensive development within close proximity of a DART station, a change of zoning from employment uses to mixed uses (including residential) would be appropriate at this



Figure 6. B11: Harmonstown Road

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## Variation No. 14 - D1: Chapelizod Bypass / Kylemore Road

### PROPOSAL

From: Zoning Objective Z6 – To provide for the creation and protection of enterprise and facilitate opportunities for employment creation.

To: Zoning Objective Z1 – To protect, provide and improve residential amenities.

### SITE LOCATION AND DESCRIPTION

This report relates to Z6 lands measuring 3.57ha in total. The lands are located in the outer suburban part of the city at Chapelizod / Ballyfermot. The lands are well served by Dublin Bus (Lucan - City Centre' Quality Bus Corridor and along Kylemore Road).

The lands bound the Chapelizod bypass to the north and east. To the west is Gaels-Drumfinn Avenue Park and the CDET B Ballyfermot Training Centre is to the south of the Z6 lands. The lands are accessed off the Kylemore Road. There is easy access from the lands to the M50 / N4 junction.

The Z6 study area comprises primarily of light industrial, pharmaceutical and warehousing uses.

### PURPOSE OF THE PROPOSED DRAFT VARIATION

These Z6 lands comprise a small scale employment land bank located in the outer suburbs. The lands benefit from access to high frequency bus services and potentially from a future Luas Extension to Lucan (final alignment to be decided). The lands are characterised by low scale development with large areas of surface car parking. Given the lands outer suburban location and the current low density commercial uses and the proximity to high frequency public transport; it is recommended the Z6 zoning is no longer appropriate in this area and the area reviewed be re-zoned to Z1 which provides for residential.

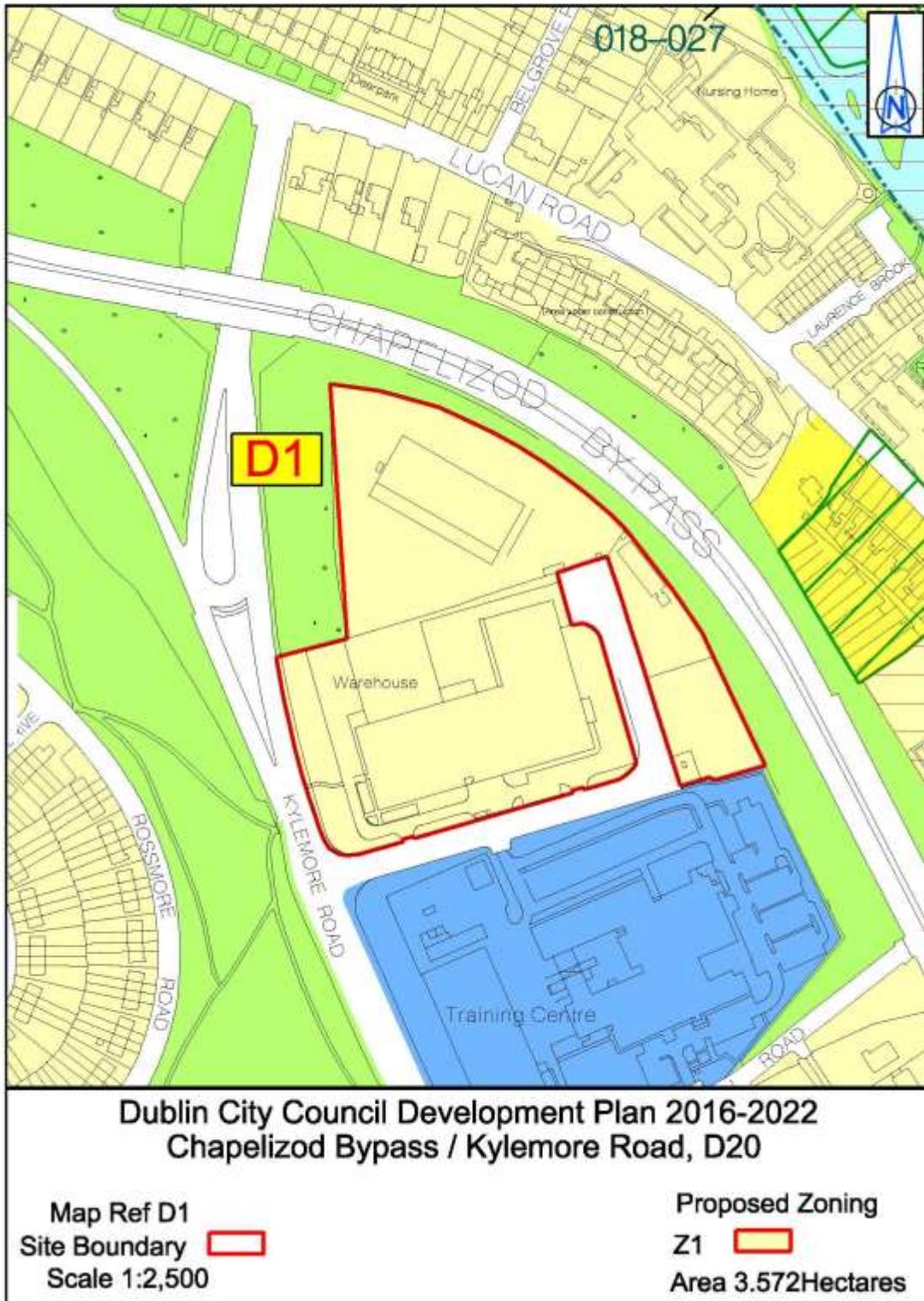


Figure 7. D1: Chapelizod Bypass / Kylemore Road

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## Variation No. 15 - D3: 11 Ballyfermot Road Lower

### PROPOSAL

From: Zoning Objective Z6 – To provide for the creation and protection of enterprise and facilitate opportunities for employment creation.

To: Zoning Objective Z1 – To protect, provide and improve residential amenities.

### SITE LOCATION AND DESCRIPTION

This report relates Z6 lands measuring 0.168ha. The lands are located in Ballyfermot in the outer suburban part of the city. The site is currently unoccupied. The lands are well served by Dublin Bus (Lucan - City Centre' Quality Bus Corridor and along Ballyfermot Road).

The lands are accessed from the Ballyfermot Road to the south with the Chapelizod bypass located to the north and the De La Salle school to the west. The lands are surrounded by residential development. The site is bounded by palisade fencing along the Ballyfermot Road.

The Z6 study area comprises an existing vacant site previously used as a fuel (coal and timber) yard.

### PURPOSE OF THE PROPOSED DRAFT VARIATION

Given the lands outer suburban location, the pattern of residential development in proximity and the proximity of the lands to high frequency public transport; it is recommended the Z6 zoning is no longer appropriate in this area and the area reviewed be re-zoned to Z1 which provides for residential development.

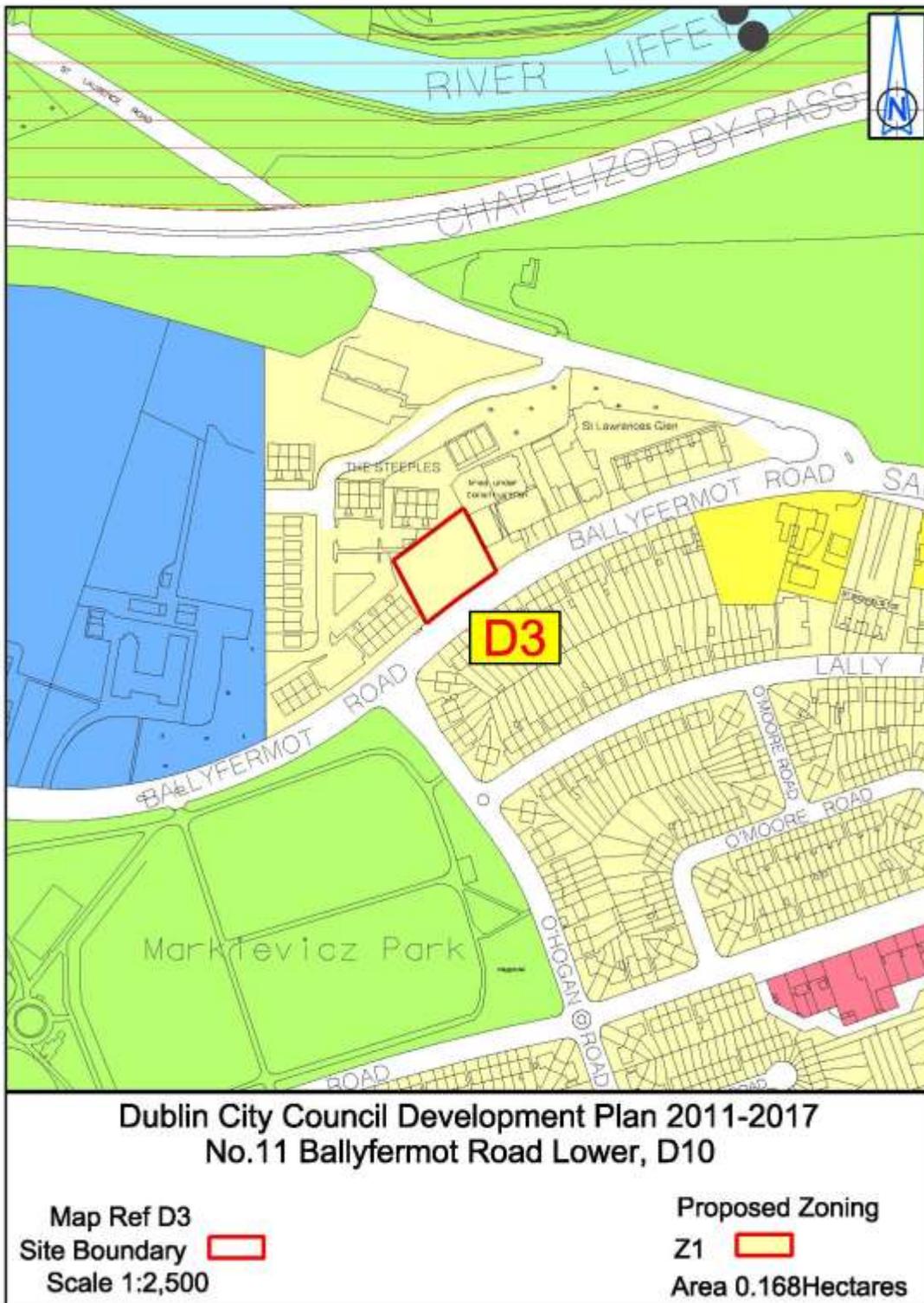


Figure 8. D3: 11 Ballyfermot Road Lower

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## Variation No. 16 - D6: Goldenbridge Industrial Estate, Addition of text to Section 14.8.9

### PROPOSAL

From: Zoning Objective Z6 – To provide for the creation and protection of enterprise and facilitate opportunities for employment creation.

To: Zoning Objective Z10 – To consolidate and facilitate the development of inner city and inner suburban sites for mixed-uses, with residential the predominant use in suburban locations, and office/retail/residential the predominant uses in inner city areas.

To: Zoning Objective Z9 – To preserve, provide and improve recreational amenity and open space and green networks.

It is also proposed to **add the following text to section 14.8.9** of the Dublin City Development Plan 2016 – 2022, **as a last text paragraph** relating to Land-Use Zoning Objective Z9 – Amenity/Open Space Lands/Green Network – Zone Z9.

*“Adjacent development shall be designed to complement the Z9 area and to provide passive surveillance. Any future amendment in the width of a Z9 area, which is considered to be minor in nature, will be considered in special circumstances where the proposal will benefit the character of the area and there is no net loss of Z9 land”.*

### SITE LOCATION AND DESCRIPTION

This Z6 land bank measures 4.2959 HA and is located in the inner suburbs within approx. 400m of the Blackhorse Luas Stop. Vehicular and pedestrian access is via Tyrconnell Road.

The land bank comprises

- Units within Goldenbridge Industrial Estate
- 2 no. blocks on Oblete View (mixed use residential and commercial)
- Kermoor House.

Uses are mixed and include a house of worship, warehousing, food suppliers, training centres, light industry, garages, factory shops, recreational, childcare and commercial.

### PURPOSE OF THE PROPOSED DRAFT VARIATION

This is an inner suburban location in Inchicore served by Dublin Bus and in close proximity to the Blackhorse Luas stop. The lands characterised by low volume of use with a noticeable level of vacancy amongst existing units.

The units in operation serve a certain level of functionality and include uses such as light industry, community, warehousing, residential and offices. Planning history demonstrates an existing pressure on these lands to shift away from historical uses towards office, retail and residential. It is considered appropriate to rezone these lands to a mixed use zoning (with residential the predominant use) to encourage better use of lands.

A strip of Z9 (Open Space) zoning is proposed through these lands where they abut the Camac River. This will ensure that the setting of the Camac is protected and to improve the quality of public open space and allow for an appropriate setback for future development, which will benefit from overlooking a green/blue corridor.



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## Variation No. 17 - E6: Esmond Avenue

### PROPOSAL

From: Zoning Objective Z6 – To provide for the creation and protection of enterprise and facilitate opportunities for employment creation.

To: Zoning Objective Z1 – To protect, provide and improve residential amenities.

### SITE LOCATION AND DESCRIPTION

This report relates to a Z6 land bank measuring 0.2217ha located on Esmond Avenue (off Fairview Strand) in the north east of the city.

The sites within this land bank are used as builders' yards / storage and is accessed via a narrow laneway.

### PURPOSE OF THE PROPOSED DRAFT VARIATION

The Z6 lands are located in an inner suburban location in Fairview. This area is well served by Dublin Bus. They are characterised by low intensity and low scale uses surrounded in the main by residential uses.

To reflect the residential character of the wider area it is considered appropriate to rezone these lands for residential purposes.



Figure 10. E6: Esmond Avenue

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## Variation No. 18 - E7: Seville Place

From: Zoning Objective Z6 – To provide for the creation and protection of enterprise and facilitate opportunities for employment creation.

To: Zoning Objective Z5 – To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity.

To: Zoning Objective Z9 – To preserve, provide and improve recreational amenity and open space and green networks.

### **SITE LOCATION AND DESCRIPTION**

This Z6 land bank is located in the north inner city near Newcomen Bridge. The lands are within walking distance of Connolly Station and well served by Dublin Bus. Situated within the land bank is a railway maintenance shed, railway lines and railway bridge.

The land bank is utilised by a sole occupier and functions as a depot for the storage and maintenance of rail carriages and sidings and from which rail traffic passes through northbound from Connolly Station.

### **PURPOSE OF THE PROPOSED DRAFT VARIATION**

Given the inner city location of these lands it is appropriate to rezone the lands from Z6 (employment) to Z5 (City Centre Mixed Use) in order to better reflect the wider zoning objective in the area.

A small parcel of the lands, adjacent the Royal Canal is proposed for to be rezoned Z9 (Open Space). The purpose of this zoning is to protect the setting of this important amenity from inappropriate development and provide for continuity of greenspace.

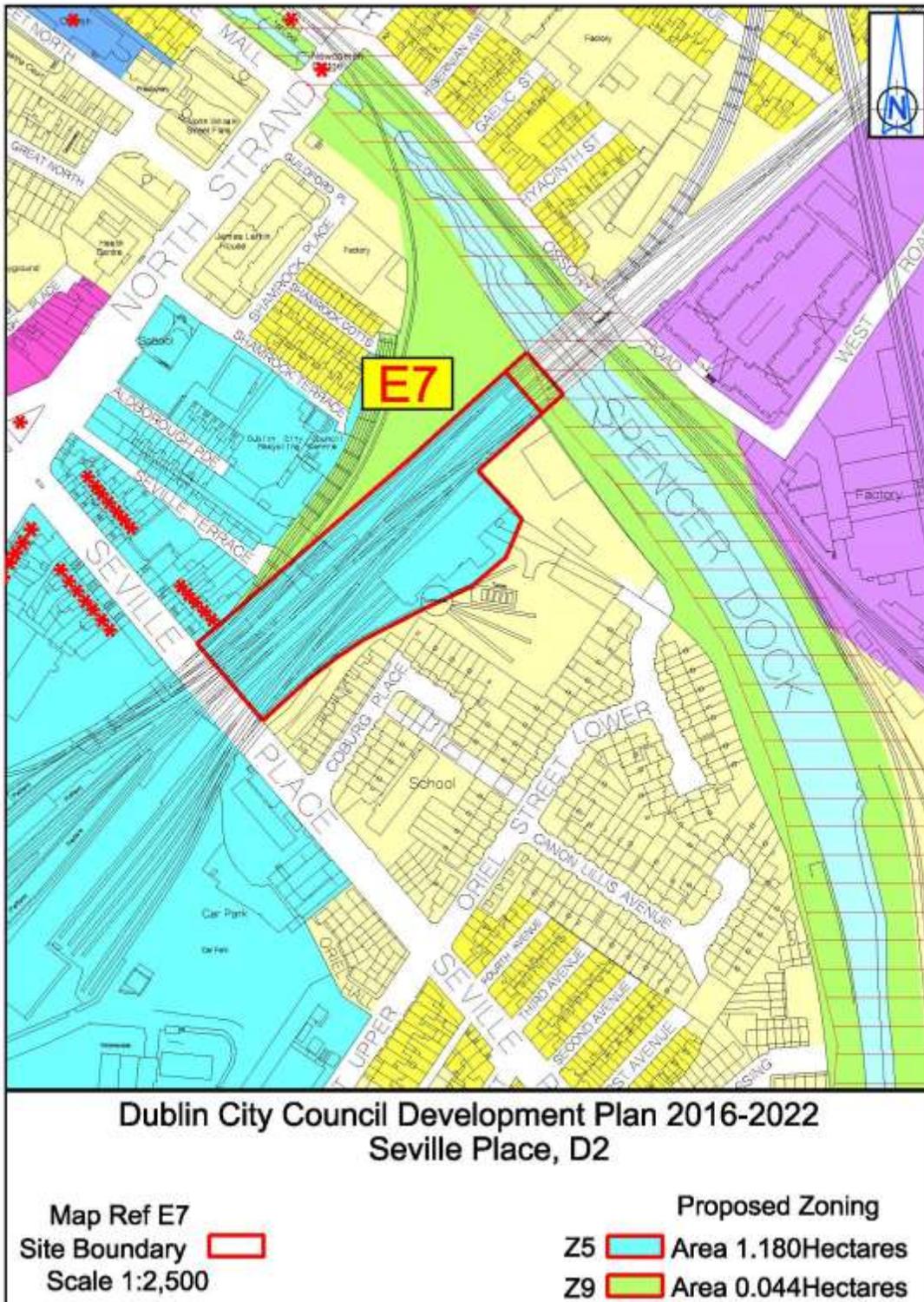


Figure 11. E7: Seville Place

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## Variation No. 19 - E12: Old Kilmainham Road / South Circular Road

### PROPOSAL

From: Zoning Objective Z6 – To provide for the creation and protection of enterprise and facilitate opportunities for employment creation.

To: Zoning Objective Z1 – To protect, provide and improve residential amenities.

To: Zoning Objective Z9 – To preserve, provide and improve recreational amenity and open space and green networks.

### SITE LOCATION AND DESCRIPTION

These Z6 lands comprise 4 land banks. They are located in the inner suburbs (off / near South Circular Road) near St. James Hospital. The lands are well served by Dublin Bus and are within walking distance of a Luas stop.

The sites are located in Kilmainham, Dublin 8 close to the junction of Old Kilmainham, Brookfield Road, Kearns Place and South Circular Road to the west of the St. James Hospital complex. The sites to the north of Old Kilmainham Road are bounded to the rear by the Camac River.

The Z6 lands contain residential uses and a number of warehouse type buildings (containing car sales, repairs and rental etc.) and more recently constructed structures (containing hair beauty products, training academy, and builders providers etc.).

### PURPOSE OF THE PROPOSED DRAFT VARIATION

The lands are in an inner suburban location well served by Dublin Bus and within easy walking distance to Luas Red Line and St. James Hospital Campus. Residential development has taken place on these lands and much of the commercial lands are underutilised, low scale in nature and/or vacant. It is recommended that the Land Use Zoning should be changed to reflect this.

It is proposed that the two northern sites outlined in red on Map E12 below should be rezoned from Z6 to Z1 and Z9. The proposed Z9 zoning provides for a riparian strip where these lands abut the Camac River on their northern boundary.

It is proposed that the two southern sites outlined in red on Map E12 below should be rezoned to Z1.

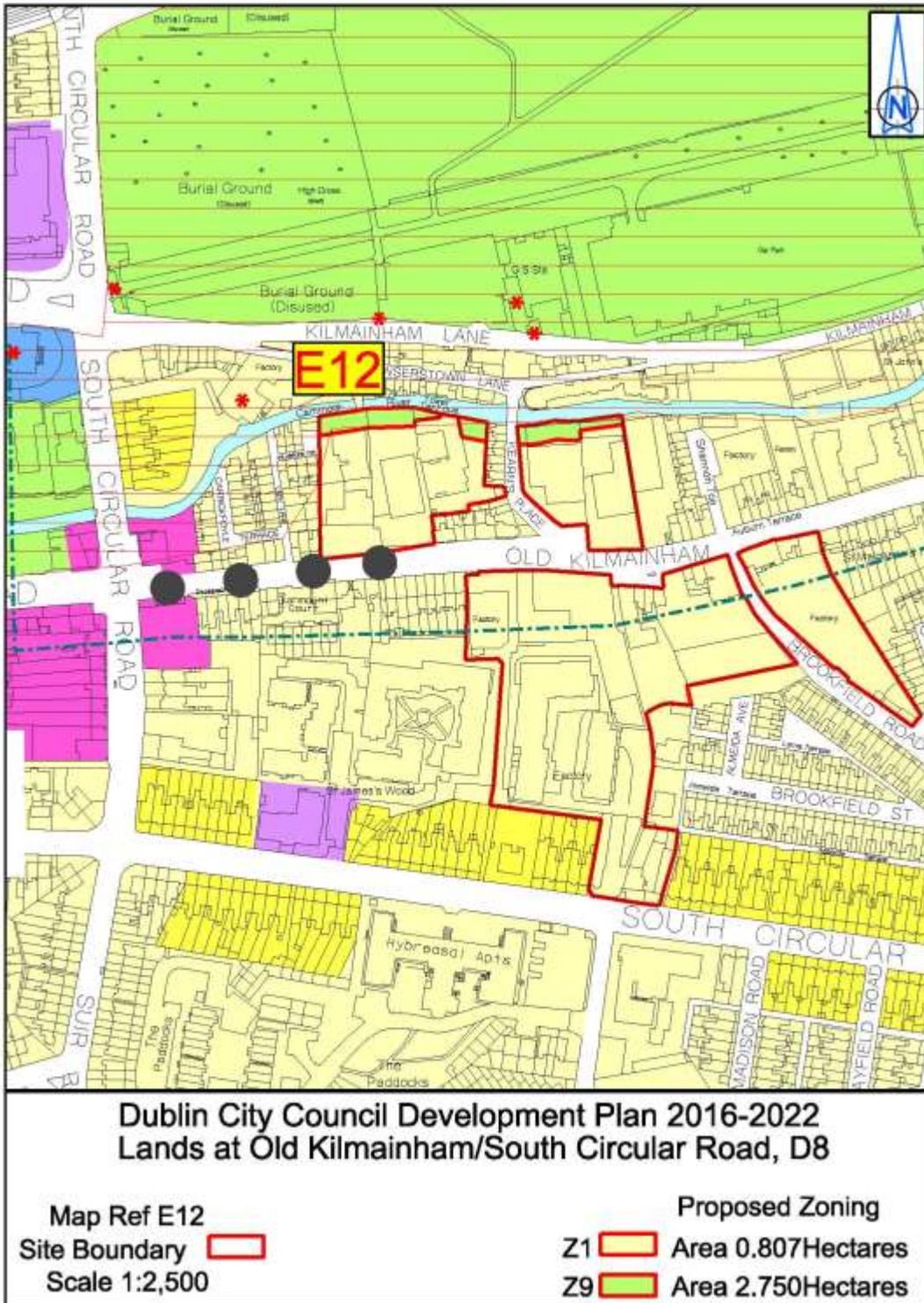


Figure 12. E12: Old Kilmainham Road / South Circular Road

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## Variation No. 20 - E14: 109 – 114 Cork Street

### PROPOSAL

From: Zoning Objective Z6 – To provide for the creation and protection of enterprise and facilitate opportunities for employment creation.

To: Zoning Objective Z10 – To consolidate and facilitate the development of inner city and inner suburban sites for mixed-uses, with residential the predominant use in suburban locations, and office/retail/residential the predominant uses in inner city areas.

### SITE LOCATION AND DESCRIPTION

These Z6 lands (0.572 ha) are located in the inner city to the north of Cork Street at 109-114 Cork Street, Dublin 8. These Z6 lands are made up of a number of different units and premises in various states of maintenance. A plant shop takes up a significant portion of the lands. The lands are located along a QBC.

They are bounded to the south by Cork Street and, partly, to the east by John Street South. The northern boundary of the site includes Allingham Street.

### PURPOSE OF THE PROPOSED DRAFT VARIATION

The context for these lands is mixed use. Presently, the overall site is underused, with Number 110-111 vacant. The subject site is located in the city centre and is considered to have significant potential for development/redevelopment.

As the lands comprise an underutilised inner city site on a key communication corridor, it is considered that a change of zoning to Z10 (mixed use) would be a more appropriate zoning at this location.

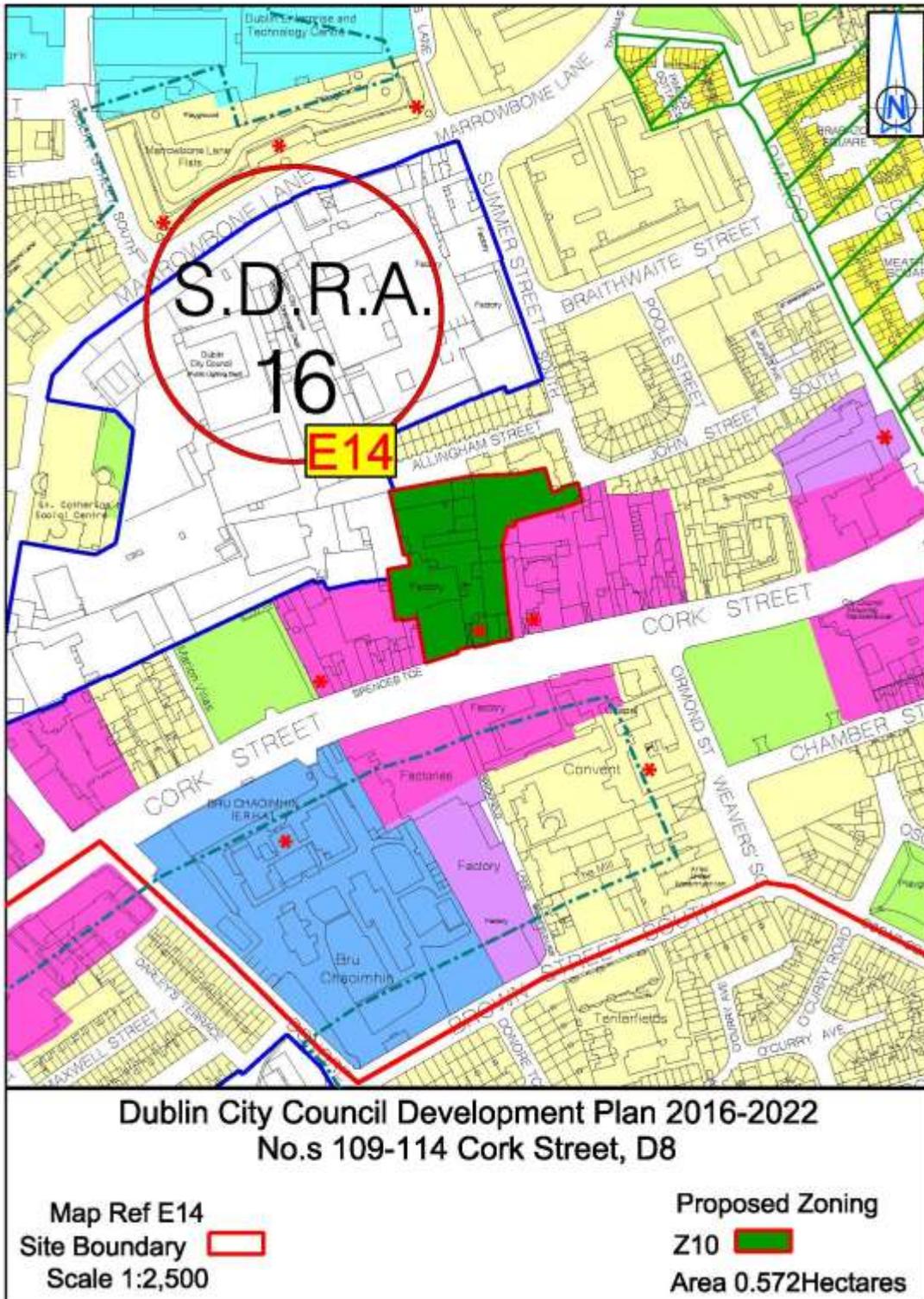


Figure 13. E14: 109 – 114 Cork Street

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## Variation No. 21 - E35: Davitt Road

### PROPOSAL

From: Zoning Objective Z6 – To provide for the creation and protection of enterprise and facilitate opportunities for employment creation.

To: Zoning Objective Z1 – To protect, provide and improve residential amenities.

### SITE LOCATION AND DESCRIPTION

This report relates to Z6 lands (c1.8h in area) located on Davitt Road, in the south west inner suburbs (just outside the canals) in Drimnagh. The site is served by Luas (Red Line) and bus. The lands comprise light industrial uses and commercial.

The lands are bounded by Davitt Road to the north, Benbulbin Road to the west, Galtymore Road to the south and by the Good Counsel GAA club to the east.

### PURPOSE OF THE PROPOSED DRAFT VARIATION

The Z6 lands reviewed comprise low scale / low intensity employment uses with obvious vacancy and dereliction. Given the inner suburban location of the lands which are serviced by the Luas Red Line, it is considered that this is an inefficient use of these lands. It is considered that a change of land use zoning from Z6 (employment) to residential would be appropriate for these lands.



Figure 14. E35: Davitt Road

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## Variation No. 22 - E36: Herberton Road / Keeper Road (Glenview Industrial Estate)

### PROPOSAL

From: Zoning Objective Z6 – To provide for the creation and protection of enterprise and facilitate opportunities for employment creation.

To: Zoning Objective Z1 – To protect, provide and improve residential amenities.

### SITE LOCATION AND DESCRIPTION

The Z6 lands (3.9187 ha) are located in the inner suburbs in Drimnagh, (just outside the Grand Canal), off Herberton Road / Keeper Road in Dublin 12. The lands are well served by public transport (Luas & Bus).

The lands are generally contained behind existing houses on Dolphin Road, Mourne Road, Herberton Road and Keeper Road in Drimnagh. The land bank comprises industrial type units with some office buildings on the Herberton Road side. The surrounding streets are predominantly residential in nature, made up of two storey terraced dwellings. There is a neighbourhood centre row of commercial units on Keeper Road, to the south of the subject lands.

### PURPOSE OF THE PROPOSED DRAFT VARIATION

The Z6 lands reviewed comprise low scale / low intensity employment uses. Given the inner suburban location of the lands which are serviced by the Luas Red Line, it is considered that this is an inefficient use of these lands. It is considered that a change of land use zoning from Z6 (employment) to residential would be appropriate for these lands.



Figure 15. E36: Herberton Road / Keeper Road (Glenview Industrial Estate)

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## Variation No. 23 - E37: White Heather Industrial Estate

### PROPOSAL

From: Zoning Objective Z6 – To provide for the creation and protection of enterprise and facilitate opportunities for employment creation.

To: Zoning Objective Z1 – To protect, provide and improve residential amenities.

To: Zoning Objective Z9 – To preserve, provide and improve recreational amenity and open space and green networks.

### SITE LOCATION AND DESCRIPTION

This report relates to Z6 lands (1.464 ha) located inside the Grand Canal in Dolphin's Barn within walking distance of a Luas stop. The lands comprise an Industrial Estate.

The lands are bounded by the South Circular Road to the north, Priestfield Cottages to the east, the Grand Canal/Parnell Road to the south and Dolphin's Barn Road to the west.

### PURPOSE OF THE PROPOSED DRAFT VARIATION

This Z6 land bank (1.464ha) comprises a small inner city industrial lands complex comprising of low scale and low intensity development. The area is well served by public transport. A change of zoning from Z6 to a residential zoning is proposed, with a Z9 zoning adjacent to the Grand Canal and existing Z9 zoning to function as a riparian buffer.

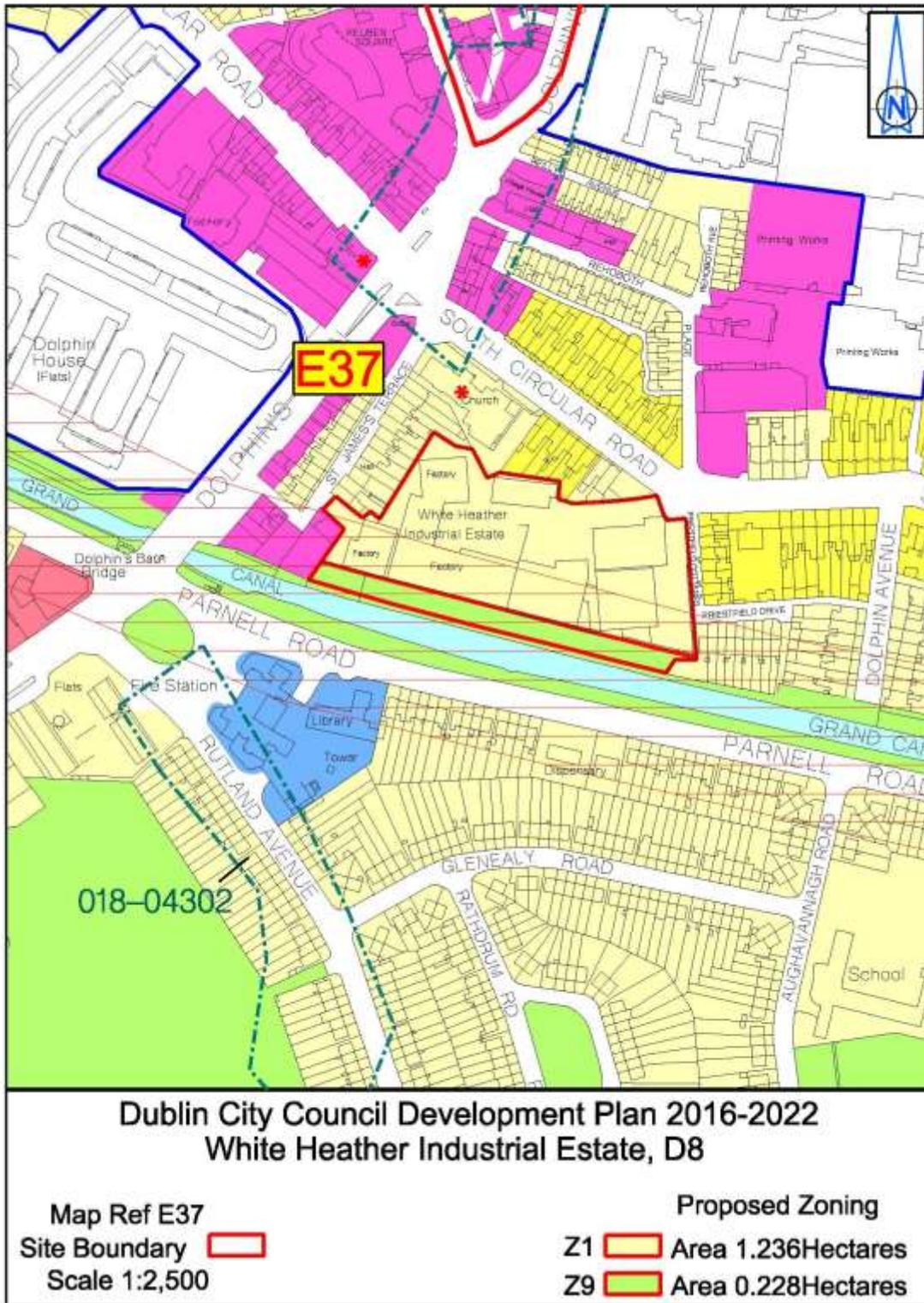


Figure 16. E37: White Heather Industrial Estate

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## Variation No. 24 - E41: Park Gate Street / Wolfe Tone Quay

### PROPOSAL

From: Zoning Objective Z6 – To provide for the creation and protection of enterprise and facilitate opportunities for employment creation.

To: Zoning Objective Z5 – To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity.

### SITE LOCATION AND DESCRIPTION

This report relates to Z6 lands measuring c.0.012 ha in total with one small building located on the lands. The disused building is located on Parkgate Street on the north side of the River Liffey near Heuston Station. The lands are served by high frequency public transport and located in an area of significant historic, amenity and tourism importance.

The Z6 study area comprise an unused (historic) ESB substation (a street based structure) and part of an urban green space, enclosed by railings.

### PURPOSE OF THE PROPOSED DRAFT VARIATION

The surrounding land use is Z5 (City Centre) and this would be the most appropriate zoning response for these particular lands, allowing for a new suitable use to be found for the building located on site.

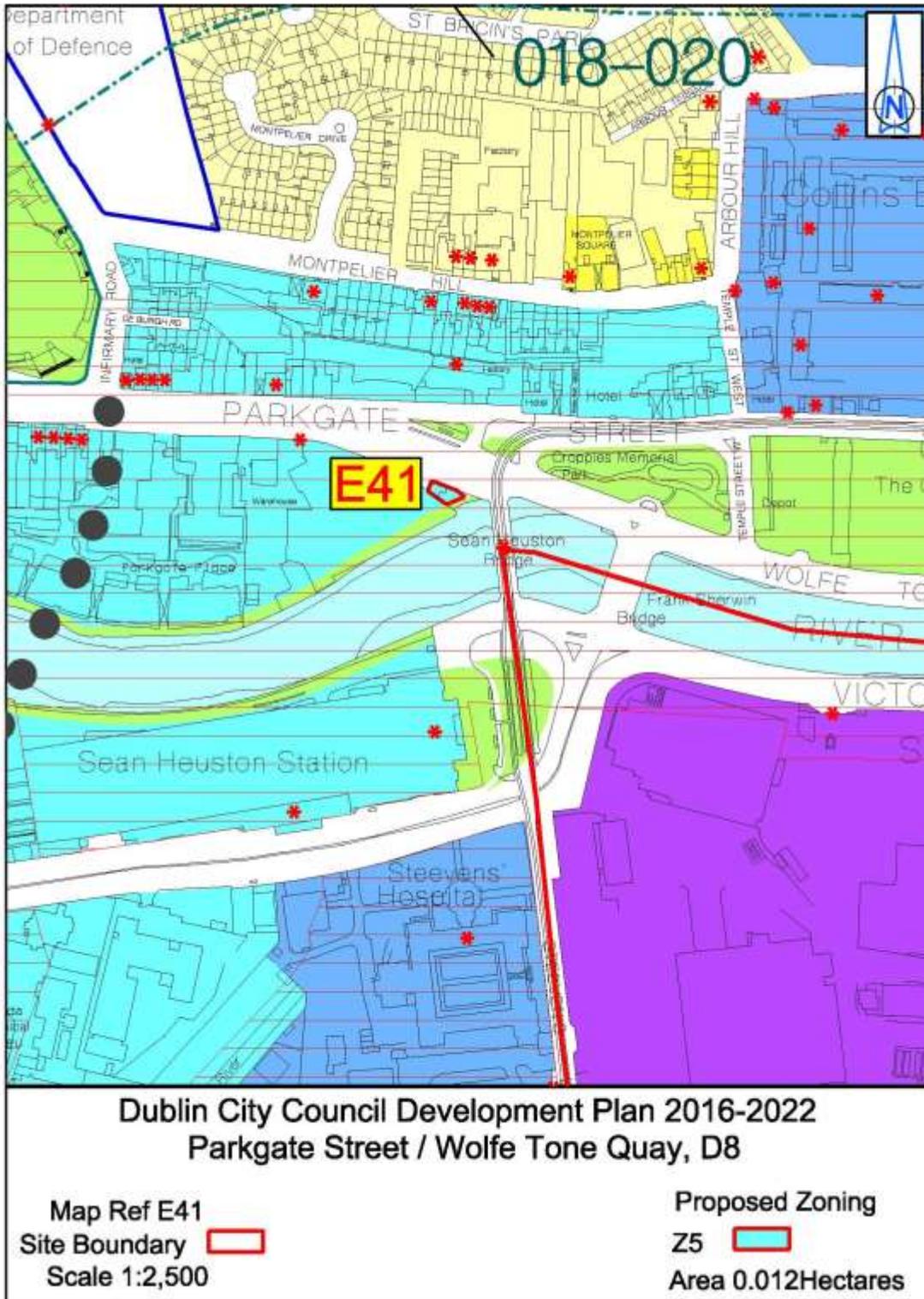


Figure 17. E41: Park Gate Street / Wolfe Tone Quay

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## Variation No. 25 - F2: East Wall Road

### PROPOSAL

From: Zoning Objective Z6 – To provide for the creation and protection of enterprise and facilitate opportunities for employment creation.

To: Zoning Objective Z10 – To consolidate and facilitate the development of inner city and inner suburban sites for mixed-uses, with residential the predominant use in suburban locations, and office/retail/residential the predominant uses in inner city areas.

### SITE LOCATION AND DESCRIPTION

These lands, which measure 10.9453ha, are located in the inner city and are bounded by East Wall Road to the south and the Dublin Port Tunnel to the north. The land use is characterised by low scale light industrial, retail, storage and office development. The lands are strategically located close to Dublin Port and the East Link Bridge and are served by Dublin Bus.

### PURPOSE OF THE PROPOSED DRAFT VARIATION

These lands are strategically located close to Dublin Port and the East Link Bridge and are well served by Dublin Bus.

The predominant uses on the lands are commercial and light industrial with the land use characterised by low scale / intensity of development. To reflect the mixed use character of the wider area a change of zoning from employment uses to mixed uses (including residential) would be appropriate at this location.

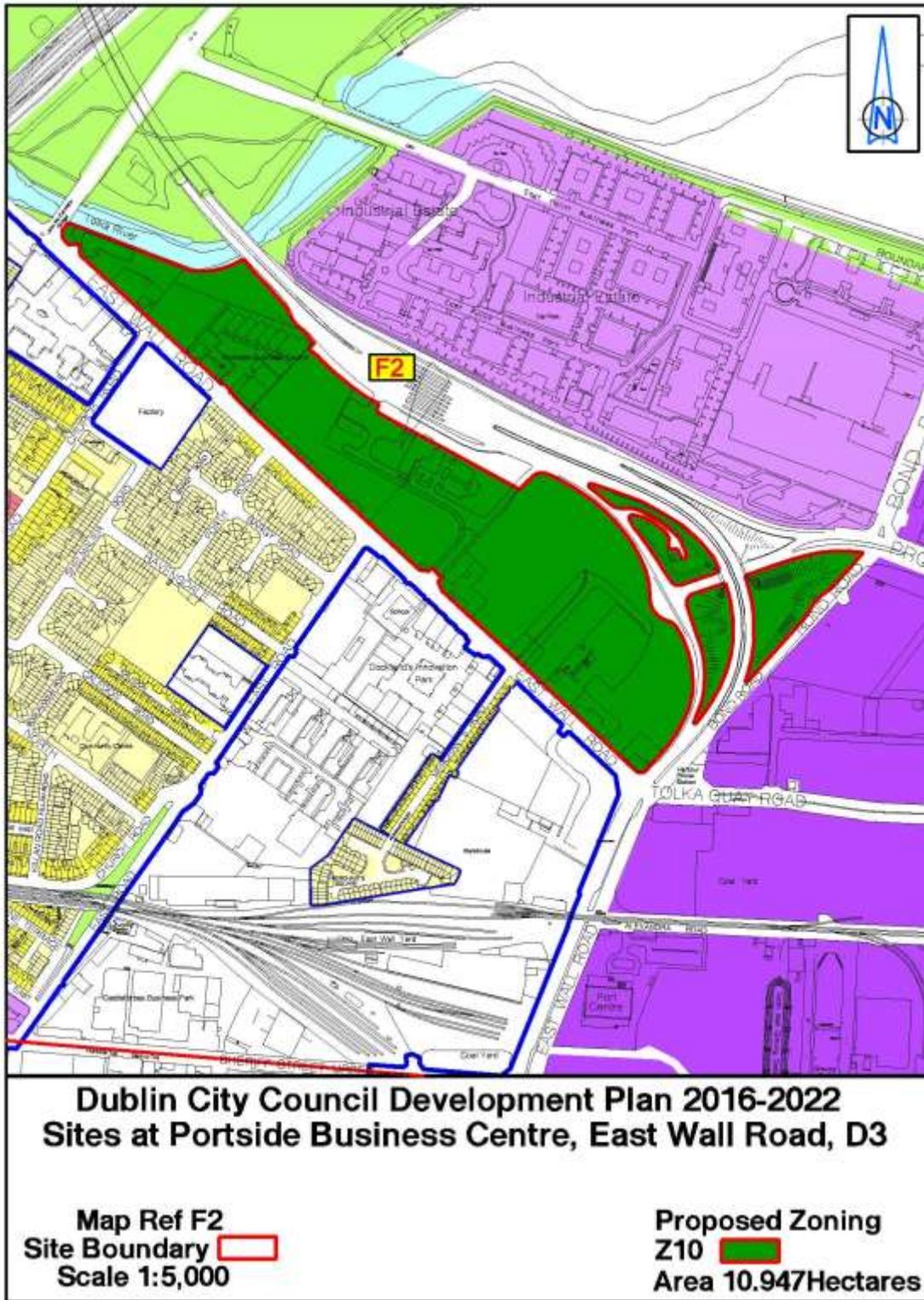


Figure 18. F2: East Wall Road

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## Variation No. 26 - G4: Brickfield House & Sunshine Estate

### PROPOSAL

From: Zoning Objective Z6 – To provide for the creation and protection of enterprise and facilitate opportunities for employment creation.

To: Zoning Objective Z1 – To protect, provide and improve residential amenities.

### SITE LOCATION AND DESCRIPTION

These Z6 lands (2.2932) comprise the Sunshine Industrial Estate and Brickfield House in Crumlin. The lands are located in an inner suburban location and are served by Crumlin Road, a major arterial route into the City from the west and a public transport corridor (QBC and proposed Bus Connects Route).

The land use is primarily warehousing, storage, commercial and light industry characterised by low scale / intensity of development.

### PURPOSE OF THE PROPOSED DRAFT VARIATION

The Z6 lands reviewed comprise low scale / low intensity employment uses; a significant element of the land bank is vacant. Given the inner suburban location of the lands which are serviced by a public transport corridor and in order to reflect the broadly residential character of the wider surrounding area of the area a change of use from Z6 to Z1 (residential) zoning is proposed.

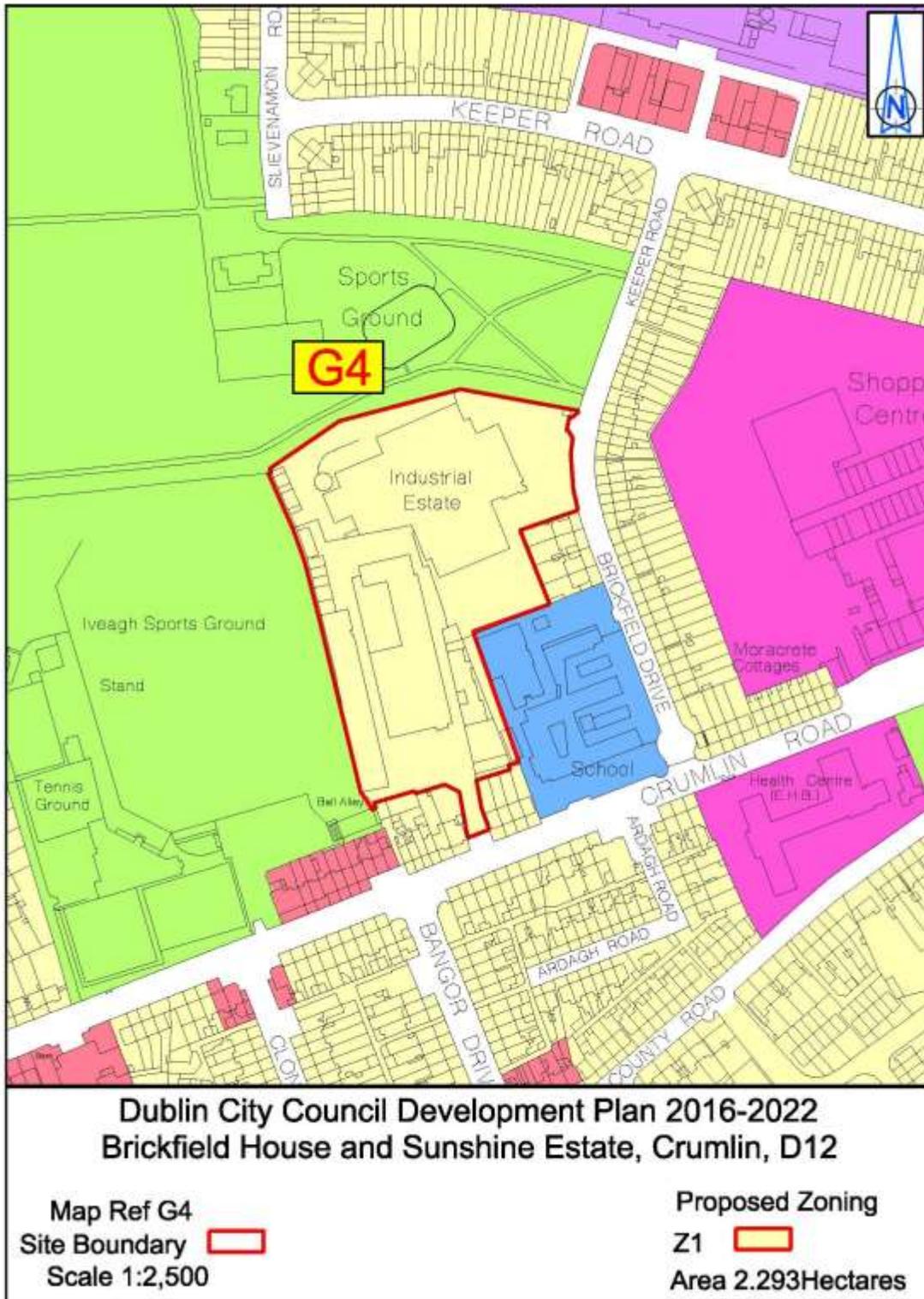


Figure 19. G4: Brickfield House & Sunshine Estate

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## Variation No. 27 - H1: Greenmount Industrial Estate

### PROPOSAL

From: Zoning Objective Z6 – To provide for the creation and protection of enterprise and facilitate opportunities for employment creation.

To: Zoning Objective Z10 – To consolidate and facilitate the development of inner city and inner suburban sites for mixed-uses, with residential the predominant use in suburban locations, and office/retail/residential the predominant uses in inner city areas.

To: Zoning Objective Z1 – To protect, provide and improve residential amenities.

### SITE LOCATION AND DESCRIPTION

These Z6 lands are located off the Harold's Cross Road, close to the junction with Parnell Road and consists of the Greenmount Industrial Estate. The area is accessed from Greenmount Avenue which is off the Harold's Cross Road.

The lands include three protected structures. The remaining industrial estate is made up of 1 and 2 storey buildings originally associated with the mill and more modern single storey factory units.

### PURPOSE OF THE PROPOSED DRAFT VARIATION

These lands comprise low scale, low intensity employment uses and include protected structure. Given the inner suburban location of the lands which are serviced by a public transport corridor and in order to encourage mixed use development which would include residential uses and employment uses, it is considered that the land bank to the west on Map H1 below should be rezoned to Z10 (mixed use) and the land bank to the east be rezoned to Z1 (residential).

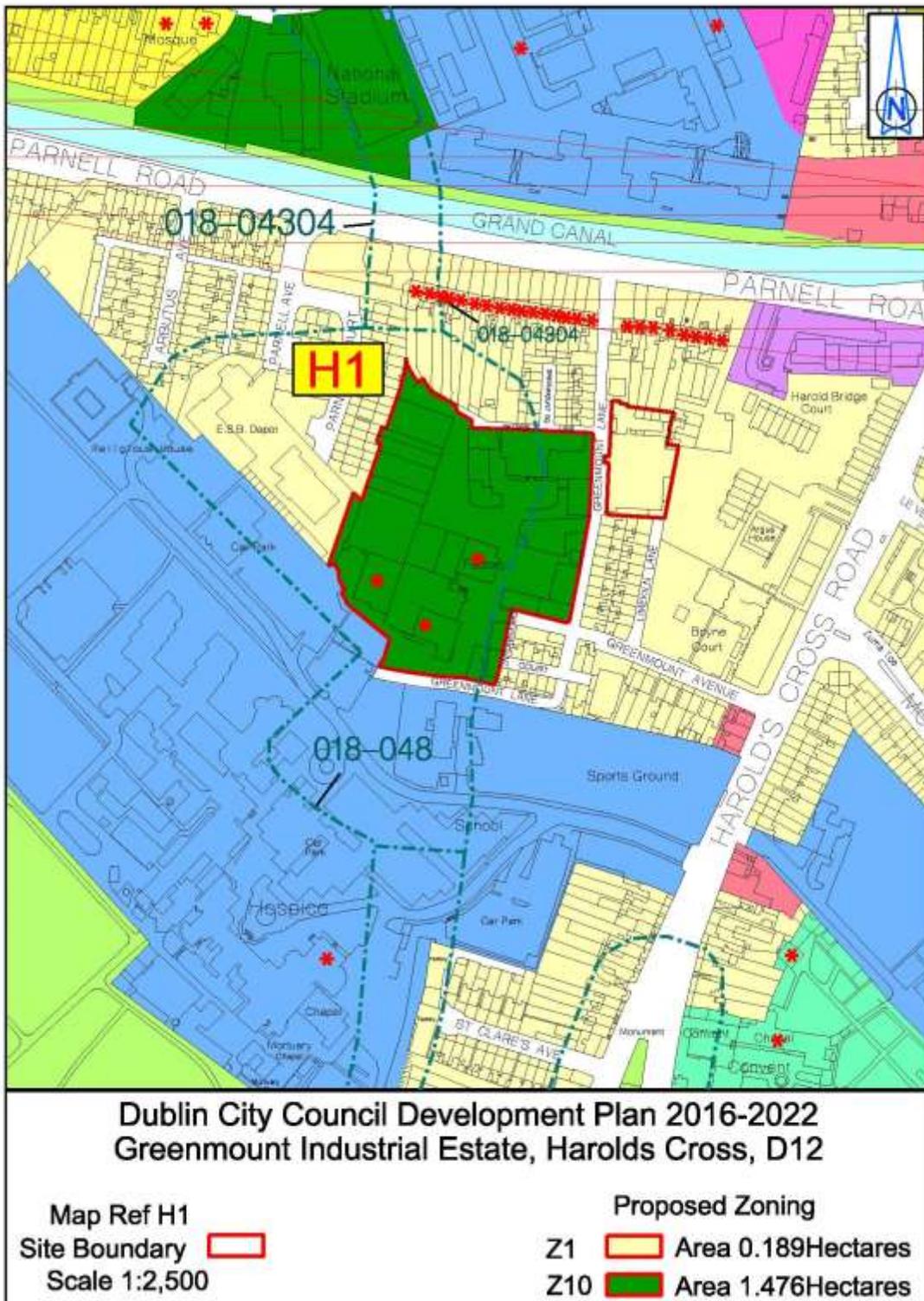


Figure 20. H1: Greenmount Industrial Estate

### 2.1.1 Background to the Proposed Zoning Variations

Dublin City Council undertook a review of enterprise / industrial lands (Z6/Z7) within its functional area in order to satisfy the following objective contained within the CDP:

Objective CEE04

*(i) To carry out a targeted survey of those industrial estates with likely redevelopment potential and to make recommendations on how that redevelopment potential might be best achieved.*

*(ii) To carry out a study on the potential of lands zoned for enterprise and employment space, the adequacy of such potential supply, and the issue of under-utilised/vacant lands.*

The purpose of the Z6/Z7 review has been to examine the most appropriate policy and zoning response to Objective CEE04 following a detailed examination of the Z6 / Z7 lands having regard to National and Regional Planning policy including the Dublin Metropolitan Area Strategic Plan (MASP), and the future needs of the city.

Further details on the nature and extent of the review can be found in the Proposed Variations (No.'s 8 - 27) of the Dublin City Development Plan 2016-2022 which is a standalone document.

### 2.1.2 Z6/Z7 Study Process

On foot of Objective CEE04, the Planning Authority undertook a study of the lands zoned for industrial and enterprise uses (Z6/Z7) in the current CDP.

A total of 82 study areas / land banks were identified with these areas ranging in size, make-up and profile. The project team completed profile documentation on each of the land banks after undertaking site visits and examining/ recording the types of industry / business /service provided; the planning history of the lands; adjoining land uses; and having identified key issues including public transport access, flood risk and drainage. Internal consultation with multiple Council Departments was undertaken alongside the analysis of the documentation and research gathered from this review process, and careful consideration was given to the most appropriate zoning for each individual land bank in the context of the future needs of the City.

Following the presentation of a review update to Council, it was decided that all small and some medium-scale land banks with issues of urban blight / underutilization be recommended for rezoning via the mechanism of a Variation to the CDP.

### 2.1.3 Review Outcome

The identification 20 no. land banks for rezoning by way of Variation to the CDP is an initial outcome of the review. The proposed rezonings, which form the first stage outcome of the Z6 / Z7 review, are primarily residential / mixed use zonings. In some cases an open space zoning is proposed where the site is contiguous to a watercourses or canal in compliance with the CDP's existing green infrastructure, recreation, biodiversity, carbon absorption and flood management policies.

The review identified 20 no. small/ medium scale well serviced land banks with the potential to contribute to the achievement of regional housing and land use intensification objectives in Dublin City in the short term. Each of these land banks has been recommended for zoning variation in order to address localised issues of urban blight, the underutilisation of urban land and the potential for urban regeneration. Specifically, the proposed rezonings could provide for residential land and, in the case of mixed use scenarios, the retention of existing employment uses with the enablement of more intensive employment development. In total, the lands comprise

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a total of circa 55 hectares. Based on a density assumption of 100 units per hectare, and also assuming that 50% of the mixed use component would be in residential use, this 55 ha has the potential to provide for over 4,000 additional units (this figure is indicative).

The benefits for the city of reusing / intensifying development on inner city and suburban DCC brownfield lands are many and include: the potential to achieve more homes and jobs in the city through high quality and high density mixed use development; continued support of existing services and infrastructure and facilitating people to live, work and recreate within the same area. Such an approach also facilitates the transition to a low carbon future.

It is clear from the content and detail of the proposed land use zoning Variations as outlined above, that they are not necessary for the management of any European Site for nature conservation purposes.

The next step is to give consideration to whether or not the proposed Variations have the potential to result in likely significant effects for the European Sites and their conservation objectives.

## **2.2 Identification of Relevant European Sites within the Zone of Influence of the proposed Variations**

In order to identify the European Sites that could potentially be significantly affected by the implementation of the proposed Variations, the Appropriate Assessment Screening of the operational CDP was reviewed and those European Sites within a 15 km radius (determined to be the precautionary or potential Zone of Influence (ZOI)) of the Variation area were assessed in accordance with DoEHLG recommended procedures for identifying European Sites. In addition, and in line with the methodology followed in the CDP, potential connectivity between designated sites (such as river catchments etc.) were also reviewed to identify potential interactions with the plan area and designated sites outside the 15 km zone. It was found that the 15 km buffer zone captured all potentially significant impacts to European Sites arising from the implementation of the proposed Variations.



TABLE 3: SPECIAL AREAS OF CONSERVATION WITHIN 15KM OF PROPOSED VARIATIONS (THE POTENTIAL ZONE OF INFLUENCE)

Special Areas of Conservation (SACs)																							
Site Code	European Site Name	Qualifying Features of Interest/Special Conservation Interests	Distance from European Site to Lands Subject to Variation																				
			CDP Area Z9	Site A5	Site B2	Site B7	Site B9	Site B10	Site B11	Site E6	Site E7	Site F2	Site D1	Site D3	Site D6	Site E12	Site E14	Site E35	Site E36	Site E37	Site E41	Site G4	Site H1
000199	Baldoyle Bay SAC	<ul style="list-style-type: none"> <li>Mudflats and sandflats not covered by seawater at low tide [1140]</li> <li>Salicornia and other annuals colonising mud and sand [1310]</li> <li>Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>) [1330]</li> <li>Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]</li> </ul>	c. 0.9 km	c. 11 km	c. 8 km	c. 8 km	c. 6 km	c. 6 km	c. 4.5 km	c. 8.5 km	c. 9 km	c. 8 km	c. 16 km	c. 15 km	c. 15 km	c. 13.5 km	c. 12.5 km	c. 14 km	c. 13.5 km	c. 13 km	c. 12 km	c. 14 km	c. 13 km
000202	Howth Head SAC	<ul style="list-style-type: none"> <li>Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]</li> <li>European dry heaths [4030]</li> </ul>	c. 1.5 km	c. 13 km	c. 10.5 km	c. 10.5 km	c. 8 km	c. 7.5 km	c. 6 km	c. 9.5 km	c. 10 km	c. 9 km	c. 17 km	c. 16 km	c. 15.5 km	c. 14 km	c. 13 km	c. 14.5 km	c. 14 km	c. 13.5 km	c. 13 km	c. 14.5 km	c. 13 km
000204	Lambay Island SAC	<ul style="list-style-type: none"> <li>Reefs [1170]</li> <li>Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]</li> <li><i>Halichoerus grypus</i> (Grey Seal) [1364]</li> <li><i>Phoca vitulina</i> (Harbour Seal) [1365]</li> </ul>	c. 11.7 km	c. 20.5 km	c. 17.5 km	c. 18 km	c. 17 km	c. 16.5 km	c. 16 km	c. 20 km	c. 20 km	c. 20 km	c. 26 km	c. 26 km	c. 25.5 km	c. 24 km	c. 23.5 km	c. 25 km	c. 25 km	c. 24 km	c. 23 km	c. 25 km	c. 24 km

Site Code	European Site Name	Qualifying Features of Interest/Special Conservation Interests	Distance from European Site to Lands Subject to Variation																				
			CDP Area Z9	Site A5	Site B2	Site B7	Site B9	Site B10	Site B11	Site E6	Site E7	Site F2	Site D1	Site D3	Site D6	Site E12	Site E14	Site E35	Site E36	Site E37	Site E41	Site G4	Site H1
000205	Malahide Estuary SAC	<ul style="list-style-type: none"> <li>Mudflats and sandflats not covered by seawater at low tide [1140]</li> <li>Salicornia and other annuals colonising mud and sand [1310]</li> <li>Atlantic salt meadows (<i>Glaucopuccinellietalia maritima</i>) [1330]</li> <li>Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]</li> <li>Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]</li> <li>Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]</li> </ul>	c. 3.5 km	c. 11 km	c. 8 km	c. 9 km	c. 9 km	c. 9 km	c. 8.5 km	c. 11.5 km	c. 12 km	c. 12 km	c. 16.5 km	c. 16.5 km	c. 16.5 km	c. 15.5 km	c. 15 km	c. 16 km	c. 16 km	c. 15.5 km	c. 14 km	c. 16.5 km	c. 16 km
000206	North Dublin Bay SAC	<ul style="list-style-type: none"> <li>Mudflats and sandflats not covered by seawater at low tide [1140]</li> <li>Annual vegetation of drift lines [1210]</li> <li>Salicornia and other annuals colonising mud and sand [1310]</li> <li>Atlantic salt meadows (<i>Glaucopuccinellietalia maritima</i>) [1330]</li> <li>Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]</li> <li>Embryonic shifting dunes [2110]</li> <li>Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]</li> <li>Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]</li> <li>Humid dune slacks [2190]</li> <li><i>Petalophyllum ralfsii</i> (Petalwort) [1394]</li> </ul>	Within Boundary	c. 8 km	c. 6 km	c. 6 km	c. 3 km	c. 3 km	c. 2 km	c. 4 km	c. 4.5 km	c. 3 km	c. 11.5 km	c. 10.5 km	c. 10 km	c. 8.5 km	c. 7 km	c. 9 km	c. 8.5 km	c. 8 km	c. 7.5 km	c. 9 km	c. 7.5 km

Site Code	European Site Name	Qualifying Features of Interest/Special Conservation Interests	Distance from European Site to Lands Subject to Variation																					
			CDP Area Z9	Site A5	Site B2	Site B7	Site B9	Site B10	Site B11	Site E6	Site E7	Site F2	Site D1	Site D3	Site D6	Site E12	Site E14	Site E35	Site E36	Site E37	Site E41	Site G4	Site H1	
000208	Rogerstown Estuary SAC	<ul style="list-style-type: none"> <li>• Estuaries [1130]</li> <li>• Mudflats and sandflats not covered by seawater at low tide [1140]</li> <li>• Salicornia and other annuals colonising mud and sand [1310]</li> <li>• Atlantic salt meadows (<i>Glaucopuccinellietalia maritima</i>) [1330]</li> <li>• Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]</li> <li>• Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]</li> <li>• Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]</li> </ul>	c. 9.7 km	c. 14.5 km	c. 12 km	c. 13 km	c. 13 km	c. 13 km	c. 13.5 km	c. 15.5 km	c. 16.5 km	c. 16 km	c. 20 km	c. 20 km	c. 20 km	c. 20 km	c. 19 km	c. 19 km	c. 20 km	c. 20 km	c. 20 km	c. 18 km	c. 20.5 km	c. 20 km
000210	South Dublin Bay SAC	<ul style="list-style-type: none"> <li>• Mudflats and sandflats not covered by seawater at low tide [1140]</li> <li>• Annual vegetation of drift lines [1210]</li> <li>• Salicornia and other annuals colonising mud and sand [1310]</li> <li>• Embryonic shifting dunes [2110]</li> </ul>	Within boundary	c. 8 km	c. 7 km	c. 7 km	c. 5 km	c. 5 km	c. 5 km	c. 3.5 km	c. 3 km	c. 2 km	c. 9.5 km	c. 8.5 km	c. 7.5 km	c. 6 km	c. 5 km	c. 6.5 km	c. 6 km	c. 5 km	c. 5.5 km	c. 6 km	c. 4.5 km	c. 6 km
000713	Ballyman Glen SAC	<ul style="list-style-type: none"> <li>• Petrifying springs with tufa formation (Cratoneurion) [7220]</li> <li>• Alkaline fens [7230]</li> </ul>	c. 11.8 km	c. 22 km	c. 22 km	c. 21.5 km	c. 20 km	c. 20 km	c. 20 km	c. 18.5 km	c. 18 km	c. 17.5 km	c. 20.5 km	c. 19.5 km	c. 18 km	c. 18 km	c. 17 km	c. 18 km	c. 17 km	c. 17 km	c. 18 km	c. 17 km	c. 17 km	c. 16 km

Site Code	European Site Name	Qualifying Features of Interest/Special Conservation Interests	Distance from European Site to Lands Subject to Variation																				
			CDP Area Z9	Site A5	Site B2	Site B7	Site B9	Site B10	Site B11	Site E6	Site E7	Site F2	Site D1	Site D3	Site D6	Site E12	Site E14	Site E35	Site E36	Site E37	Site E41	Site G4	Site H1
000725	Knocksink Wood SAC	<ul style="list-style-type: none"> <li>Petrifying springs with tufa formation (Cratoneurion) [7220]</li> <li>Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, <i>Alnion incanae</i>, <i>Salicion albae</i>) [91E0]</li> </ul>	c. 10.8 km	c. 20 km	c. 21 km	c. 20 km	c. 19 km	c. 19 km	c. 19 km	c. 17 km	c. 16 km	c. 16 km	c. 18 km	c. 17 km	c. 16 km	c. 16 km	c. 15 km	c. 15.5 km	c. 15 km	c. 14.5 km	c. 16 km	c. 15 km	c. 14 km
001209	Glenasmole Valley SAC	<ul style="list-style-type: none"> <li>Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites) [6210]</li> <li><i>Molinia</i> meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>) [6410]</li> <li>Petrifying springs with tufa formation (Cratoneurion) [7220]</li> </ul>	c. 6.7 km	c. 16 km	c. 18.5 km	c. 17.5 km	c. 18 km	c. 18 km	c. 19 km	c. 15.5 km	c. 14.5 km	c. 15 km	c. 11 km	c. 11 km	c. 10.5 km	c. 11 km	c. 11.5 km	c. 11.5 km	c. 10.5 km	c. 11 km	c. 12 km	c. 10 km	c. 10.5 km

Site Code	European Site Name	Qualifying Features of Interest/Special Conservation Interests	Distance from European Site to Lands Subject to Variation																					
			CDP Area Z9	Site A5	Site B2	Site B7	Site B9	Site B10	Site B11	Site E6	Site E7	Site F2	Site D1	Site D3	Site D6	Site E12	Site E14	Site E35	Site E36	Site E37	Site E41	Site G4	Site H1	
002122	Wicklow Mountains SAC	<ul style="list-style-type: none"> <li>• Oligotrophic waters containing very few minerals of sandy plains (Littorelletalia uniflorae) [3110]</li> <li>• Natural dystrophic lakes and ponds [3160]</li> <li>• Northern Atlantic wet heaths with Erica tetralix [4010]</li> <li>• European dry heaths [4030]</li> <li>• Alpine and Boreal heaths [4060]</li> <li>• Calaminarian grasslands of the Violetalia calaminariae [6130]</li> <li>• Species-rich Nardus grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) [6230]</li> <li>• Blanket bogs (* if active bog) [7130]</li> <li>• Siliceous scree of the montane to snow levels (Androsacetalia alpinae and Galeopsietalia ladani) [8110]</li> <li>• Calcareous rocky slopes with chasmophytic vegetation [8210]</li> <li>• Siliceous rocky slopes with chasmophytic vegetation [8220]</li> <li>• Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0]</li> <li>• Lutra (Otter) [1344]</li> </ul>	c. 6.7 km	c. 17 km	c. 17.5 km	c. 15 km	c. 14 km	c. 14.5 km	c. 13 km	c. 12 km	c. 11.5 km	c. 12 km	c. 12 km	c. 11 km	c. 11 km	c. 11 km	c. 11 km	c. 12.5 km	c. 10.5 km	c. 11 km				

Site Code	European Site Name	Qualifying Features of Interest/Special Conservation Interests	Distance from European Site to Lands Subject to Variation																				
			CDP Area Z9	Site A5	Site B2	Site B7	Site B9	Site B10	Site B11	Site E6	Site E7	Site F2	Site D1	Site D3	Site D6	Site E12	Site E14	Site E35	Site E36	Site E37	Site E41	Site G4	Site H1
000714	Bray Head SAC	<ul style="list-style-type: none"> <li>Degraded raised bogs still capable of natural regeneration [7120]</li> <li>Depressions on peat substrates of the Rhynchosporion [7140]</li> <li>Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]</li> <li>European dry heaths [4030]</li> </ul>	c. 14.7 km	c. 25 km	c. 25 km	c. 24 km	c. 22 km	c. 22 km	c. 21.5 km	c. 21.5 km	c. 20.5 km	c. 20 km	c. 24.5 km	c. 23.5 km	c. 22 km	c. 21.5 km	c. 20.5 km	c. 21.5 km	c. 21 km	c. 20 km	c. 22 km	c. 21 km	c. 19.5 km
002193	Ireland's Eye SAC	<ul style="list-style-type: none"> <li>Perennial vegetation of stony banks [1220]</li> <li>Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]</li> </ul>	c. 3.6 km	c. 15 km	c. 12 km	c. 12 km	c. 10 km	c. 10 km	c. 8.5 km	c. 12 km	c. 13 km	c. 12 km	c. 20 km	c. 19 km	c. 18.5 km	c. 17 km	c. 16 km	c. 18 km	c. 17 km	c. 17 km	c. 16 km	c. 16 km	c. 16.5 km
003000	Rockabill to Dalkey Island SAC	<ul style="list-style-type: none"> <li>Reefs [1170]</li> <li>Phocoena phocoena (Harbour Porpoise) [1341]</li> </ul>	c. 2.4 km	c. 13.5 km	c. 10.5 km	c. 11 km	c. 8 km	c. 8 km	c. 6.5 km	c. 10 km	c. 10 km	c. 9 km	c. 17 km	c. 16.5 km	c. 16 km	c. 14 km	c. 12.5 km	c. 14.5 km	c. 14 km	c. 13 km	c. 13 km	c. 13 km	c. 12.5 km
001398	Rye Water/ Carton Valley SAC	<ul style="list-style-type: none"> <li>Petrifying springs with tufa formation (Cratoneurion) [7220]</li> <li>Vertigo angustior (Narrow-mouthed Whorl Snail) [1014]</li> <li>Vertigo moulinsiana (Desmoulin's Whorl Snail) [1016]</li> </ul>	c. 7.2 km	c. 13.5 km	c. 16.5 km	c. 16 km	c. 18.5 km	c. 18.5 km	c. 20 km	c. 16.5 km	c. 16 km	c. 17.5 km	c. 9 km	c. 10 km	c. 11.5 km	c. 12.5 km	c. 14 km	c. 12.5 km	c. 13 km	c. 13.5 km	c. 13 km	c. 13 km	c. 14.5 km

TABLE 4: SPECIAL PROTECTION AREAS WITHIN 15KM OF PROPOSED VARIATIONS (THE POTENTIAL ZONE OF INFLUENCE)

Special Protection Areas (SPAs)																							
			Site H1																				
			Site G4																				
			Site E41																				
			Site E37																				
			Site E36																				
			Site E35																				
			Site E14																				
			Site E12																				
			Site D6																				
			Site D3																				
			Site D1																				
			Site F2																				
			Site E7																				
			Site E6																				
			Site B11																				
			Site B10																				
			Site B9																				
			Site B7																				
			Site B2																				
			Site A5																				
			CDP Area Z9																				
Site Code	European Site Name	Qualifying Features of Interest/Special Conservation Interests	Distance from European Site to Lands Subject to Variation																				
004006	North Bull Island SPA	<ul style="list-style-type: none"> <li>• Light-bellied Brent Goose (<i>Branta bernicla hrota</i>)</li> <li>• Shelduck (<i>Tadorna tadorna</i>)</li> <li>• Teal (<i>Anas crecca</i>)</li> <li>• Pintail (<i>Anas acuta</i>)</li> <li>• Shoveler (<i>Anas clypeata</i>)</li> <li>• Oystercatcher (<i>Haematopus ostralegus</i>)</li> <li>• Golden Plover (<i>Pluvialis apricaria</i>)</li> <li>• Grey Plover (<i>Pluvialis squatarola</i>)</li> <li>• Knot (<i>Calidris canutus</i>)</li> <li>• Sanderling (<i>Calidris alba</i>)</li> <li>• Dunlin (<i>Calidris alpina</i>)</li> <li>• Black-tailed Godwit (<i>Limosa limosa</i>)</li> <li>• Bar-tailed Godwit (<i>Limosa lapponica</i>)</li> <li>• Curlew (<i>Numenius arquata</i>)</li> <li>• Redshank (<i>Tringa totanus</i>)</li> <li>• Turnstone (<i>Arenaria interpres</i>)</li> <li>• Black-headed Gull (<i>Larus ridibundus</i>)</li> </ul>	Within boundary	c. 8 km	c. 6 km	c. 6 km	c. 3 km	c. 3 km	c. 2 km	c. 4 km	c. 4 km	c. 3 km	c. 11 km	c. 10.5 km	c. 10 km	c. 8.5 km	c. 7.5 km	c. 9 km	c. 8.5 km	c. 8 km	c. 7.5 km	c. 9 km	c. 7.5 km

			Site H1	Site G4	Site E41	Site E37	Site E36	Site E35	Site E14	Site E12	Site D6	Site D3	Site D1	Site F2	Site E7	Site E6	Site B11	Site B10	Site B9	Site B7	Site B2	Site A5	CDP Area Z9	
Site Code	European Site Name	Qualifying Features of Interest/Special Conservation Interests	Distance from European Site to Lands Subject to Variation																					
004015	Rogerstown Estuary SPA	<ul style="list-style-type: none"> <li>• Greylag Goose (<i>Anser anser</i>) [A043]</li> <li>• Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046]</li> <li>• Shelduck (<i>Tadorna tadorna</i>) [A048]</li> <li>• Shoveler (<i>Anas clypeata</i>) [A056]</li> <li>• Oystercatcher (<i>Haematopus ostralegus</i>) [A130]</li> <li>• Ringed Plover (<i>Charadrius hiaticula</i>) [A137]</li> <li>• Grey Plover (<i>Pluvialis squatarola</i>) [A141]</li> <li>• Knot (<i>Calidris canutus</i>) [A143]</li> <li>• Dunlin (<i>Calidris alpina</i>) [A149]</li> <li>• Black-tailed Godwit (<i>Limosa limosa</i>) [A156]</li> <li>• Redshank (<i>Tringa totanus</i>) [A162]</li> <li>• Wetland and Waterbirds [A999]</li> </ul>	c. 20 km	c. 20.5 km	c. 18 km	c. 20 km	c. 20 km	c. 20 km	c. 19 km	c. 19 km	c. 20 km	c. 20 km	c. 20 km	c. 16 km	c. 16 km	c. 16.5 km	c. 15.5 km	c. 13.5 km	c. 13 km	c. 13 km	c. 13 km	c. 12 km	c. 14.5 km	c. 9.7 km
004016	Baldoyle Bay SPA	<ul style="list-style-type: none"> <li>• Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046]</li> <li>• Shelduck (<i>Tadorna tadorna</i>) [A048]</li> <li>• Ringed Plover (<i>Charadrius hiaticula</i>) [A137]</li> <li>• Golden Plover (<i>Pluvialis apricaria</i>) [A140]</li> <li>• Grey Plover (<i>Pluvialis squatarola</i>) [A141]</li> <li>• Bar-tailed Godwit (<i>Limosa lapponica</i>) [A147]</li> <li>• Wetland and Waterbirds [A999]</li> </ul>	c. 13 km	c. 14 km	c. 12 km	c. 13 km	c. 13.5 km	c. 14 km	c. 12.5 km	c. 13.5 km	c. 15 km	c. 15 km	c. 16 km	c. 8 km	c. 8 km	c. 9 km	c. 8.5 km	c. 4.5 km	c. 6 km	c. 6 km	c. 8 km	c. 8 km	c. 11 km	c. 0.9 km

			Site H1	Site G4	Site E41	Site E37	Site E36	Site E35	Site E14	Site E12	Site D6	Site D3	Site D1	Site F2	Site E7	Site E6	Site B11	Site B10	Site B9	Site B7	Site B2	Site A5	CDP Area Z9	
Site Code	European Site Name	Qualifying Features of Interest/Special Conservation Interests	Distance from European Site to Lands Subject to Variation																					
004024	South Dublin Bay And River Tolka Estuary SPA	<ul style="list-style-type: none"> <li>• Light-bellied Brent Goose (Branta bernicla hrota)</li> <li>• Oystercatcher (Haematopus ostralegus)</li> <li>• Ringed Plover (Charadrius hiaticula)</li> <li>• Grey Plover (Pluvialis squatarola)</li> <li>• Knot (Calidris canutus)</li> <li>• Sanderling (Calidris alba)</li> <li>• Dunlin (Calidris alpina)</li> <li>• Bar-tailed Godwit (Limosa lapponica)</li> <li>• Black-tailed Godwit (Limosa limosa)</li> <li>• Redshank (Tringa totanus)</li> <li>• Roseate Tern (Sterna dougallii)</li> <li>• Common Tern (Sterna hirundo)</li> <li>• Arctic Tern (Sterna paradisaea)</li> </ul>	Within boundary	c. 5.5 km	c. 4 km	c. 4 km	c. 2 km	c. 2 km	c. 2 km	c. 3 km	c. 1 km	c. 1 km	c. 0.5 km	c. 8 km	c. 7.5 km	c. 7 km	c. 5.5 km	c. 4.5 km	c. 6 km	c. 5.5 km	c. 5 km	c. 4.5 km	c. 6 km	c. 5 km

Site Code	European Site Name	Qualifying Features of Interest/Special Conservation Interests	Distance from European Site to Lands Subject to Variation																				
			CDP Area Z9	Site A5	Site B2	Site B7	Site B9	Site B10	Site B11	Site E6	Site E7	Site F2	Site D1	Site D3	Site D6	Site E12	Site E14	Site E35	Site E36	Site E37	Site E41	Site G4	Site H1
004025	Broadmeadow / Swords Estuary SPA (Malahide Estuary SPA)	<ul style="list-style-type: none"> <li>• Light-bellied Brent Goose (<i>Branta bernicla hrota</i>)</li> <li>• Shelduck (<i>Tadorna tadorna</i>)</li> <li>• Pintail (<i>Anas acuta</i>)</li> <li>• Goldeneye (<i>Bucephala clangula</i>)</li> <li>• Red-breasted Merganser (<i>Mergus serrator</i>)</li> <li>• Great Crested Grebe (<i>Podiceps cristatus</i>)</li> <li>• Oystercatcher (<i>Haematopus ostralegus</i>)</li> <li>• Golden Plover (<i>Pluvialis apricaria</i>)</li> <li>• Grey Plover (<i>Pluvialis squatarola</i>)</li> <li>• Knot (<i>Calidris canutus</i>)</li> <li>• Dunlin (<i>Calidris alpina</i>)</li> <li>• Black-tailed Godwit (<i>Limosa limosa</i>)</li> <li>• Bar-tailed Godwit (<i>Limosa lapponica</i>)</li> <li>• Redshank (<i>Tringa totanus</i>)</li> </ul>	c. 3.5 km	c. 11 km	c. 8 km	c. 9 km	c. 9 km	c. 9 km	c. 8.5 km	c. 11.5 km	c. 12 km	c. 12 km	c. 16.5 km	c. 16.5 km	c. 16.5 km	c. 15.5 km	c. 15 km	c. 16 km	c. 16 km	c. 15.5 km	c. 14 km	c. 16.5 km	c. 16 km
004069	Lambay Island SPA	<ul style="list-style-type: none"> <li>• Fulmar (<i>Fulmarus glacialis</i>) [A009]</li> <li>• Cormorant (<i>Phalacrocorax carbo</i>) [A017]</li> <li>• Shag (<i>Phalacrocorax aristotelis</i>) [A018]</li> <li>• Greylag Goose (<i>Anser anser</i>) [A043]</li> <li>• Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183]</li> <li>• Herring Gull (<i>Larus argentatus</i>) [A184]</li> <li>• Kittiwake (<i>Rissa tridactyla</i>) [A188]</li> <li>• Guillemot (<i>Uria aalge</i>) [A199]</li> <li>• Razorbill (<i>Alca torda</i>) [A200]</li> <li>• Puffin (<i>Fratercula arctica</i>) [A204]</li> </ul>	c. 11.6 km	c. 20.5 km	c. 17.5 km	c. 18 km	c. 17 km	c. 16.5 km	c. 16 km	c. 20 km	c. 20 km	c. 20 km	c. 26 km	c. 26 km	c. 25.5 km	c. 24 km	c. 23.5 km	c. 25 km	c. 25 km	c. 24 km	c. 23 km	c. 25 km	c. 24 km

Site Code	European Site Name	Qualifying Features of Interest/Special Conservation Interests	Distance from European Site to Lands Subject to Variation																						
			CDP Area Z9	Site A5	Site B2	Site B7	Site B9	Site B10	Site B11	Site E6	Site E7	Site F2	Site D1	Site D3	Site D6	Site E12	Site E14	Site E35	Site E36	Site E37	Site E41	Site G4	Site H1		
004113	Howth Head Coast SPA	<ul style="list-style-type: none"> <li>Kittiwake (<i>Rissa tridactyla</i>) [A188]</li> </ul>	c. 3.8 km	c. 16 km	c. 13 km	c. 13 km	c. 10.5 km	c. 10.5 km	c. 9 km	c. 12.5 km	c. 13.5 km	c. 12.5 km	c. 20.5 km	c. 19 km	c. 19 km	c. 18 km	c. 16.5 km	c. 18 km	c. 18 km	c. 17 km	c. 17 km	c. 18 km	c. 17 km	c. 17 km	
004117	Ireland's Eye SPA	<ul style="list-style-type: none"> <li>Cormorant (<i>Phalacrocorax carbo</i>) [A017]</li> <li>Herring Gull (<i>Larus argentatus</i>) [A184]</li> <li>Kittiwake (<i>Rissa tridactyla</i>) [A188]</li> <li>Guillemot (<i>Uria aalge</i>) [A199]</li> <li>Razorbill (<i>Alca torda</i>) [A200]</li> </ul>	c. 3.6 km	c. 15 km	c. 12 km	c. 12 km	c. 10 km	c. 10 km	c. 8.5 km	c. 12 km	c. 13 km	c. 12 km	c. 20 km	c. 19 km	c. 18.5 km	c. 17 km	c. 16 km	c. 18 km	c. 18 km	c. 17 km	c. 17 km	c. 16 km	c. 18 km	c. 16.5 km	c. 16.5 km
004040	Wicklow Mountains SPA	<ul style="list-style-type: none"> <li>Merlin (<i>Falco columbarius</i>)</li> <li>Peregrine (<i>Falco peregrinus</i>)</li> </ul>	c. 6.7 km	c. 17 km	c. 17.5 km	c. 17.5 km	c. 17.5 km	c. 17.5 km	c. 15 km	c. 14 km	c. 14.5 km	c. 13 km	c. 12 km	c. 11.5 km	c. 12 km	c. 12 km	c. 11 km	c. 12 km	c. 11 km	c. 11 km	c. 11 km	c. 12.5 km	c. 10.5 km	c. 11 km	c. 11 km
004172	Dalkey Islands SPA	<ul style="list-style-type: none"> <li>Roseate Tern (<i>Sterna dougallii</i>) [A192]</li> <li>Common Tern (<i>Sterna hirundo</i>) [A193]</li> <li>Arctic Tern (<i>Sterna paradisaea</i>) [A194]</li> </ul>	c. 7.9 km	c. 18 km	c. 17 km	c. 16.5 km	c. 14 km	c. 14 km	c. 13.5 km	c. 14 km	c. 13.5 km	c. 13 km	c. 19 km	c. 18 km	c. 17 km	c. 16 km	c. 15 km	c. 16 km	c. 16 km	c. 15.5 km	c. 15 km	c. 16 km	c. 15.5 km	c. 14 km	c. 14 km

In summary, Tables 3 and 4 illustrate that 25 no. European Sites are located within the 15km potential Zone of Influence of the proposed Variations (with 4 no. of these being located within or adjacent to the boundary of Dublin City Council's plan area - North Dublin Bay SAC, South Dublin Bay SAC, North Bull Island SPA and South Dublin Bay And River Tolka Estuary SPA).

In order to determine if each of these 25 no. European Sites are located in the actual Zone of Influence of the proposed Variations, further consideration needs to be given to:

- Whether there is **connectivity / a pathway** between the European site (Receptor) and the lands subject to proposed zoning Variations (Source(s)). This is considered further in Table 5 below
- If there are elements of the proposed Variations identified as having the potential to result in development/ land use **activities which could result in negative ecological effects** for any European Sites (this is considered further in Section 3)

### 2.2.2 Assessment of connectivity /pathways between European Sites and Proposed Variations

European Sites and their associated qualifying features are identified as occurring in the Zone of Influence of a plan **where pathways establish a link** between the lands subject to that plan and European Sites, or where the lands subject to the plan are likely to play an important role in supporting populations of mobile species (i.e. migratory birds etc.) that are listed as special conservation interests/ qualifying species for surrounding European Sites.

For the purposes of this assessment, which focuses predominately on brownfield/infill inner city and suburban lands which are subject to rezoning proposals in addition to Z9 zoned lands whose zoning objective is subject to a proposed textual amendment to increase their amenity functionality and to improve their character /passive surveillance (whilst ensuring no net loss in the quantum of Z9 lands), pathways are restricted to hydrological, noise, lighting and disturbance:

#### 1. *Hydrological Pathways*

A hydrological pathway (incl. surface water and groundwater) is established where a European Site is located **downstream** of the plan area, or **upstream** of the plan area where qualifying feature of interest of the European Site includes freshwater dependent mobile qualifying species.

#### 2. *Noise Pathway*

A noise disturbance pathway is established where the European Site is located within 500m of the boundary of the plan area. European Sites at a greater distance than **500m** will not be sensitive to noise emissions that could be generated by any land use activities that may arise as a result of the proposed Variations.

#### 3. *Light Disturbance Pathway*

A light disturbance pathway is established where the European Site is located within 250m of the boundary of the plan area. European Sites at a greater distance than **250m** will not be sensitive to light emissions that could be generated by any land use activities that may arise as a result of the proposed Variations.

#### 4. *General Disturbance Pathway*

A general disturbance (i.e. resulting from human-related terrestrial and other activities) pathway is established where the European Site is located within **500m** of the boundary of the plan area. European Sites at a greater distance than 500m will not be sensitive to human-related activities that may arise as a result of the proposed Variations.

Table 5 below shows those sites deemed to be within the Zone of Influence highlighted in yellow.

**TABLE 5: ASSESSMENT OF CONNECTIVITY / PATHWAYS BETWEEN EUROPEAN SITES AND PROPOSED VARIATION**

European Site	Hydrological Pathway	Noise Pathway	Light Pathway	Human-related Disturbance Pathway	Does the European Site occur within the Zone of Influence of the Plan?
<b>Baldoyle Bay SAC</b>	<p>The plan area is located upstream of this SAC. Given this connectivity and physical proximity, and in line with the findings of the AA Screening undertaken on the CDP, there is a potential pathway.</p> <p>The sites subject to zoning Variation with potential hydrological pathways are as follows:</p> <ul style="list-style-type: none"> <li>• A5: Clearwater Retail Park (Finglas stream (which flows into the River Tolka) &amp; Tolka stream)</li> <li>• B2: Santry Industrial Lands, B7: Shanowen Road Lands and B11: Site at Harmonstown Road (Santry River catchment)</li> <li>• B9: Mornington Business Park and B10: Sites at Malahide Road (Naniken River)</li> <li>• D1: Chapelizod Bypass/Kylemore Road and D3: 11 Ballyfermot Road (Liffey Catchment)</li> <li>• D6: Goldenbrige Industrial Estate (River Camac)</li> <li>• E7: Seville Place (Royal Canal)</li> <li>• E12: Lands at Old Kilmainham (Camac River)</li> <li>• E35: Davitt Road (Grand Canal)</li> <li>• E37: White Heather Industrial Estate (Grand Canal)</li> <li>• E41: Parkgate Street/ Wolfe Tone Quay (River Liffey)</li> <li>• F2: East Wall Road (Tolka River)</li> </ul>	No. This SAC is located 0.9km from the CDP plan area and c. 4.5km from the closest site subject to zoning variation (B11: Harmonstown Road) and is outside the Zone of Influence of any noise generated within the plan area.	No. This SAC is located 0.9km from the CDP plan area and c. 4.5km from the closest site subject to zoning variation (B11: Harmonstown Road) and is outside the Zone of Influence of any light generated within the plan area.	No. This SAC is located 0.9km from the CDP plan area and c. 4.5km from the closest site subject to zoning variation (B11: Harmonstown Road) and is outside the Zone of Influence of any human-related activity generated within the plan area.	Yes
<b>Howth Head SAC</b>	No. There are no hydrological pathways connecting the plan area to this SAC.	No. This SAC is located 1.5km from the CDP plan area and c. 6km from the closest site subject to zoning variation (B11:	No. This SAC is located 1.5km from the CDP plan area and c. 6km from the closest site subject to zoning variation (B11:	No. This SAC is located 1.5km from the CDP plan area and c. 6km from the closest site subject to zoning variation (B11: Harmonstown Road) and is	No. This European Site is located outside the Zone of Influence of the proposed Variations

		Harmonstown Road) and is outside the Zone of Influence of any noise generated within the plan area.	Harmonstown Road) and is outside the Zone of Influence of any light generated within the plan area.	outside the Zone of Influence of any human-related activity generated within the plan area.	due to the absence of any impact pathways between the plan area and this Site
<b>European Site</b>	<b>Hydrological Pathway</b>	<b>Noise Pathway</b>	<b>Light Pathway</b>	<b>Human-related Disturbance Pathway</b>	<b>Does the European Site occur within the Zone of Influence of the Plan?</b>
<b>Lambay Island SAC</b>	No. There are no hydrological pathways connecting the plan area to this SAC.	No. This SAC is located 11.7km from the CDP plan area and c. 16km from the closest site subject to zoning variation (B11: Harmonstown Road) and is outside the Zone of Influence of any noise generated within the plan area.	No. This SAC is located 11.7km from the CDP plan area and c. 16km from the closest site subject to zoning variation (B11: Harmonstown Road) and is outside the Zone of Influence of any light generated within the plan area.	No. This SAC is located 11.7km from the CDP plan area and c. 16km from the closest site subject to zoning variation (B11: Harmonstown Road) and is outside the Zone of Influence of any human-related activity generated within the plan area.	No. This European Site is located outside the Zone of Influence of the proposed Variations due to the absence of any impact pathways between the plan area and this Site
<b>Malahide Estuary SAC</b>	No. There are no hydrological pathways connecting the plan area to this SAC.	No. This SAC is located 3.5km from the CDP plan area and c. 8km	No. This SAC is located 3.5km from the CDP plan area and c.	No. This SAC is located 3.5km from the CDP plan area and c. 8km from the	No. This European Site is located outside the

		from the closest site subject to zoning variation (B2: Santry Industrial Lands) and is outside the Zone of Influence of any noise generated within the plan area.	8km from the closest site subject to zoning variation (B2: Santry Industrial Lands) and is outside the Zone of Influence of any light generated within the plan area.	closest site subject to zoning variation (B2: Santry Industrial Lands) and is outside the Zone of Influence of any human-related activity generated within the plan area.	Zone of Influence of the proposed Variations due to the absence of any impact pathways between the plan area and this Site
<b>European Site</b>	<b>Hydrological Pathway</b>	<b>Noise Pathway</b>	<b>Light Pathway</b>	<b>Human-related Disturbance Pathway</b>	<b>Does the European Site occur within the Zone of Influence of the Plan?</b>
<b>North Dublin Bay SAC</b>	<p>The plan area is located upstream of this SAC. Given this connectivity and physical proximity, and in line with the findings of the AA Screening undertaken on the CDP, there is a potential pathway.</p> <p>The sites subject to zoning Variation with potential hydrological pathways are as follows:</p> <ul style="list-style-type: none"> <li>• A5: Clearwater Retail Park (Finglas stream (which flows into the River Tolka) &amp; Tolka stream)</li> <li>• B2: Santry Industrial Lands, B7: Shanowen Road Lands and B11: Site at Harmonstown Road (Santry River catchment)</li> <li>• B9: Mornington Business Park and B10: Sites at Malahide Road (Naniken River)</li> <li>• D1: Chapelizod Bypass/Kylemore Road and D3: 11 Ballyfermot Road (Liffey Catchment)</li> <li>• D6: Goldenbrige Industrial Estate (River Camac)</li> <li>• E7: Seville Place (Royal Canal)</li> <li>• E12: Lands at Old Kilmainham (Camac River)</li> </ul>	Yes. Whilst this SAC is located c. 2km from the closest site subject to zoning variation (B11: Harmonstown Road), given its physical proximity to the CDP plan area, and in line with the findings of the AA Screening undertaken on the CDP, there is a potential	Yes. Whilst this SAC is located c. 2km from the closest site subject to zoning variation (B11: Harmonstown Road), given its physical proximity to the CDP plan area, and in line with the findings of the AA Screening undertaken on the CDP,	Yes. Whilst this SAC is located c. 2km from the closest site subject to zoning variation (B11: Harmonstown Road), given its physical proximity to the CDP plan area, and in line with the findings of the AA Screening undertaken on the CDP, there is a potential for human-related activity	Yes

	<ul style="list-style-type: none"> <li>E35: Davitt Road (Grand Canal)</li> <li>E37: White Heather Industrial Estate (Grand Canal)</li> <li>E41: Parkgate Street/ Wolfe Tone Quay (River Liffey)</li> <li>F2: East Wall Road (Tolka River)</li> </ul>	noise pathway.	there is a potential light pathway.	disturbance.	
<b>European Site</b>	<b>Hydrological Pathway</b>	<b>Noise Pathway</b>	<b>Light Pathway</b>	<b>Human-related Disturbance Pathway</b>	<b>Does the European Site occur within the Zone of Influence of the Plan?</b>
<b>Rogerstown Estuary SAC</b>	No. There are no hydrological pathways connecting the plan area to this SAC.	No. This SAC is located 9.7km from the CDP plan area and c. 12km from the closest site subject to zoning variation (B2: Santry Industrial Lands) and is outside the Zone of Influence of any noise generated within the plan area.	No. This SAC is located 9.7km from the CDP plan area and c. 12km from the closest site subject to zoning variation (B2: Santry Industrial Lands) and is outside the Zone of Influence of any light generated within the plan area.	No. This SAC is located 9.7km from the CDP plan area and c. 12km from the closest site subject to zoning variation (B2: Santry Industrial Lands) and is outside the Zone of Influence of any human-related activity generated within the plan area.	No. This European Site is located outside the Zone of Influence of the proposed Variations due to the absence of any impact pathways between the plan area and this Site
<b>South Dublin Bay SAC</b>	<p>The plan area is located upstream of this SAC. Given this connectivity and physical proximity, and in line with the findings of the AA Screening undertaken on the CDP, there is a potential pathway.</p> <p>The sites subject to zoning Variation with potential hydrological pathways are as follows:</p> <ul style="list-style-type: none"> <li>A5: Clearwater Retail Park (Finglas stream (which flows into the River Tolka) &amp; Tolka stream)</li> <li>B2: Santry Industrial Lands, B7: Shanowen Road</li> </ul>	Yes. Whilst this SAC is located c. 2km from the closest site subject to zoning variation (F2: Portside Business Centre), given its physical	Yes. Whilst this SAC is located c. 2km from the closest site subject to zoning variation (F2: Portside Business	Yes. Whilst this SAC is located c. 2km from the closest site subject to zoning variation (F2: Portside Business Centre), given its physical	Yes

	<p>Lands and B11: Site at Harmonstown Road (Santry River catchment)</p> <ul style="list-style-type: none"> <li>• B9: Mornington Business Park and B10: Sites at Malahide Road (Naniken River)</li> <li>• D1: Chapelizod Bypass/Kylemore Road and D3: 11 Ballyfermot Road (Liffey Catchment)</li> <li>• D6: Goldenbrige Industrial Estate (River Camac)</li> <li>• E7: Seville Place (Royal Canal)</li> <li>• E12: Lands at Old Kilmainham (Camac River)</li> <li>• E35: Davitt Road (Grand Canal)</li> <li>• E37: White Heather Industrial Estate (Grand Canal)</li> <li>• E41: Parkgate Street/ Wolfe Tone Quay (River Liffey)</li> <li>• F2: East Wall Road (Tolka River)</li> </ul>	<p>proximity to the CDP plan area, and in line with the findings of the AA Screening undertaken on the CDP, there is a potential noise pathway.</p>	<p>Centre), given its physical proximity to the CDP plan area, and in line with the findings of the AA Screening undertaken on the CDP, there is a potential light pathway.</p>	<p>proximity to the CDP plan area, and in line with the findings of the AA Screening undertaken on the CDP, there is a potential for human-related activity to cause disturbance.</p>	
<b>European Site</b>	<b>Hydrological Pathway</b>	<b>Noise Pathway</b>	<b>Light Pathway</b>	<b>Human-related Disturbance Pathway</b>	<b>Does the European Site occur within the Zone of Influence of the Plan?</b>
<b>Ballyman Glen SAC</b>	<p>No. There are no hydrological pathways connecting the plan area to this SAC.</p>	<p>No. This SAC is located 11.8km from the CDP plan area and c. 16km from the closest site subject to zoning variation (H1: Greenmount Industrial Estate) and is outside the Zone of Influence of any noise generated within the plan area.</p>	<p>No. This SAC is located 11.8km from the CDP plan area and c. 16km from the closest site subject to zoning variation (H1: Greenmount Industrial Estate) and is outside the Zone of Influence of any light generated within the plan area.</p>	<p>No. This SAC is located 11.8km from the CDP plan area and c. 16km from the closest site subject to zoning variation (H1: Greenmount Industrial Estate) and is outside the Zone of Influence of any human-related activity generated within the plan area.</p>	<p>No. This European Site is located outside the Zone of Influence of the proposed Variations due to the absence of any impact pathways between the plan area and this Site</p>

European Site	Hydrological Pathway	Noise Pathway	Light Pathway	Human-related Disturbance Pathway	Does the European Site occur within the Zone of Influence of the Plan?
<b>Knocksink Wood SAC</b>	No. There are no hydrological pathways connecting the plan area to this SAC.	No. This SAC is located 10.8km from the CDP plan area and c. 14km from the closest site subject to zoning variation (H1: Greenmount Industrial Estate) and is outside the Zone of Influence of any noise generated within the plan area.	No. This SAC is located 10.8km from the CDP plan area and c. 14km from the closest site subject to zoning variation (H1: Greenmount Industrial Estate) and is outside the Zone of Influence of any light generated within the plan area.	No. This SAC is located 10.8km from the CDP plan area and c. 14km from the closest site subject to zoning variation (H1: Greenmount Industrial Estate) and is outside the Zone of Influence of any human-related activity generated within the plan area.	No. This European Site is located outside the Zone of Influence of the proposed Variations due to the absence of any impact pathways between the plan area and this Site
<b>Glenasmole Valley SAC</b>	No. There are no hydrological pathways connecting the plan area to this SAC.	No. This SAC is located 6.7km from the CDP plan area and c. 10km from the closest site subject to zoning variation (G4: Brickfield House and Sunshine Estate) and is outside the	No. This SAC is located 6.7km from the CDP plan area and c. 10km from the closest site subject to zoning variation (G4: Brickfield House and Sunshine Estate) and is	No. This SAC is located 6.7km from the CDP plan area and c. 10km from the closest site subject to zoning variation (G4: Brickfield House and Sunshine Estate) and is outside the Zone of Influence of any human-	No. This European Site is located outside the Zone of Influence of the proposed Variations due to the absence of any impact pathways

		Zone of Influence of any noise generated within the plan area.	outside the Zone of Influence of any light generated within the plan area.	related activity generated within the plan area.	between the plan area and this Site
<b>European Site</b>	<b>Hydrological Pathway</b>	<b>Noise Pathway</b>	<b>Light Pathway</b>	<b>Human-related Disturbance Pathway</b>	<b>Does the European Site occur within the Zone of Influence of the Plan?</b>
<b>Wicklow Mountains SAC</b>	No. There are no hydrological pathways connecting the plan area to this SAC.	No. This SAC is located 6.7km from the CDP plan area and c. 10.5km from the closest site subject to zoning variation (G4 Brickfield House) and is outside the Zone of Influence of any noise generated within the plan area.	No. This SAC is located 6.7km from the CDP plan area and c. 10.5km from the closest site subject to zoning variation (G4 Brickfield House) and is outside the Zone of Influence of any light generated within the plan area.	No. This SAC is located 6.7km from the CDP plan area and c. 10.5km from the closest site subject to zoning variation (G4 Brickfield House) and is outside the Zone of Influence of any human-related activity generated within the plan area.	No. This European Site is located outside the Zone of Influence of the proposed Variations due to the absence of any impact pathways between the plan area and this Site

European Site	Hydrological Pathway	Noise Pathway	Light Pathway	Human-related Disturbance Pathway	Does the European Site occur within the Zone of Influence of the Plan?
<b>Bray Head SAC</b>	No. There are no hydrological pathways connecting the plan area to this SAC.	No. This SAC is located 14.7km from the CDP plan area and c. 19.5km from the closest site subject to zoning variation (H1: Greenmount Industrial Estate) and is outside the Zone of Influence of any noise generated within the plan area.	No. This SAC is located 14.7km from the CDP plan area and c. 19.5km from the closest site subject to zoning variation (H1: Greenmount Industrial Estate) and is outside the Zone of Influence of any light generated within the plan area.	No. This SAC is located 14.7km from the CDP plan area and c. 19.5km from the closest site subject to zoning variation (H1: Greenmount Industrial Estate) and is outside the Zone of Influence of any human-related activity generated within the plan area.	No. This European Site is located outside the Zone of Influence of the proposed Variations due to the absence of any impact pathways between the plan area and this Site
<b>Ireland's Eye SAC</b>	No. There are no hydrological pathways connecting the plan area to this SAC.	No. This SAC is located 3.6km from the CDP plan area and c. 8.5km from the closest site subject to zoning variation (B11: Harmonstown Road) and is outside the Zone of	No. This SAC is located 3.6km from the CDP plan area and c. 8.5km from the closest site subject to zoning variation (B11: Harmonstown Road) and is outside the Zone of	No. This SAC is located 3.6km from the CDP plan area and c. 8.5km from the closest site subject to zoning variation (B11: Harmonstown Road) and is outside the Zone of Influence of any human-related activity	No. This European Site is located outside the Zone of Influence of the proposed Variations due to the absence of any impact pathways

		Influence of any noise generated within the plan area.	Influence of any light generated within the plan area.	generated within the plan area.	between the plan area and this Site
European Site	Hydrological Pathway	Noise Pathway	Light Pathway	Human-related Disturbance Pathway	Does the European Site occur within the Zone of Influence of the Plan?
<b>Rockabill to Dalkey Island SAC</b>	No. There are no hydrological pathways connecting the plan area to this SAC.	No. This SAC is located 2.4km from the CDP plan area and c. 6.5km from the closest site subject to zoning variation (B11: Harmonstown Road) and is outside the Zone of Influence of any noise generated within the plan area.	No. This SAC is located 2.4km from the CDP plan area and c. 6.5km from the closest site subject to zoning variation (B11: Harmonstown Road) and is outside the Zone of Influence of any light generated within the plan area.	No. This SAC is located 2.4km from the CDP plan area and c. 6.5km from the closest site subject to zoning variation (B11: Harmonstown Road) and is outside the Zone of Influence of any human-related activity generated within the plan area.	No. This European Site is located outside the Zone of Influence of the proposed Variations due to the absence of any impact pathways between the plan area and this Site
<b>Rye Water/ Carton Valley SAC</b>	No. There are no hydrological pathways connecting the plan area to this SAC.	No. This SAC is located 7.2km from the CDP plan area and c. 9km from the closest site subject to zoning variation	No. This SAC is located 7.2km from the CDP plan area and c. 9km from the closest site subject to zoning	No. This SAC is located 7.2km from the CDP plan area and c. 9km from the closest site subject to zoning variation (D1: Chapelizod	No. This European Site is located outside the Zone of Influence of the proposed

		(D1: Chapelizod Bypass) and is outside the Zone of Influence of any noise generated within the plan area.	variation (D1: Chapelizod Bypass) and is outside the Zone of Influence of any light generated within the plan area.	Bypass) and is outside the Zone of Influence of any human-related activity generated within the plan area.	Variations due to the absence of any impact pathways between the plan area and this Site
<b>European Site</b>	<b>Hydrological Pathway</b>	<b>Noise Pathway</b>	<b>Light Pathway</b>	<b>Human-related Disturbance Pathway</b>	<b>Does the European Site occur within the Zone of Influence of the Plan?</b>
<b>North Bull Island SPA</b>	<p>The plan area is located upstream of this SPA. Given this connectivity and physical proximity, and in line with the findings of the AA Screening undertaken on the CDP, there is a potential pathway.</p> <p>The sites subject to zoning Variation with potential hydrological pathways are as follows:</p> <ul style="list-style-type: none"> <li>• A5: Clearwater Retail Park (Finglas stream (which flows into the River Tolka) &amp; Tolka stream)</li> <li>• B2: Santry Industrial Lands, B7: Shanowen Road Lands and B11: Site at Harmonstown Road (Santry River catchment)</li> <li>• B9: Mornington Business Park and B10: Sites at Malahide Road (Naniken River)</li> <li>• D1: Chapelizod Bypass/Kylemore Road and D3: 11 Ballyfermot Road (Liffey Catchment)</li> <li>• D6: Goldenbrige Industrial Estate (River Camac)</li> <li>• E7: Seville Place (Royal Canal)</li> <li>• E12: Lands at Old Kilmainham (Camac River)</li> <li>• E35: Davitt Road (Grand Canal)</li> <li>• E37: White Heather Industrial Estate (Grand Canal)</li> <li>• E41: Parkgate Street/ Wolfe Tone Quay (River Liffey)</li> <li>• F2: East Wall Road (Tolka River)</li> </ul>	Yes. This SPA is located within the CDP plan area and c. 2km from the closest site subject to zoning variation (B11: Harmonstown Road), on this basis there is a potential noise pathway.	Yes. This SPA is located within the CDP plan area and c. 2km from the closest site subject to zoning variation (B11: Harmonstown Road), on this basis there is a potential light pathway.	Yes. This SPA is located within the CDP plan area and c. 2km from the closest site subject to zoning variation (B11: Harmonstown Road), on this basis there is potential for human-related activity to cause disturbance.	Yes

European Site	Hydrological Pathway	Noise Pathway	Light Pathway	Human-related Disturbance Pathway	Does the European Site occur within the Zone of Influence of the Plan?
<b>Rogerstown Estuary SPA</b>	No. There are no hydrological pathways connecting the plan area to this SPA.	No. This SPA is located 9.7km from the CDP plan area and c. 12km from the closest site subject to zoning variation (B2: Santry Industrial Lands) and is outside the Zone of Influence of any noise generated within the plan area.	No. This SPA is located 9.7km from the CDP plan area and c. 12km from the closest site subject to zoning variation (B2: Santry Industrial Lands) and is outside the Zone of Influence of any light generated within the plan area.	No. This SPA is located 9.7km from the CDP plan area and c. 12km from the closest site subject to zoning variation (B2: Santry Industrial Lands) and is outside the Zone of Influence of any human-related activity generated within the plan area.	No. This European Site is located outside the Zone of Influence of the proposed Variations due to the absence of any impact pathways between the plan area and this Site
<b>Baldoyle Bay SPA</b>	<p>The plan area is located upstream of this SPA. Given this connectivity and physical proximity, and in line with the findings of the AA Screening undertaken on the CDP, there is a potential pathway.</p> <p>The sites subject to zoning Variation with potential hydrological pathways are as follows:</p> <ul style="list-style-type: none"> <li>• A5: Clearwater Retail Park (Finglas stream (which flows into the River Tolka) &amp; Tolka stream)</li> <li>• B2: Santry Industrial Lands, B7: Shanowen Road Lands and B11: Site at Harmonstown Road (Santry River catchment)</li> <li>• B9: Mornington Business Park and B10: Sites at Malahide Road (Naniken River)</li> </ul>	No. This SPA is located 0.9km from the CDP plan area and c. 4.5km from the closest site subject to zoning variation (B11: Harmonstown Road) and is outside the Zone of Influence of	No. This SPA is located 0.9km from the CDP plan area and c. 4.5km from the closest site subject to zoning variation (B11: Harmonstown Road) and is outside the Zone of	No. This SPA is located 0.9km from the CDP plan area and c. 4.5km from the closest site subject to zoning variation (B11: Harmonstown Road) and is outside the Zone of Influence of any human-related activity	Yes

	<ul style="list-style-type: none"> <li>• D1: Chapelizod Bypass/Kylemore Road and D3: 11 Ballyfermot Road (Liffey Catchment)</li> <li>• D6: Goldenbrige Industrial Estate (River Camac)</li> <li>• E7: Seville Place (Royal Canal)</li> <li>• E12: Lands at Old Kilmainham (Camac River)</li> <li>• E35: Davitt Road (Grand Canal)</li> <li>• E37: White Heather Industrial Estate (Grand Canal)</li> <li>• E41: Parkgate Street/ Wolfe Tone Quay (River Liffey)</li> <li>• F2: East Wall Road (Tolka River)</li> </ul>	any noise generated within the plan area.	Influence of any light generated within the plan area.	generated within the plan area.	
<b>European Site</b>	<b>Hydrological Pathway</b>	<b>Noise Pathway</b>	<b>Light Pathway</b>	<b>Human-related Disturbance Pathway</b>	<b>Does the European Site occur within the Zone of Influence of the Plan?</b>
<b>South Dublin Bay And River Tolka Estuary SPA</b>	<p>The plan area is located upstream of this SPA. Given this connectivity and physical proximity, and in line with the findings of the AA Screening undertaken on the CDP, there is a potential pathway.</p> <p>The sites subject to zoning Variation with potential hydrological pathways are as follows:</p> <ul style="list-style-type: none"> <li>• A5: Clearwater Retail Park (Finglas stream (which flows into the River Tolka) &amp; Tolka stream)</li> <li>• B2: Santry Industrial Lands, B7: Shanowen Road Lands and B11: Site at Harmonstown Road (Santry River catchment)</li> <li>• B9: Mornington Business Park and B10: Sites at Malahide Road (Naniken River)</li> <li>• D1: Chapelizod Bypass/Kylemore Road and D3: 11 Ballyfermot Road (Liffey Catchment)</li> <li>• D6: Goldenbrige Industrial Estate (River Camac)</li> <li>• E7: Seville Place (Royal Canal)</li> <li>• E12: Lands at Old Kilmainham (Camac River)</li> <li>• E35: Davitt Road (Grand Canal)</li> <li>• E37: White Heather Industrial Estate (Grand Canal)</li> <li>• E41: Parkgate Street/ Wolfe Tone Quay (River Liffey)</li> <li>• F2: East Wall Road (Tolka River)</li> </ul>	Yes. This SPA is located within the CDP plan area and c. 0.5km from the closest site subject to zoning variation (F2: Portside Business Centre) and is on this basis within the Zone of Influence of any undue noise generated within the plan area.	Yes. This SPA is located within the CDP plan area and c. 0.5km from the closest site subject to zoning variation (F2: Portside Business Centre) and is outside the Zone of Influence of any light generated within the plan area.	Yes. This SPA is located within the CDP plan area and c. 0.5km from the closest site subject to zoning variation (F2: Portside Business Centre) and is on this basis within the Zone of Influence of any human-related activity generated within the plan area	Yes

European Site	Hydrological Pathway	Noise Pathway	Light Pathway	Human-related Disturbance Pathway	Does the European Site occur within the Zone of Influence of the Plan?
<b>Broadmeadow/Swords Estuary SPA (Malahide Estuary SPA)</b>	No. There are no hydrological pathways connecting the plan area to this SPA.	No. This SPA is located 3.5km from the CDP plan area and c. 8km from the closest site subject to zoning variation (B2: Santry Industrial Lands) and is outside the Zone of Influence of any noise generated within the plan area.	No. This SPA is located 3.5km from the CDP plan area and c. 8km from the closest site subject to zoning variation (B2: Santry Industrial Lands) and is outside the Zone of Influence of any light generated within the plan area.	No. This SPA is located 3.5km from the CDP plan area and c. 8km from the closest site subject to zoning variation (B2: Santry Industrial Lands) and is outside the Zone of Influence of any human-related activity generated within the plan area.	No. This European Site is located outside the Zone of Influence of the proposed Variations due to the absence of any impact pathways between the plan area and this Site
<b>Lambay Island SPA</b>	No. There are no hydrological pathways connecting the plan area to this SPA.	No. This SPA is located 11.6km from the CDP plan area and c. 16km from the closest site subject to zoning variation (B11: Harmonstown Road) and is outside the Zone of Influence of	No. This SPA is located 11.6km from the CDP plan area and c. 16km from the closest site subject to zoning variation (B11: Harmonstown Road) and is outside the Zone of	No. This SPA is located 11.6km from the CDP plan area and c. 16km from the closest site subject to zoning variation (B11: Harmonstown Road) and is outside the Zone of Influence of any human-related activity	No. This European Site is located outside the Zone of Influence of the proposed Variations due to the absence of any impact pathways

		any noise generated within the plan area.	Influence of any light generated within the plan area.	generated within the plan area.	between the plan area and this Site
<b>European Site</b>	<b>Hydrological Pathway</b>	<b>Noise Pathway</b>	<b>Light Pathway</b>	<b>Human-related Disturbance Pathway</b>	<b>Does the European Site occur within the Zone of Influence of the Plan?</b>
<b>Howth Head Coast SPA</b>	No. There are no hydrological pathways connecting the plan area to this SPA.	No. This SPA is located 3.8km from the CDP plan area and c. 9km from the closest site subject to zoning variation (B11: Harmonstown Road) and is outside the Zone of Influence of any noise generated within the plan area.	No. This SPA is located 3.8km from the CDP plan area and c. 9km from the closest site subject to zoning variation (B11: Harmonstown Road) and is outside the Zone of Influence of any light generated within the plan area.	No. This SPA is located 3.8km from the CDP plan area and c. 9km from the closest site subject to zoning variation (B11: Harmonstown Road) and is outside the Zone of Influence of any human-related activity generated within the plan area.	No. This European Site is located outside the Zone of Influence of the proposed Variations due to the absence of any impact pathways between the plan area and this Site
<b>Ireland's Eye SPA</b>	No. There are no hydrological pathways connecting the plan area to this SPA.	No. This SPA is located 3.6km from the CDP plan area and c. 8.5km from the closest site subject to zoning variation (B11:	No. This SPA is located 3.6km from the CDP plan area and c. 8.5km from the closest site subject to zoning	No. This SPA is located 3.6km from the CDP plan area and c. 8.5km from the closest site subject to zoning variation (B11: Harmonstown	No. This European Site is located outside the Zone of Influence of the proposed

		Harmonstown Road) and is outside the Zone of Influence of any noise generated within the plan area.	variation (B11: Harmonstown Road) and is outside the Zone of Influence of any light generated within the plan area.	Road) and is outside the Zone of Influence of any human-related activity generated within the plan area.	Variations due to the absence of any impact pathways between the plan area and this Site
<b>European Site</b>	<b>Hydrological Pathway</b>	<b>Noise Pathway</b>	<b>Light Pathway</b>	<b>Human-related Disturbance Pathway</b>	<b>Does the European Site occur within the Zone of Influence of the Plan?</b>
<b>Wicklow Mountains SPA</b>	No. There are no hydrological pathways connecting the plan area to this SPA.	No. This SPA is Located 6.7km from the CDP plan area and c. 10.5km from the closest sites subject to zoning variation (G4 Brickfield House) and is outside the Zone of Influence of any noise generated within the plan area.	No. This SPA located 6.7km from the CDP plan area and c. 10.5km from the closest sites subject to zoning variation (G4 Brickfield House) and is outside the Zone of Influence of any light generated within the plan area.	No. This SPA is located 6.7km from the CDP plan area and c. 10.5km from the closest sites subject to zoning variation (G4 Brickfield House) and is outside the Zone of Influence of any human-related activity generated within the plan area.	No. This European Site is located outside the Zone of Influence of the proposed Variations due to the absence of any impact pathways between the plan area and this Site
<b>Dalkey Islands SPA</b>	No. There are no hydrological pathways connecting the plan area to this SPA.	No. This SPA is located 7.9km from the CDP plan area and	No. This SPA is located 7.9km from the CDP plan	No. This SPA is located 7.9km from the CDP plan area and c.	No. This European Site is located

		<p>c. 13km from the closest site subject to zoning variation (F2: Portside Business Centre) and is outside the Zone of Influence of any noise generated within the plan area.</p>	<p>area and c. 13km from the closest site subject to zoning variation (F2: Portside Business Centre) and is outside the Zone of Influence of any light generated within the plan area.</p>	<p>13km from the closest site subject to zoning variation (F2: Portside Business Centre) and is outside the Zone of Influence of any human-related activity generated within the plan area.</p>	<p>outside the Zone of Influence of the proposed Variations due to the absence of any impact pathways between the plan area and this Site</p>
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Following the precautionary principle, potential hydrological and other pathways between European Sites and the lands subject to Variation proposals have been highlighted in Table 5 above. However, the existence of a pathway does not automatically equate to the likelihood of a significant effect occurring (i.e. where a pathway exists but the magnitude of the potential impact generated at the source is sufficiently small, the likelihood of the pathway giving rise to a significant effect can be ruled out). This theme is explored further in Section 3 of this report where the potential for the proposed Variations to give rise to likely significant effects is assessed.

In line with the results of the AA Screening exercise undertaken for the CDP, Tables 3, 4 and 5 above illustrate that the proposed Variations could potentially impact, either directly or indirectly, on the following 6 no. European Sites by virtue of their physical proximity/ connectivity:

1. Baldoyle Bay SAC
2. North Dublin Bay SAC
3. South Dublin Bay SAC
4. North Bull Island SPA
5. Baldoyle Bay SPA
6. South Dublin Bay and River Tolka Estuary SPA

In summary, and in line with the findings of the AA Screening carried out on the CDP, 6 no. sites have been identified as coming within the Zone of Influence of the proposed Variations.

The next step of this Screening is to consider the nature and extent of the proposed Variations (which are examined in detail in Section 2) in order to assess their potential to result in likely significant effects on the 6 no. European Sites identified above as occurring within the Zone of Influence of the proposed Variations.

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### **SECTION 3 – POTENTIAL FOR THE PROPOSED VARIATIONS TO GIVE RISE TO LIKELY SIGNIFICANT EFFECTS**

The proposed Variations sit within the framework of the operational 2016-2022 Dublin City Development Plan (CDP). The CDP sets the city wide planning policy framework for all projects and development in the city (excluding SDZ's). All planning proposals are assessed against the policies and objectives of the CDP and all lower plans must be consistent with the CDP. An Appropriate Assessment was carried out at all stages of the CDP in order to ensure that its policies and objectives did not result in significant adverse impacts on the integrity of any of the identified European Sites. The proposed Variations are generally compatible, and complementary, with the policies and objectives of the operational CDP.

The individual elements of the proposed Variations that may impact on European Sites are outlined in detail in Section 2 and relate principally to land use zoning amendments in addition to a textual change to Section 14.8.9 of the CDP which deals with Z9 zoned lands.

The purpose of the proposed zoning Variations, is to change the land use zoning of well serviced but underutilized enterprise (Z6) zoned brownfield / infill sites in built-up areas across Dublin City to residential/mixed use (Z1, Z3, Z5, Z9 and Z10) in order to bring them into more productive, intensive and efficient use in accordance with National and Regional planning policy.

Z6 lands are zoned '*To provide for the creation and protection of enterprise and facilitate opportunities for employment creation*'. This zoning accommodates office-based industry and business parks with other land uses including residential, recreational, retail and local services being Open for Consideration but subsidiary to the primary use of these land banks as employment zones for employment generating uses. The CDP requires that development proposals on Z6 lands deliver an intensification of employment activity, in terms of employee population and floorspace, whilst complying with applicable design standards and policies in respect of green infrastructure, open space, landscape protection, energy efficiency, traffic management and amenity.

The Z6 lands subject to proposed zoning Variation are predominantly small and medium-scale infill / brownfield/ underutilised in nature, and located along high quality public transport corridors. These lands are affected by various issues including chronic vacancy/ urban blight / underutilization and have significant potential (subject to their rezoning) to deliver improved amenities and a better relationship with neighbouring lands.

Many of the existing land uses on the Z6 lands examined were long established, with many of the activities predating the application of contemporary CDP policies/ standards and best practice environmental protections (i.e. in terms of surface water run-off, traffic, waste energy, noise, emissions and light pollution etc.).

In line with standard practice, future development will be progressed in tandem with the necessary infrastructural capacity (i.e. water supply / waste water) being available with the advice from Irish Water being that sufficient capacity is generally available in the established network with local upgrades to be sought as required.

It is reasonable to assume that the proposed Variation would only have relevance at the local scale. It is not anticipated that the changes in zoning as proposed would give rise to significant development or land use effects over and above those facilitated by their existing Z6 zoning under the CDP, in terms of size and scale, land-take, resource/transportation requirements, excavation, emissions, construction, operation etc., on the basis that it could reasonably be assumed, in terms of scale and intensity, that the effects may not be materially different if the lands were developed in accordance with their Z6 zoning.

The proposed rezoning of the lands to other uses /mixed uses including Residential, Commercial/Retail and Amenity/Open Space would shift their primary focus from employment and enterprise, and facilitate their sustainable redevelopment in accordance with the operational policies, objectives and standards of CDP. If the proposed Variations are adopted, each individual future development proposal in respect of the rezoned Z6 lands will be required to be subject to an Appropriate Assessment Screening determination as part of their respective planning application processes in accordance with the Habitat and Bird Directives.

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The proposed text modification to Section 14.8.9 of the CDP, relating to Land-Use Zoning Objective Z9 – Amenity/Open Space Lands/Green Network, seeks to increase and improve the character, functionality and passive surveillance of these lands – whilst maintaining the same quantum of Z9 zoned land. It is not anticipated that this proposed Variation will involve any material changes to the extent or location of the Z9 lands within the CDP plan area.

Based on the above assessment, it is concluded that the proposed Variations will not have the potential to result in land uses or activities over and above those previously assessed, identified and dealt with as part of the making of the CDP. On this basis, there will be no potential for these Variations to result in likely significant effects on European Sites.

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## **SECTION 4 - IN-COMBINATION EFFECTS WITH OTHER PLANS & PROJECTS**

As part of the Habitats Directive Article 6(3) assessment process, consideration must be given to the potential for the proposed Variations to combine with other plans or projects to result in cumulative negative effects to European Sites.

The 2016 – 2022 Dublin City Development Plan (CDP) sits at the Local Government level of the Spatial Planning Hierarchy in Ireland - below the Regional Assembly and Government levels. The Development Plan sits at the top of the Local Government Level Spatial Planning Hierarchy and it influences Local Area Plans, with the requirement that all lower plans must be consistent with the CDP.

In this context, consideration has been given to the proposed Variations' potential to combine with a number of other plans and projects relevant to the wider surrounding area. These plans include:

- Regional Spatial and Economic Strategy (RSES)
- The National Planning Framework (NPF)
- Climate Change Action Plan for Dublin City 2019-2024 (CCAP)
- The Transport Strategy for the Greater Dublin Area, 2016-2034
- Water Services Strategic Plan
- Neighbouring County Development Plans
- River Basin District Management Plans
- CFRAMS Study
- Greater Dublin Drainage
- Proposed Variation No. 7 of the Dublin City Development Plan 2016 - 2022 to incorporate the National Planning Framework (NPF) and the Regional Spatial Economic Strategy (RSES)

In addition, the Dublin City Council planning register was reviewed to identify relevant existing and approved projects of relevance to the proposed Variations.

Given that the proposed Variations, as identified in Sections 2 and 3 above, will not result in significant land use effects or activities that have the potential to result in likely significant effects on European Sites, there will be no potential for the adoption of the proposed Variations (together with proposed Variation No. 7 of the Dublin City Development Plan 2016 - 2022) to combine with the above listed plans and projects, or any other plans or projects to result in likely significant effects to European Sites.

## SECTION 5 - SCREENING MATRIX FOR THE PROPOSED VARIATION

A Screening Matrix, in line with European Commission (2001) Guidelines is provided below in the Table below.

<b>Brief Description of Project or Plan (proposed Variation)</b>				
<b>Proposed Variations No's 8-27</b>				
<p>It is proposed to vary the Dublin City Development Plan 2016-2022, by changing the land use zoning of a number of sites from Z6 - <i>To provide for the creation and protection of enterprise and facilitate opportunities for employment creation</i> to Z1 - <i>To protect, provide and improve residential amenities</i>, Z3 – <i>To provide for and improve neighbourhood facilities</i>, Z5 – <i>To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity</i>, Z9 - <i>To preserve, provide and improve recreational amenity and open space and green networks</i> or Z10 - <i>To consolidate and facilitate the development of inner city and inner suburban sites for mixed uses, with residential the predominant use in suburban locations, and office/retail/residential the predominant uses in inner city areas.</i></p> <p>Full details of are set out in Table 1 which is reproduced below for ease of reference.</p>				
<b>Var. No.</b>	<b>Map Ref.</b>	<b>Subject Lands</b>	<b>Current Zoning</b>	<b>Proposed Zoning</b>
8	A5	Clearwater Retail Park, Finglas Road, Dublin 11	Z6 (employment)	Z1 (Residential)
9	B2	Santry Industrial Lands, Santry Avenue and Swords Road, Dublin 9	Z6 (employment)	Z1 (Residential)
10	B7	Shanowen Road Lands, Whitehall/Santry, Dublin 9	Z6 (employment)	Z1 (Residential)
11	B9	Mornington Business Park, Malahide Road, Dublin 5	Z6 (employment)	Z1 (Residential)
12	B10	Sites at Malahide Road (adjacent to Mornington Grove), Malahide Road, Dublin 5	Z6 (employment)	Z10 (Mixed Uses) & Z3 (Neighbourhood)
13	B11	Site at Harmonstown Road, Dublin 5	Z6 (employment)	Z10 (Mixed Uses)
14	D1	Chapelizod Bypass/Kylemore Road, Dublin 20	Z6 (employment)	Z1 (Residential)
15	D3	11 Ballyfermot Road Lower, Dublin 10	Z6 (employment)	Z1 (Residential)
16	D6	Goldenbridge Industrial Estate, Tyrconnell Road, Dublin 8	Z6 (employment)	Z10 (Mixed Uses) & Z9 (Open Space) & Addition of Text
17	E6	Esmond Avenue, Fairview Strand, Dublin 3	Z6 (employment)	Z1 (Residential)
18	E7	Seville Place, Dublin 1	Z6 (employment)	Z5 (City Centre) & Z9 (Open Space)
19	E12	Lands at Old Kilmainham/South Circular Road, Dublin 8	Z6 (employment)	Z1 (Residential) & Z9 (Open Space)
20	E14	109-114 Cork Street, Dublin 8	Z6 (employment)	Z10 (Mixed Uses)
21	E35	Davitt Road, Crumlin, Dublin 12	Z6 (employment)	Z1 (Residential)
22	E36	Herberton Road / Keeper Road (Glenview Industrial Estate), Drimnagh, Dublin 12	Z6 (employment)	Z1 (Residential)
23	E37	White Heather Industrial Estate, Dublin 8	Z6 (employment)	Z1 (Residential) & Z9 (Open Space)
24	E41	Parkgate Street / Wolfe Tone Quay, Dublin 8	Z6 (employment)	Z5 (City Centre)
25	F2	East Wall Road, Dublin 3	Z6 (employment)	Z10 (Mixed Uses)
26	G4	Brickfield House and Sunshine Estate, Crumlin Road, Dublin 12	Z6 (employment)	Z1 (Residential)

27	H1	Greenmount Industrial Estate, Harolds Cross, Dublin 6w	Z6 (employment)	Z10 (Mixed Uses) & Z1 (Residential)
<p>In addition, it is also proposed to vary the CDP by adding the <b>following text to section 14.8.9</b> of the Dublin City Development Plan 2016 – 2022, <b>as a last text paragraph</b> relating to Land-Use Zoning Objective Z9 – Amenity/Open Space Lands/Green Network – Zone Z9.</p> <p><i>‘Adjacent development shall be designed to complement the Z9 area and to provide passive surveillance. Any future amendment in the width of a Z9 area, which is considered to be minor in nature, will be considered in special circumstances where the proposal will benefit the character of the area and there is no net loss of Z9 land’.</i></p>				

### Brief description of the European Sites

25 no. European Sites (comprising 15 no. SACs and 10 no. SPAs) were identified within a 15km radius of the proposed Variation area. These European Sites are identified and described in Tables 3 and 4 of Section 2 above.

### Assessment Criteria

#### Describe the individual elements of the proposed Variation (either alone or in combination with other plans or projects) likely to give rise to impacts on the European Sites.

The land use implications of the proposed Variations have been assessed in Section 3 of this Screening report and it has been found that the proposed textual changes and rezonings will not have the potential, alone or in-combination with other plans or projects, to result in likely significant effects to European Sites.

#### Describe any likely direct, indirect or secondary impacts of the proposed Variation (either alone or in combination with other plans or projects) on the European site by virtue of:

##### Size and scale;

The size and scale of the area subject to proposed Variation is in keeping with that of the operational CDP, with any relevant future/ new development (or intensification of the use of the lands in line with current CDP policy) facilitated by the proposed rezoning to be integrated into the established urban pattern. It is not predicted to have any likely impacts on the conservation function of any European Site in respect to its size or scale. The proposed Variations will not, either alone or in combination with other plans or project, have any impact on European Sites by virtue of size and scale.

##### Land-take;

There is not predicted to be additional land-take arising from the implementation of the proposed Variations. The proposed Variations will not, either alone or in combination with other plans or projects, have any impact on European Sites by way of additional land-take.

**Distance from European site or key features of the site;**

Full details are provided in Tables 3 and 4 of Section 2 above.

**Resource requirements (water abstraction etc);**

There are not predicted to be significant additional resource requirements arising from the implementation of the proposed Variations. In line with the operational CDP, resource supply, including potable water, will be provided from existing municipal infrastructure/ established networks in line with NPF and RSES water demand allocations for the Greater Dublin Area. The CDP includes the necessary policies, objectives and standards to ensure that no adverse impact will arise, singularly or in a cumulative manner. The proposed Variations will not, either alone or in combination with other plans or projects, have any impact on European Sites by way of resource requirements.

**Emission (disposal to land, water or air);**

There are not predicted to be additional emissions arising from the implementation of the proposed Variations. The most likely potential indirect or secondary impact on a European Site is by way of effluent discharge from the Ringsend waste water treatment plant which serves the entire Dublin region to Dublin Bay. Any future development proposal will be subject to a planning application which is required to satisfy the requirements of the CDP and to be subject to a project specific AA Screening, with any forthcoming planning permissions to be subject to conditions to ensure disposal to land, water and air has no impact on any European Site. The operational CDP includes the necessary policies, objectives and standards to ensure that no adverse impact will arise, singularly or in a cumulative manner.

The proposed Variations will not, either alone or in combination with other plans or projects, have any impact on European Sites by way of emissions (disposal to land, water or air).

**Excavation requirements;**

There is not predicted to be additional excavation requirements arising from the implementation of the proposed Variations. The proposed Variations will not, either alone or in combination with other plans or projects, have any impact on European Sites by way of excavation requirements.

**Transportation requirements;**

There are not predicted to be additional transportation requirements arising from the implementation of the proposed Variations. Each of the subject lands are well served by existing public transport networks and in line with CDP policy, local traffic / mobility assessments may be required in respect of their future development. The proposed Variations will not, either alone or in combination with other plans or projects, have any impact on European Sites by way of transportation requirements.

**Duration of construction, operation, decommissioning, etc;**

There are not predicted to be additional construction, operation or decommissioning requirements arising from the implementation of the proposed Variations (i.e. over and above what would be allowed under the current zoning or Z9 policy). The operational Development Plan includes the necessary policies, objectives and standards to ensure that no adverse impact will arise, singularly or in a cumulative manner. The proposed Variations will not, either alone or in combination with other plans or projects, have any impact on European Sites by way of construction, operation or decommissioning requirements.

**Other**

None.

In summary, the proposed Variations will not result in land use effects that have the potential, alone or in combination with other plans or projects, to result in likely significant effects to European Sites.

In light of this conclusion, there will be no potential for the proposed Variations to result in direct, indirect or secondary effects to European Sites.

**Describe any likely changes to the site arising as a result of:**

**Reduction of habitat area:**

Not applicable.

**Disturbance to key species;**

Not applicable.

**Habitat or species fragmentation;**

Not applicable.

**Reduction in species density;**

Not applicable.

**Changes in key indicators of conservation value**

Not applicable.

**Climate change:**

Not applicable.

In summary, the proposed Variations will not result in land use effects that have the potential to result in the: Reduction in the extent of qualifying habitats of European Sites in the wider surrounding area; Disturb qualifying species of European Sites in the wider surrounding area, or disturb the species that underpin the status of qualifying habitats of European Sites in the wider surrounding area; Fragmentation of qualifying habitats or species populations; Changes in key indicators of conservation value such as water quality or the attributes that underpin the conservation status of qualifying feature of interest of European Sites in the wider surrounding area; Emission of greenhouse gases that could contribute towards climate change.

**Describe any likely impacts on the European Sites as a whole in terms of:**

**Interference with the key relationships that define the structure of the site;**

No predicted likely impact on the structure of any European Site.

**Interference with key relationships that define the function of the site;**

No predicted likely impact on the conservation function of any European Site.

In summary, as the proposed Variations, alone or in combination with other plans or projects, will not have the potential to interact with any European Sites or their qualifying features of interest, it will not have the potential to interfere with key relationships that define the structure and function of European Sites.

**Provide indicators of significance as a result of the identification of effects set out above in terms of:**

**Loss;**

Not applicable.

**Fragmentation;**

Not applicable.

**Disruption;**

Not applicable.

**Disturbance;**

Not applicable.

**Change to key elements of the site (e.g. water quality etc);**

Not applicable.

In summary, as the proposed Variations, alone or in combination with other plans or projects, will not have the potential to interact with any European Sites or their qualifying features of interest it will not have the potential to result in the: loss of qualifying habitats or habitats upon which qualifying species rely; fragmentation qualifying habitats or habitats upon which qualifying species rely; disruption qualifying habitats or habitats upon which qualifying species rely; disturbance qualifying habitats, habitats upon which qualifying species rely or qualifying species; and, change to key elements of European Sites (e.g. water quality etc.).

**Describe from the above those elements of the project or plan, or combination of elements, where the above impacts are likely to be significant or where the scale or magnitude of impacts are not known.**

There are no predicted likely impacts on the conservation function of any European Sites arising from the proposed Variations in combination with the above plans or projects.

## SECTION 6 – SCREENING CONCLUSION

The Screening of the proposed Variations, as set out in Section 2 and assessed in Sections 3 and 4 above, shows that the land use elements of the proposed Variations will not result in land use activities/ effects that will have the potential, alone or in-combination with other plans or projects, to result in likely significant effects to European Sites. In light of the findings of this report, it can be concluded by Dublin City Council that the proposed Variations to the CDP are not likely, alone or in-combination with other plans or projects, to have a significant effect on any European Sites in view of their conservation objectives.

### FINDING OF NO SIGNIFICANT EFFECTS MATRIX

<b>Name of Project or Plan:</b>	Proposed Variations No's 8-27 of the Dublin City Development Plan 2016-2022 (to the land use zonings of lands listed in Table 1 and the addition of text to Section 14.8.9 of the CDP)
<b>Name and location of European Sites:</b>	European Sites in the wider vicinity of the proposed Variation area are provided in Section 2 above.
<b>Description of the Project or Plan</b>	As provided in the Screening Matrix in Section 5 above
<b>Is the Project or Plan directly connected with or necessary to the management of the site (provide details)?</b>	No. See Section 2.1 above
<b>Are there other projects or plans that together with the project or plan being assessed could affect the site (provide details)?</b>	No. full details in Section 4 above

<b>The Assessment of Significance of Effects</b>	
<b>Describe how the project or plan (alone or in combination) is likely to affect the European Sites:</b>	No predicted likely impact on the conservation function of any European Sites.
<b>Explain why these effects are not considered significant:</b>	<p>The proposed Variations provide for sustainable development in accordance with the Dublin City Development Plan 2016-2022 and the principles of proper planning and sustainable development.</p> <p>Sections 2 and 3 examine the proposed Variations in detail and conclude that they will not have the potential to result in land use activities over and above those previously assessed, identified and dealt with as part of the Appropriate Assessment of the CDP. It is concluded that there are not predicted likely impacts on the conservation structure or function of any European Sites arising from the proposed</p>

	<p>Variations.</p> <p>The lands subject to rezoning proposals are predominantly brownfield in nature and accommodate a range of low intensity, low density uses – with some sites exhibiting underuse, vacancy and dereliction.</p> <p>Taking into consideration the unused and underused nature of the subject lands at present, the proximity of the lands to established residential areas and the projected requirements for significant additional housing provision over the coming years, the proposed rezonings from Z6 to Z1, Z3, Z5, Z9 and Z10 will facilitate a more appropriate use for these lands.</p> <p>The proposed text modification to Section 14.8.9 of the CDP, relating to Land-Use Zoning Objective Z9 – Amenity/Open Space Lands/Green Network, seeks to increase and improve the character, functionality and passive surveillance of these lands – whilst maintaining the same quantum of Z9 zoned land. It is not anticipated that this proposed Variation will involve any material changes to the extent or location of the Z9 lands within the CDP plan area.</p> <p>There are not predicted to be additional requirements arising from the proposed Variation in terms of:</p> <ul style="list-style-type: none"> <li>o size and scale</li> <li>o land-take</li> <li>o resources</li> <li>o excavation</li> <li>o emissions</li> <li>o transportation</li> <li>o construction, operation or decommissioning</li> </ul> <p>On this basis, it is concluded that there are not likely to be changes to the sites habitats or species arising as a result of:</p> <ul style="list-style-type: none"> <li>o loss</li> <li>o fragmentation</li> <li>o disruption</li> <li>o disturbance</li> <li>o changes to other key indicators of significance</li> </ul>
<p><b>List of Agencies Consulted: Provide contact name and telephone or email address:</b></p>	<p>The Manager, Development Applications Unit, Department of Housing, Planning, Community and Local Government. Email: sea@environ.ie margaret.killeen@environ.ie</p> <p>The Manager, The Department of Culture, Heritage and the Gaeltacht Manager.DAU@chg.gov.ie</p>

	<p>Gerry Clerkin, Dept. Communications Energy and Natural Resources Gerry.clerkin@dcenr.gov.ie Email: CorporateSupport.Unit@dcenr.gov.ie</p> <p>Co-ordination Unit, Department of Communications, Climate Action and Environment. Email: corporatesupport.unit@dccae.gov.ie</p> <p>Damian Clarke, Assistant Principal Officer, Department of Agriculture, Food and the Marine Email: damien.clarke@agriculture.gov.ie</p> <p>Tadhg O'Mahony, Environmental Protection Agency, Regional Inspectorate, Iniscarra, County Cork. Email: t.omahony@epa.ie sea@epa.ie Telephone: 021 – 486 0818</p> <p>Forward Planning Division, Dun Laoghaire Rathdown County Council Email: planning@dlrcoco.ie planningsecretariat@dlrcoco.ie</p> <p>Forward Planning Division, South Dublin County Council Email: planning.dept@sdcc.ie planningdept@sdblincoco.ie</p> <p>Forward Planning Division, Fingal County Council Email: planning@fingalcoco.ie</p> <p>Inland Fisheries Ireland info@fisheriesireland.ie</p>
<p><b>Response to Consultation</b></p>	<p>A response to the consultation was received from Inland Fisheries Ireland by letter on 21<sup>st</sup> November 2019. The agency raised the following observations:</p> <ul style="list-style-type: none"> <li>• The relationship between existing watercourses and the proposed variation lands: <ul style="list-style-type: none"> <li>- Tolka River, A5 Clearwater Retail Park and F2 East Wall Road</li> <li>- Finglas stream (culverted) and A5 Clearwater Retail Park</li> <li>- The Tolka River and the Finglas stream</li> <li>- The Santry River and B2 Santry Industrial lands, B7 Shanowen Road and B11 Harmonstown Road</li> <li>- The Naniken River and B9 Mornington Business Park and B10 Malahide Road lands</li> <li>- The Naniken River and the Santry River</li> <li>- The Liffey Catchment/ Estuary and the Chapelizod Bypass lands, D3 No. 11 Ballyfermot Road and E41 Parkgate Street/ Wolfe Tone Street</li> <li>- The Camac River/Catchment and D6 Goldenbridge Industrial Estate and E12 Lands at Old Kilmainham/</li> </ul> </li> </ul>

	<p>South Circular Road</p> <ul style="list-style-type: none"> <li>- The Royal Canal and E7 Seville Place</li> <li>- The Grand Canal and E37 White Heather Industrial Estate</li> </ul> <ul style="list-style-type: none"> <li>• The requirement for comprehensive and best practice surface water management to be implemented during the enabling, construction and operational stages of any future development on the lands subject to proposed Variation – with consultation with the IFI actively encouraged prior to any works commencing</li> <li>• The opportunity for future development on these lands to facilitate improved connections to watercourses and / or deculverting</li> <li>• The cumulative positive impact which may arise in combination with the proposed Dublin City Council Santry Greenway project/ restoration project which secured Urban Regeneration and Development funding in 2018</li> </ul> <p>These observations were taken on Board by Dublin City Council in the finalisation of this AA screening report.</p>
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<b>Data Collected to Carry out the Assessment</b>	
<b>Who carried out the Assessment?</b>	Planning and Property Development Department Dublin City Council
<b>Sources of Data</b>	<p>Existing data</p> <p>As part of the Appropriate Assessment Screening process for the proposed Variation, particular reference has been made to the following documents/ datasources:</p> <ul style="list-style-type: none"> <li>• <i>Appropriate Assessment of Plans and Projects in Ireland, Guidance for Planning Authorities.</i> Department of Environment, Heritage and Local Government (2009)</li> <li>• <i>Assessment of plans and projects significantly affecting Natura 2000 sites Methodological guidance on the provision of Article 6(3) and (4) of the Habitats Directive 92/43/EEC.</i> (2002) Natura 2000 Commission (2001)</li> <li>• Circular letter SEA 1/08 and NPWS 1/08. Department of the Environment Heritage and Local Government (DoEHLG, February 2008)</li> <li>• Department of the Environment Heritage and Local Government (DoEHLG) Circular letter NPWS 1/10</li> </ul>

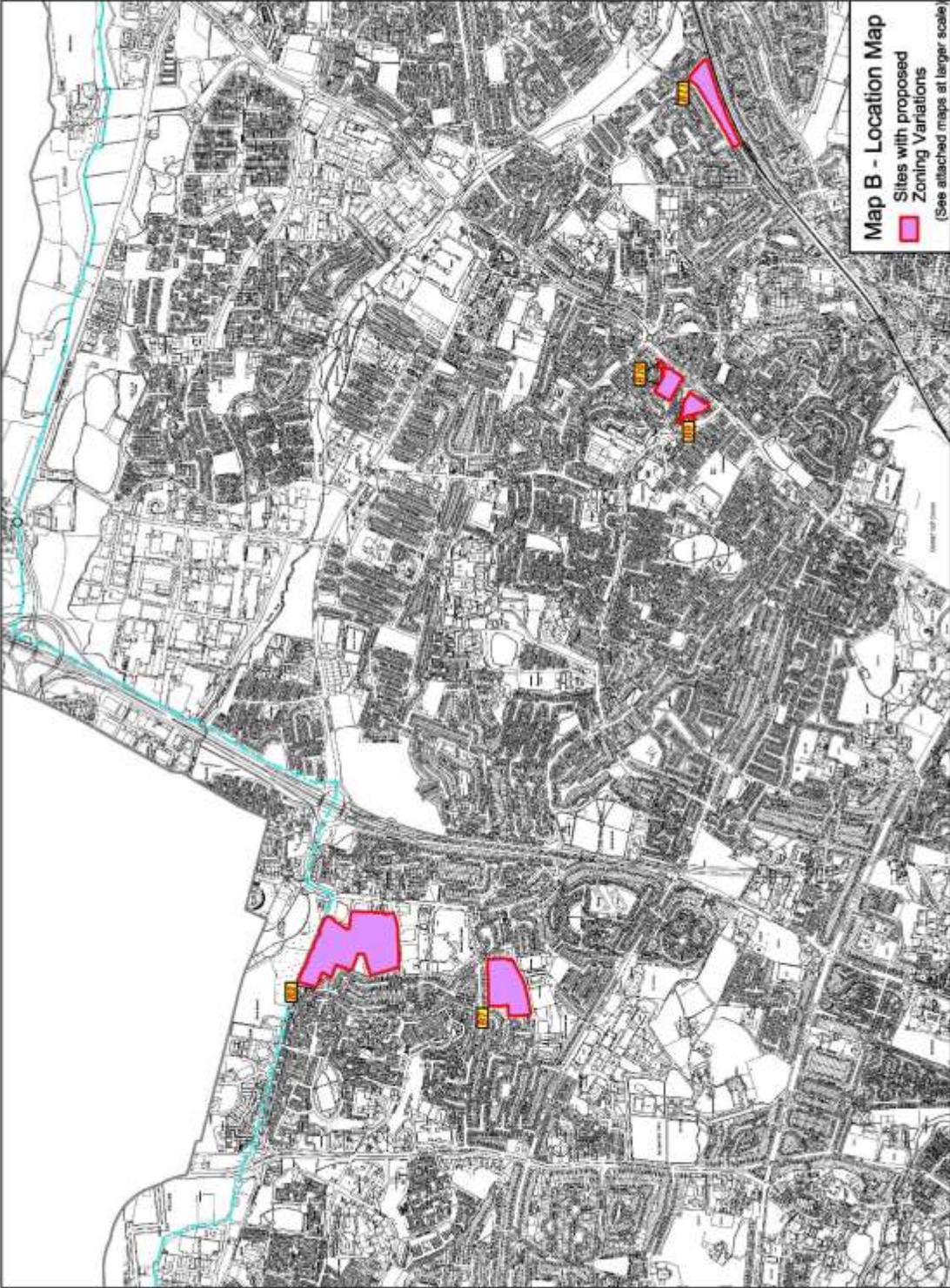
	<p>and PSSP 2/10 (March 2010)</p> <ul style="list-style-type: none"> <li>• <i>Dublin City Council Climate Change Action Plan 2019-2024</i> (2019)</li> <li>• <i>Dublin City Council Climate Change Action Plan 2019-2024 – Appropriate Assessment Conclusion Statement</i> (2019)</li> <li>• <i>Dublin City Council Climate Change Action Plan 2019-2024 – Final Natura Impact Statement</i> (2019)</li> <li>• <i>Dublin City Council Climate Change Action Plan 2019-2024 – Appropriate Assessment Determination</i> (2019)</li> <li>• Dublin City Development Plan 2016-2022. (incl. Appropriate Assessment (Volume 6) (2016)</li> <li>• Draft SEA Screening Report for Proposed Variation No. 7 of Dublin City Development Plan 2016-2022 (2019)</li> <li>• Existing NPWS Data. (Source: <a href="https://www.npws.ie/">https://www.npws.ie/</a> Accessed 30<sup>th</sup> September 2019)</li> <li>• <i>Managing Natura 2000 sites. The provisions of Article 6, of the 'Habitats' Directive 92/43/EEC.</i> (2000)</li> <li>• <i>OSI Map Viewer</i> (accessed 16/10/19) <a href="http://map.geohive.ie/mapviewer.html">http://map.geohive.ie/mapviewer.html</a></li> <li>• Proposed Variation No. 7 of the Dublin City Development Plan 2016 - 2022 to incorporate the National Planning Framework (NPF) and the Regional Spatial Economic Strategy (RSES)</li> <li>• Regional Spatial &amp; Economic Strategy for the Eastern &amp; Midlands Region (incl. AA Screening and NIS)</li> <li>• The National Planning Framework (NPF) (Project Ireland 2040) (incl. AA Screening and NIS)</li> </ul>
<b>Level of Assessment Completed</b>	Desktop study.
<b>Where can the full results of the assessment be accessed and viewed</b>	This document contains the full results of the Appropriate Assessment Screening exercise and will be placed on display with the proposed Variations.
<b>Overall Conclusion</b>	Stage 1 Appropriate Assessment Screening indicates that the proposed Variations will not have any significant cumulative, direct or indirect impacts upon any of the Natura 2000 network sites. Therefore it is not considered necessary to undertake any further stages of the Appropriate Assessment process.

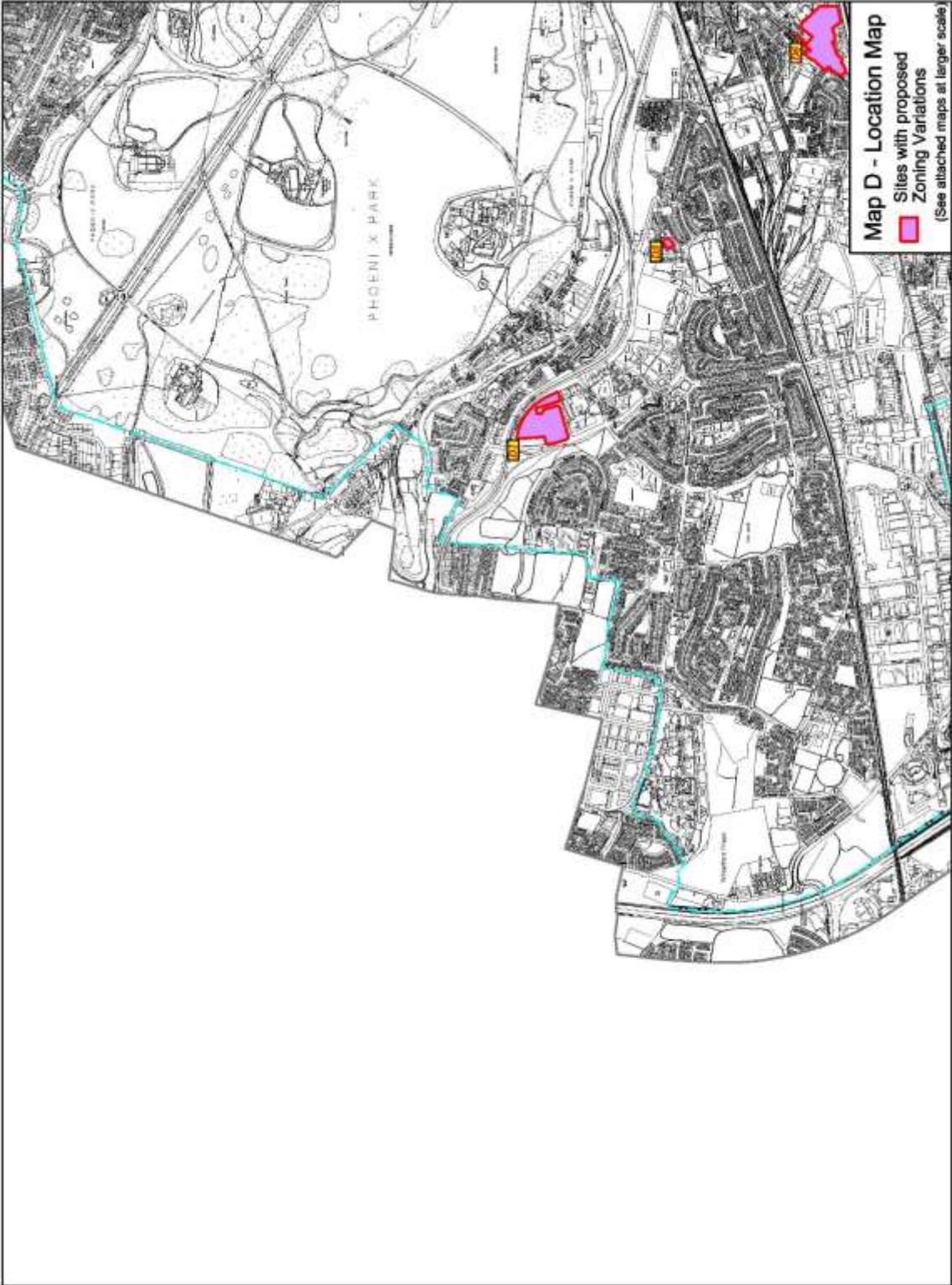
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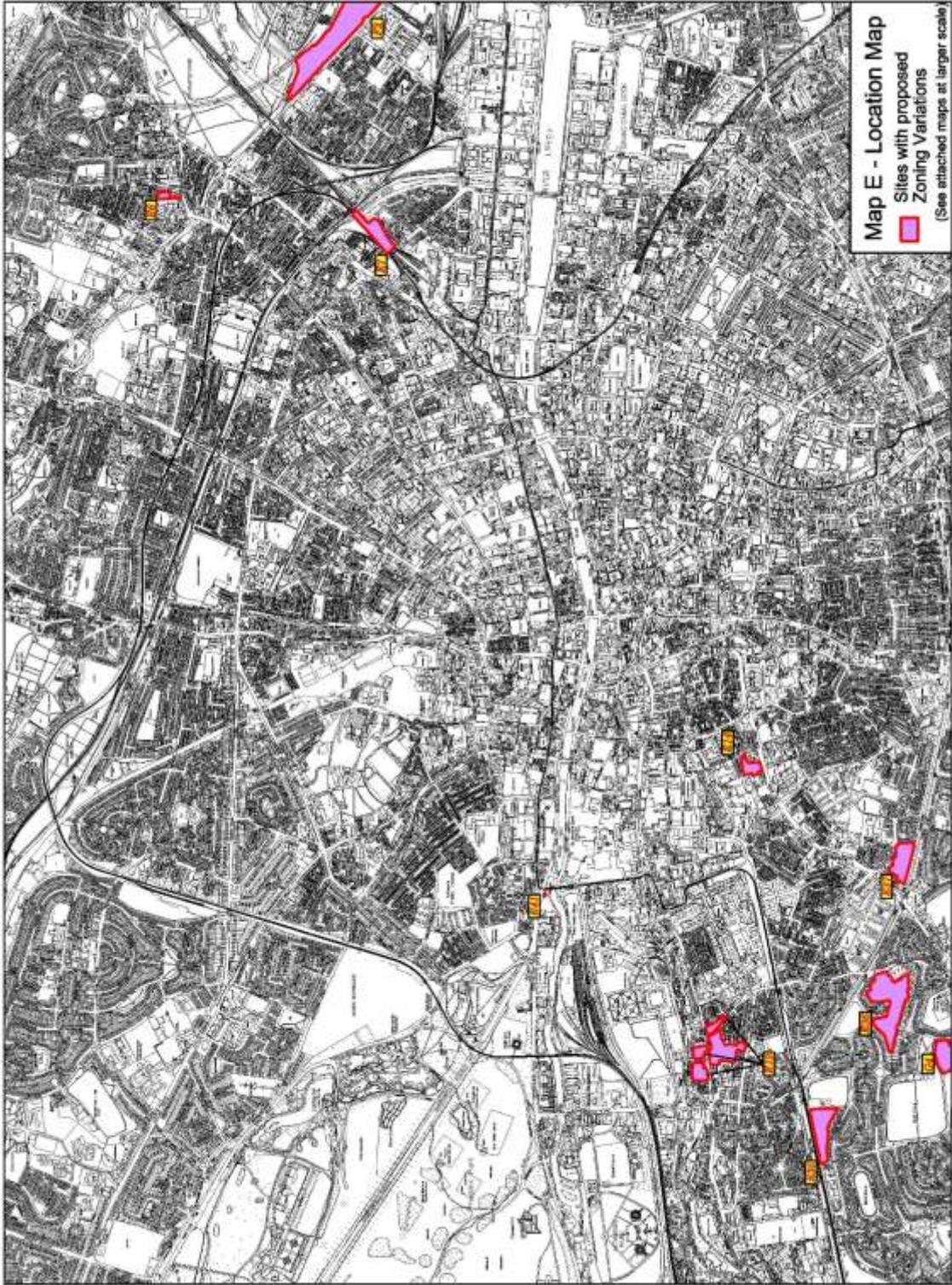
**Appendix 1**

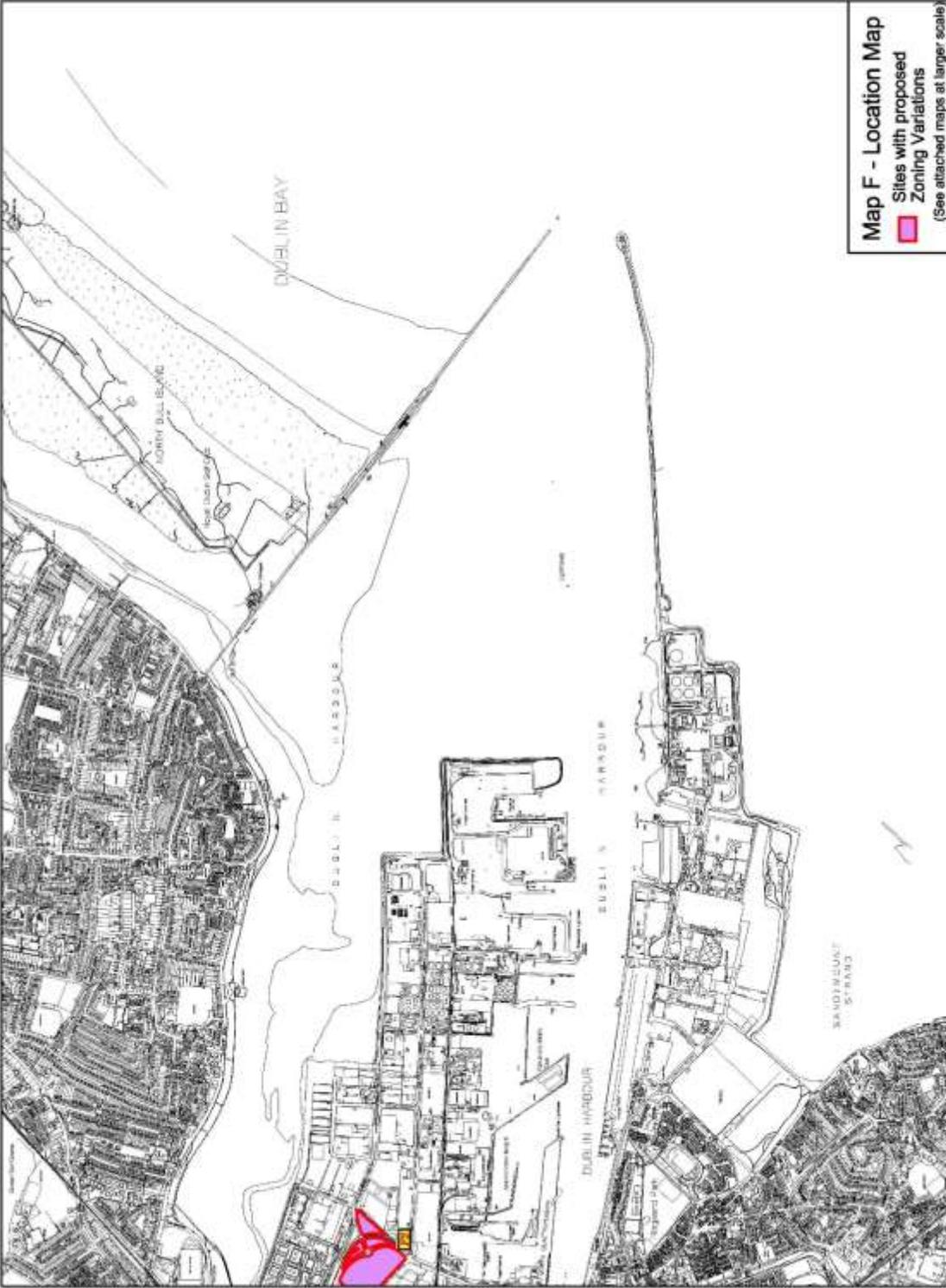
Map A
Map B
Map D
Map E
Map F
Map G
Map H











**Map F - Location Map**  
Sites with proposed  
Zoning Variations  
(See attached maps at larger scale)

