



Proposed Draft Variation (No. 2) of the Dublin City Development Plan 2022 – 2028

RE: Lands adjacent to Dublin City University Glasnevin Campus and Albert College Park, Glasnevin, Dublin 9.

1 PROPOSAL

It is proposed to vary the Dublin City Development Plan 2022-2028, by changing the land use zoning of lands adjacent to Dublin City University (DCU) Glasnevin Campus and Albert College Park, Glasnevin, Dublin 9.

From: Zoning Objective Z12 – ‘Institutional Land (Future Development Potential)’ - ‘To ensure existing environmental amenities are protected in the predominantly residential future use of these lands.’

To: Zoning Objective Z15: Community and Social Infrastructure – ‘To protect and provide for community uses and social infrastructure.’

The relevant lands are 4.08 ha in area and are delineated on the attached map, an extract from Map B, Volume 3 of the Dublin City Development Plan 2022 – 2028.

2 LOCATION AND DESCRIPTION OF LANDS

The subject lands comprise large tilled fields adjoining the DCU campus to the north (and north east and west), Albert College Park also to the north and Hillside Farm (which comprises further agricultural lands / buildings) to the south, in Glasnevin in Dublin 9.

The subject lands are historically associated with Hampstead Estate. The lands have a treed / hedgerow boundary with the DCU campus (adjacent its internal access road) and with Albert College Park to the north, an open boundary with Hampstead Hospital to the west and an open and fenced boundary with Hillside Farm (along edge of road way and farmstead) to the south.

The lands are currently accessed via an internal road system serving Hillside Farm, Old Hampstead Hospital and Elmhurst Day Hospital and Nursing Home.

The wider surrounding area is well served by an existing public transport corridor with bus and cycle routes along Ballymun Road and Collins Avenue Extension. Bus Connects applications have been lodged to An Bord Pleanála for routes to the east and west of the lands - Bus Connects Ballymun/Finglas to City Centre and Swords to City Centre Bus Connects. These lands will also be served by Metrolink in the future (proposed Collins Avenue stop).

3 PURPOSE OF THE PROPOSED DRAFT VARIATION

Under the 2022 – 2028 Dublin City Development Plan, the existing Dublin City University (DCU) Glasnevin campus is zoned Z15 (Community and Social Infrastructure) where the objective is *‘to protect and provide for community uses and social infrastructure.’* This Z15 zoning objective reflects the third level college campus and related uses on the lands.

The subject lands, which abut the DCU campus, have been acquired by DCU for the future sequential expansion of the college and its educational and related uses. DCU has prepared a masterplan for its lands in the Glasnevin area.

The subject lands are currently zoned Z12 (‘Institutional Land (Future Development Potential)’), and these lands are required / identified for predominantly residential use. These Z12 lands form part of a wider agricultural land bank which are zoned Z12 in the current Development Plan.

As set out at Section 5.5.8 of the Dublin City Development Plan 2022 – 2028, the Council recognises the importance of 3rd level colleges such as Dublin City University, to the city and supports their need for development, expansion and consolidation in line with national policy.

In this vein it is considered appropriate to change the Z12 land use zoning of the subject lands to Z15 (Community and Social Infrastructure). A Z15 zoning, rather than a residential zoning as provided for under Z12, would help secure and support the extension and development of the DCU third level campus and its educational and related uses on the subject lands. The rezoning would also reflect the zoning objective of the main DCU campus thus providing a consistency to the zoning policy across the existing and extended campus.

4 BACKGROUND TO THE PROPOSED REZONING

The Government's *Housing For All – A New Housing Plan for Ireland* proposed a new tax to activate vacant land for residential purposes as a part of the Pathway to Increasing New Housing Supply.

The **Residential Zoned Land Tax (RZLT)** was introduced in the *Finance Act 2021*. The process to identify land to which the tax applies is now underway and the tax will be payable from 2024. The objective of the tax is to activate land that is serviced and zoned for residential use or mixed use, including residential use, in order to increase housing supply and to ensure regeneration of vacant and idle lands in urban locations.

Local Authorities identify land in scope for the tax through the publication of draft, supplemental and final maps. Submissions at the draft and supplemental map stages are invited from the public as part of a statutory process.

The subject lands were identified as in scope for the tax on the DCC draft RZLT Map. The landowner challenged the inclusion of the lands on the map, however the Council determined that the lands satisfied the relevant criteria for inclusion on the map. This determination was confirmed by An Bord Pleanála.

As part of the submission process a landowner can request a change of zoning of lands identified as in scope for the tax. In this instance the landowner of the subject lands requested that the lands be rezoned from Z12 to Z15 as this rezoning would be consistent with the existing adjoining University land zoning and would allow for the future planned sustainable expansion of the campus at this location.

Under RZLT, the initiation of the variation process can only take place after all rezoning requests made in relation to the draft **and** supplemental maps have been evaluated. This is in order to take into account the full and cumulative assessment of the impact of all rezoning submissions received in relation to the publication of draft and supplemental maps on the proper planning and sustainable development of the area.

Having evaluated the 12 requests for a change to the zoning of lands included in the draft and supplemental RZLT maps it is considered to propose the making of a variation on these subject lands only and for the reasons outlined above.

5 CONSISTENCY WITH NATIONAL / REGIONAL / LOCAL PLANNING POLICY / OBJECTIVES

The 2022 – 2028 Dublin City Development Plan and in particular, the Core Strategy (see Chapter 2) sets out the spatial framework for the city within the context of the National Development Plan (NDP), National Planning Framework (NPF), the National Climate Action Plan (CAP) 2021, the Regional Spatial and Economic Strategy for the Eastern and Midland Regional Assembly (RSES) 2019, the NTA's Greater Dublin Area Transport Strategy 2022-

2042 and with the Specific Planning Policy Requirements (SPPRs) set out in the relevant Section 28 Ministerial Guidelines.

(i) Core Strategy (Chapter 2 Development Plan)

The core strategy of the 2022 – 2028 Dublin City Development Plan identifies a residential housing need demand of c.40, 000 units for the period of the plan and a residential capacity for c. 49,000 new residential units on available land in the city. The core strategy identifies that there is, therefore, sufficient zoned land to meet the city's housing targets.

For the purposes of the core strategy Z12 lands can provide for residential use and their potential residential yield is included in the estimated residential capacity of the city. The city's Z15 lands were not included in the land capacity assessment as they do not provide for residential use.

A variation to rezone the subject lands from Z12 to Z15 would therefore affect the residential yield of the core strategy by approximately 400 residential units (based on c. 4ha of land that could provide a 100 units per hectare).

It is considered that as the core strategy contains headroom of c.9000 units the core strategy of the development plan can accommodate the proposed change in zoning on these lands and the resultant change in residential yield.

In addition to the above, it is expected that lands at Glasnevin (Core Strategy Objective no. 1, CSO1) and the City Edge lands (Core Strategy Objective no. 1, CSO2) will be brought forward for development. The residential yield associated with these lands are in addition to the core strategy's capacity figure of c.49,000 new residential units on available land in the city, see Compliance Table, Table 2-11 of Chapter 2, Core Strategy, CDP 2022 – 2028.

Having regard therefore to the robustness of the core strategy of the development plan it is considered that the proposed rezoning is generally consistent with the objectives and core strategy of the Dublin City Development Plan 2022-2028.

6 ENVIRONMENTAL DETERMINATIONS

The Proposed Variation has been screened as part of the processes for Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA).

A Strategic Environmental Assessment (SEA) Screening Report on the Proposed Variation has been prepared and a determination has been made that a full SEA is not required to be undertaken. The SEA Screening Report and Determination is available as a separate document.

An Appropriate Assessment (AA) Screening Report on the Proposed Variation has been prepared and this is presented as a separate document. The Appropriate Assessment (AA)

Conclusion is that Variation No. 2 does not require an Appropriate Assessment or the preparation of a Natura Impact Report (NIR).

A Stage 1 Strategic Flood Risk Assessment accompanies the Proposed Variation.

7 CONCLUSION

For the reasons and considerations noted above, it is proposed to initiate the statutory public consultation for this Variation of the Dublin City Development Plan 2022-2028 in respect of the lands adjacent to Dublin City University Glasnevin Campus and Albert College Park, Glasnevin, Dublin 9 which would change the land use zoning objective pertaining to the lands:

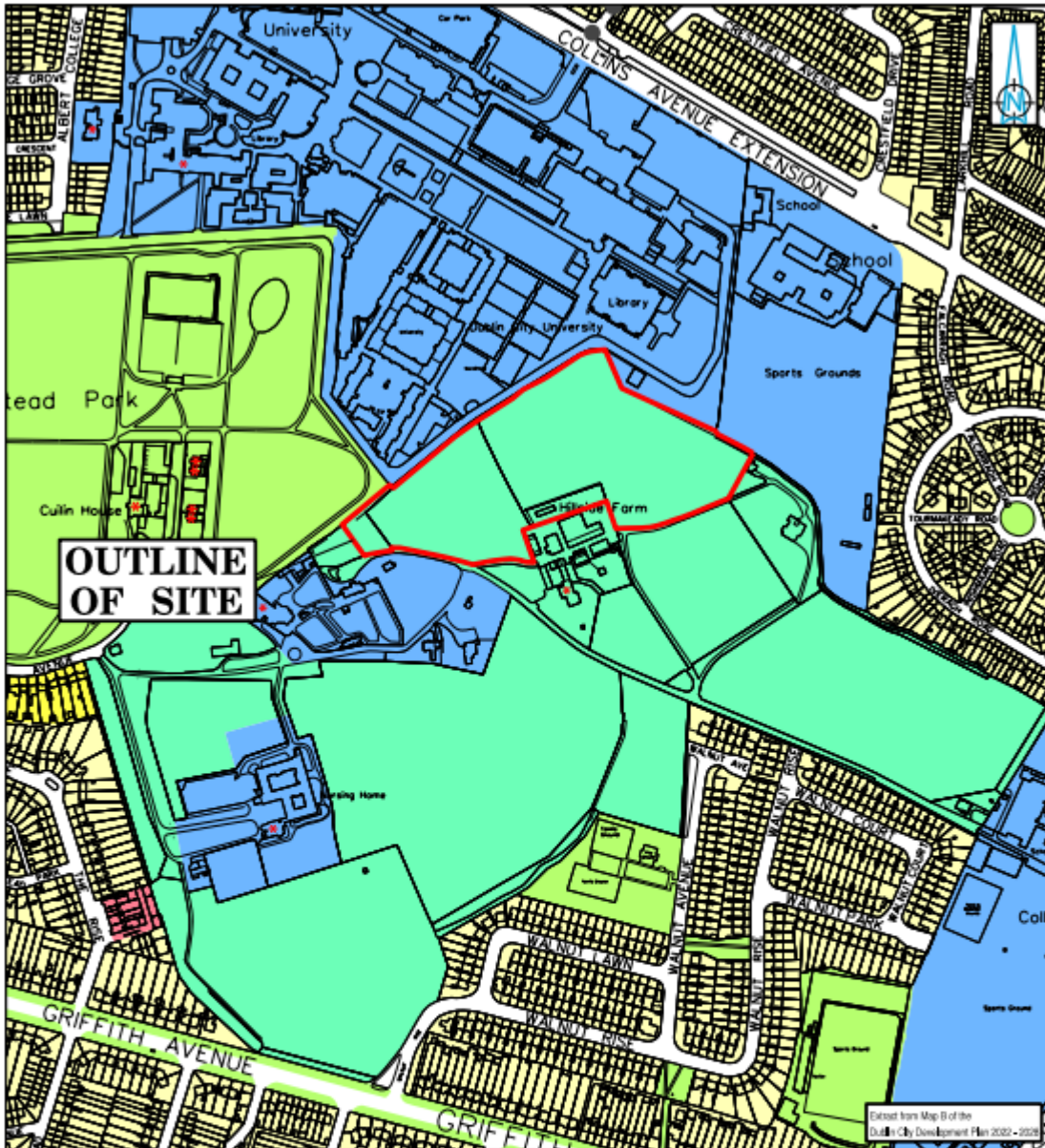
From: Zoning Objective Z12 – ‘Institutional Land (Future Development Potential)’ - ‘To ensure existing environmental amenities are protected in the predominantly residential future use of these lands.’

To: Zoning Objective Z15: Community and Social Infrastructure – ‘To protect and provide for community uses and social infrastructure.’

8 RECOMMENDATION

To initiate the variation process, which entails a 4 week public consultation process, followed by a Chief Executive’s Report and Recommendation to the members of the City Council for consideration and decision.

Anthony Flynn
A/Assistant Chief Executive
8th September 2023




 Comhairle Cathrach
 Bhaile Átha Cliath
 Dublin City Council

PROPOSED VARIATION (No.2) OF THE DUBLIN CITY DEVELOPMENT PLAN 2022 - 2028

Site at Lands adjacent to Dublin City University
 Glasnevin Campus and Albert College Park,
 Glasnevin, Dublin 9

AREA HIGHLIGHTED REZONED FROM
 Z12: Institutional Land (Future Development Potential)
 TO
 Z15 : Community and Social Infrastructure

DUBLIN CITY COUNCIL

APPROPRIATE ASSESSMENT SCREENING REPORT

In Accordance With The Requirements Of

Article 6(3) & 6(4)

Of the EU Habitats Directive (92/43/EEC) and, European Communities (Birds and Natural Habitats)

Regulations, 2011 to 2021

For

Proposed Variation (No. 2) to the Dublin City Development Plan 2022 - 2028

PROPOSED VARIATION (NO. 2) OF THE DUBLIN CITY DEVELOPMENT PLAN 2022 – 2028

RE: Change Zoning Objective Z12 to Zoning Objective Z15 at lands adjacent to Dublin City University, Glasnevin Campus and Albert College Park, Glasnevin, Dublin 9

Section 1.0 –Terms of Reference

1.1 Introduction

This is an Appropriate Assessment Screening of the proposed variation (No. 2) of the Dublin City Development Plan 2022-2028 to:

Change Zoning Objective Z12 ('Institutional Land [Future Development Potential]) to Zoning Objective Z15 (Community and Social Infrastructure) on lands adjacent to Dublin City University, Glasnevin Campus and Albert College Park, Glasnevin, Dublin 9.

See Section 1.2 below for further detail on the subject site of this proposed variation.

Circular Letter SEA 1/08 & NPWS 1/08 issued by the then Department of Environment, Heritage and Local Government (now under the remit of the Department Housing, Local Government and Heritage [DHLGH]) 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) must be screened for any potential impact on areas designated as Natura 2000 sites. The results of the screening should be recorded and made available to the public.

It should be noted that both a Strategic Environmental Assessment (SEA) Screening Report (and SEA Determination) and a Strategic Flood Risk Assessment (Stage 1 SRFA) report have been prepared, as part of the documentation accompanying this proposed variation no. 2.

The proposed variation has been assessed to ascertain if it is required to be subject to an 'Appropriate Assessment' (AA) under the EU Habitats Directive. Based on the 'Methodological guidance on the provision of Article 6(3) and (4) of the Habitats Directive 92/43/EEC, a 'Screening Matrix' and a 'Finding of No Significant Effects Matrix' have been completed. The principal trigger for undertaking an 'Appropriate Assessment' would be if the proposed variation would result in a likely significant effect on any European site, either alone or in combination with other plans or projects. For the purposes of Article 6 assessments, Natura 2000 sites are those identified as Sites of Community Importance under the Habitats Directive (called Special Areas of Conservation [SAC]) or classified as Special Protection Areas [SPA] under the Birds Directive (79/409/EEC).

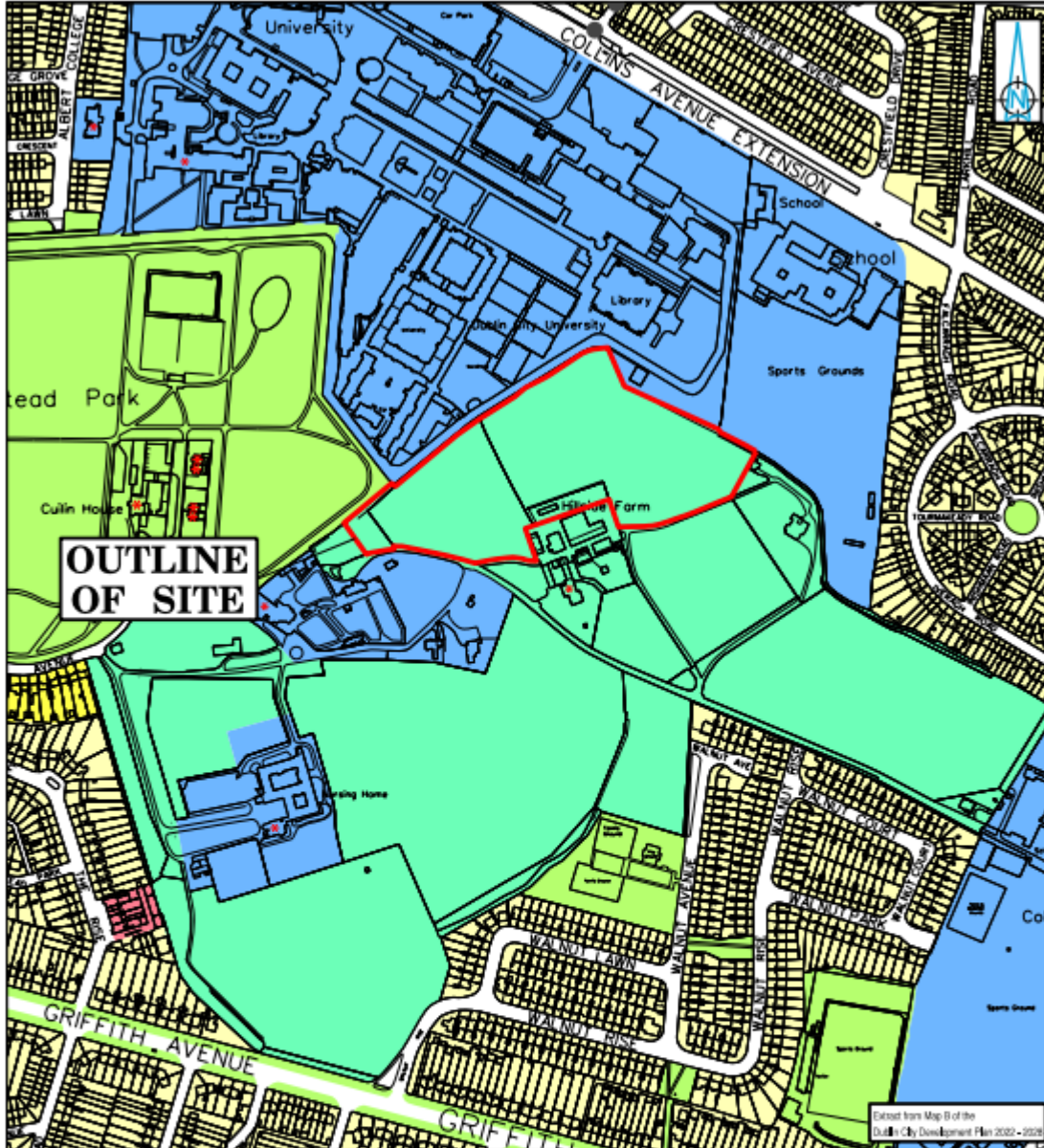
1.2 Proposal

The proposed variation of the Dublin City Development Plan 2022-2028 involves changing the land use zoning of a site (4.08ha) at lands adjacent to Dublin City University, Glasnevin Campus and Albert College Park, Glasnevin Dublin 9:

From: Zoning Objective Z12 – 'Institutional Land (Future Development Potential)' - 'To ensure existing environmental amenities are protected in the predominantly residential future use of these lands.'

To: Zoning Objective Z15: Community and Social Infrastructure – *‘To protect and provide for community uses and social infrastructure.’*

There are no specific objectives attaching to the site.



**OUTLINE
OF SITE**

Extract from Map B of the
Dublin City Development Plan 2022 - 2028


 Comhairle Cathrach
 Bhaile Átha Cliath
 Dublin City Council

**PROPOSED VARIATION (No.2) OF THE
DUBLIN CITY DEVELOPMENT PLAN 2022 - 2028**

Site at Lands adjacent to Dublin City University
 Glasnevin Campus and Albert College Park,
 Glasnevin, Dublin 9

AREA HIGHLIGHTED REZONED FROM
 Z12: Institutional Land (Future Development Potential)
 TO
 Z15: Community and Social Infrastructure

Figure 1: Location of Proposed Variation (No. 2) to the Dublin City Development Plan 2022-2028 located at lands adjacent to Dublin City University, Glasnevin Campus and Albert College Park, Glasnevin, Dublin 9.

1.3 Purpose of the Proposed Draft Variation

Under the 2022 – 2028 Dublin City Development Plan, the existing Dublin City University (DCU) Glasnevin campus is zoned Z15 (Community and Social Infrastructure) where the objective is *‘to protect and provide for community uses and social infrastructure.’* This Z15 zoning objective reflects the third level college campus and related uses on the lands.

The subject lands, which abut the DCU campus, have been acquired by DCU for the future sequential expansion of the college and its educational and related uses. DCU has prepared a masterplan for its lands in the Glasnevin area.

The subject lands are currently zoned Z12 (‘Institutional Land (Future Development Potential)’), and these lands are required / identified for predominantly residential use. These Z12 lands form part of a wider agricultural land bank which are zoned Z12 in the current Development Plan.

As set out at Section 5.5.8 of the Dublin City Development Plan 2022 – 2028, the Council recognises the importance of 3rd level colleges such as Dublin City University, to the city and supports their need for development, expansion and consolidation in line with national policy.

In this vein it is considered appropriate to change the Z12 land use zoning of the subject lands to Z15 (Community and Social Infrastructure). A Z15 zoning, rather than a residential zoning as provided for under Z12, would help secure and support the extension and development of the DCU third level campus and its educational and related uses on the subject lands. The rezoning would also reflect the zoning objective of the main DCU campus thus providing a consistency to the zoning policy across the existing and extended campus.

1.4 Identification of Relevant NATURA 2000 Sites

To identify relevant NATURA 2000 Sites, regard was had to the approach set out under the Natura Impact Report (NIR) of the Appropriate Assessment of the Dublin City Development Plan 2022 – 2028.

That NIR identified 25 no. European sites as falling within the potential Zone of Influence of the DCC administrative boundary. Following further assessment 4 of these 25 no. European sites (Rye Water Valley / Carton SAC; Ballyman Glen SAC; Glenasmole Valley SAC; and Knocksink Wood SAC) were deemed to have no likely pathways.

Two additional SPA’s - Poulaphouca Reservoir SPA and the Murrough SPA were brought into the NIR for assessment and were deemed to fall within the potential Zone of Influence of the city.

The North-West Irish Sea candidate SPA (cSPA) was announced on the 13th July 2023.

The **24 sites** within the Zone of Influence of the city are therefore listed below:

1. Baldoyle Bay SPA (IE004016)
2. Baldoyle Bay SAC (IE000199)
3. Dalkey Islands SPA (IE004172)
4. Howth Head SAC (IE000202)
5. Howth Head Coast SPA (IE004113)
6. Irelands Eye SAC (IE002193)
7. Irelands Eye SPA (IE004117)
8. Lambay Island SAC [000204]
9. Lambay Island SPA [004069]
10. Malahide Estuary SAC (IE000205)
11. Malahide Estuary SPA (IE004025)
12. North Dublin Bay SAC (IE000206)
13. North Bull Island SPA (IE004006)
14. Rockabill to Dalkey Islands SAC (IE003000)
15. Rogerstown Estuary SPA (IE004015)
16. Rogerstown Estuary SAC (IE000208)
17. Skerries Islands SPA [004122]
18. South Dublin Bay & River Tolka Estuary SPA (IE004024)
19. South Dublin Bay SAC (IE000210)
20. Wicklow Mountains SAC (002122)
21. Wicklow Mountains SPA (004040)
22. Poulaphouca reservoir SPA
23. The Murrrough SPA
24. The North West Irish Sea candidate SPA (cSPA)

For all above referred sites see **Appendix 1** for each site name, corresponding code and qualifying interest (QI) for SACs and Special Conservation Interests (SCIs) for SPAs and the conservation objectives for each relevant SAC and SPA.

For the location of all relevant SAC's are shown on a map in **Appendix 2** and all relevant SPAs are shown on a map in **Appendix 3**. The North West Irish Sea candidate SPA (cSPA) is shown in **Appendix 4**.

There are no Natura 2000 sites directly linked to the proposed variation site at lands adjacent to Dublin City University Glasnevin Campus and Albert College Park, Glasnevin, Dublin 9. The subject site is not located on or located adjacent to such a site. The nearest Natura 2000 site, (*Special Protection Area [SPA]: South Dublin Bay and River Tolka Estuary SPA, site code 004024*) is **3.1 km** to the south east of the subject site, within Dublin Bay. See Figure A (close-up view) and Figure 2 (city wide context) below. No water course runs through the subject site or connects the lands to Natura 2000 sites. As noted in the Strategic Flood Risk Assessment (SFRA) report, accompanying this proposed variation, the variation site is classified as Flood Zone C with a low probability of flooding.

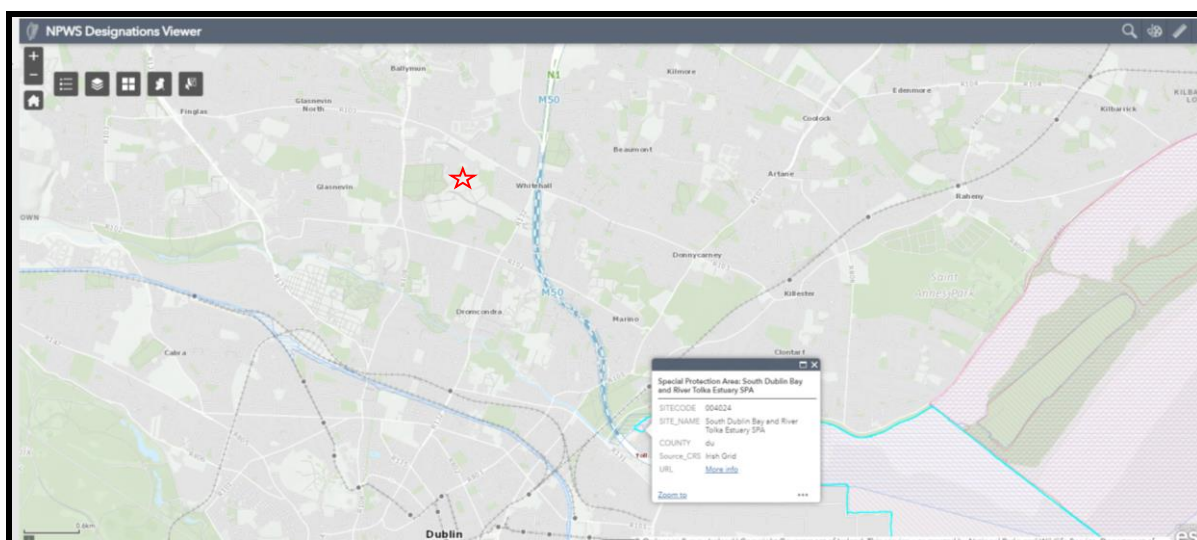


Figure A – screen shot demonstrating relationship of variation site, approximate location identified with a red star, to nearest **Natura Site, SPA (004024)**

Source: NPWS Designation Viewer, retrieved 13 July 2023

The site is located west of the proposed Natural Heritage Area (pNHA), an Irish Designation, attaching to North Dublin Bay (000206). See Figure B below.

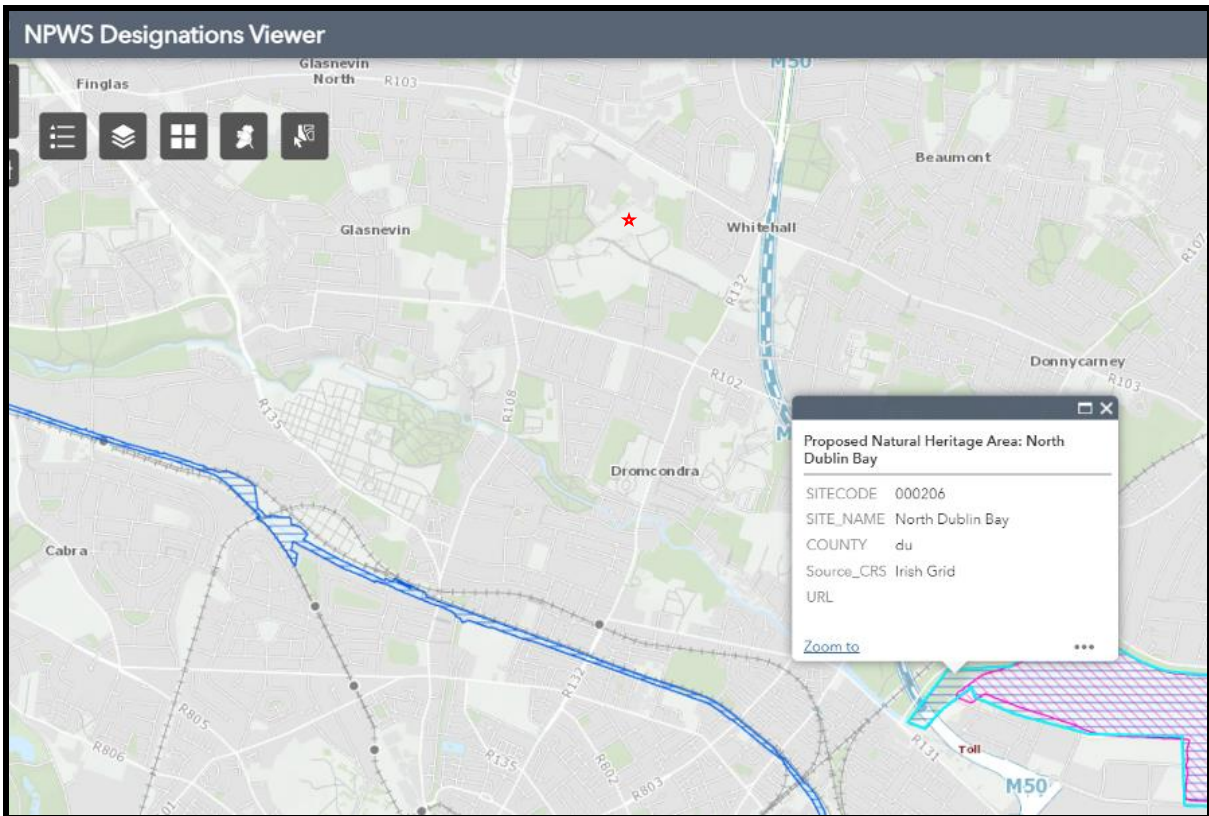


Figure B – screen shot demonstrating relationship of variation site, approximate location identified with a red star, to proposed NHA site (000206)

Source: NPWS Designation Viewer, retrieved 13 July 2023

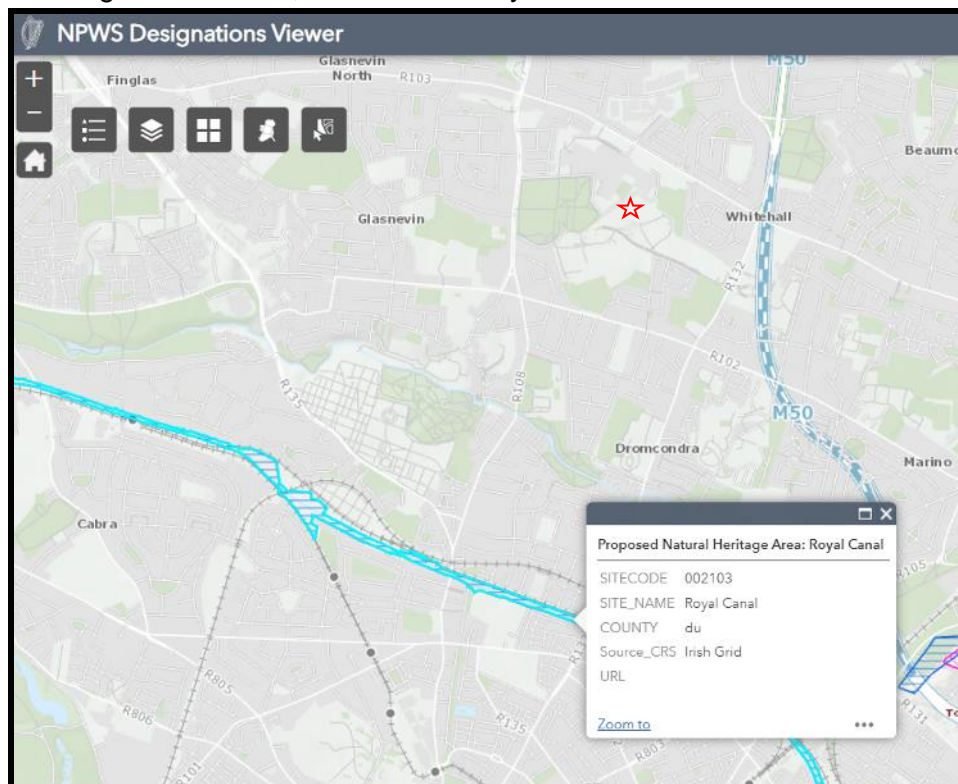


Figure C – screen shot demonstrating relationship of variation site, approximate location identified with a red star, to proposed NHA site (002103)

Source: NPWS Designation Viewer, retrieved 13 July 2023

The site is located east of the proposed Natural Heritage Area (pNHA), an Irish Designation, attaching to the Royal Canal (002103). See Figure C above.

The proposed variation is not directly connected with or necessary for the management of NATURA 2000 sites in Dublin City or elsewhere. Figure 2 below illustrates designated sites in the wider vicinity of the subject site with the distance from the subject site to the closest Natura site identified at **3.1 km**.

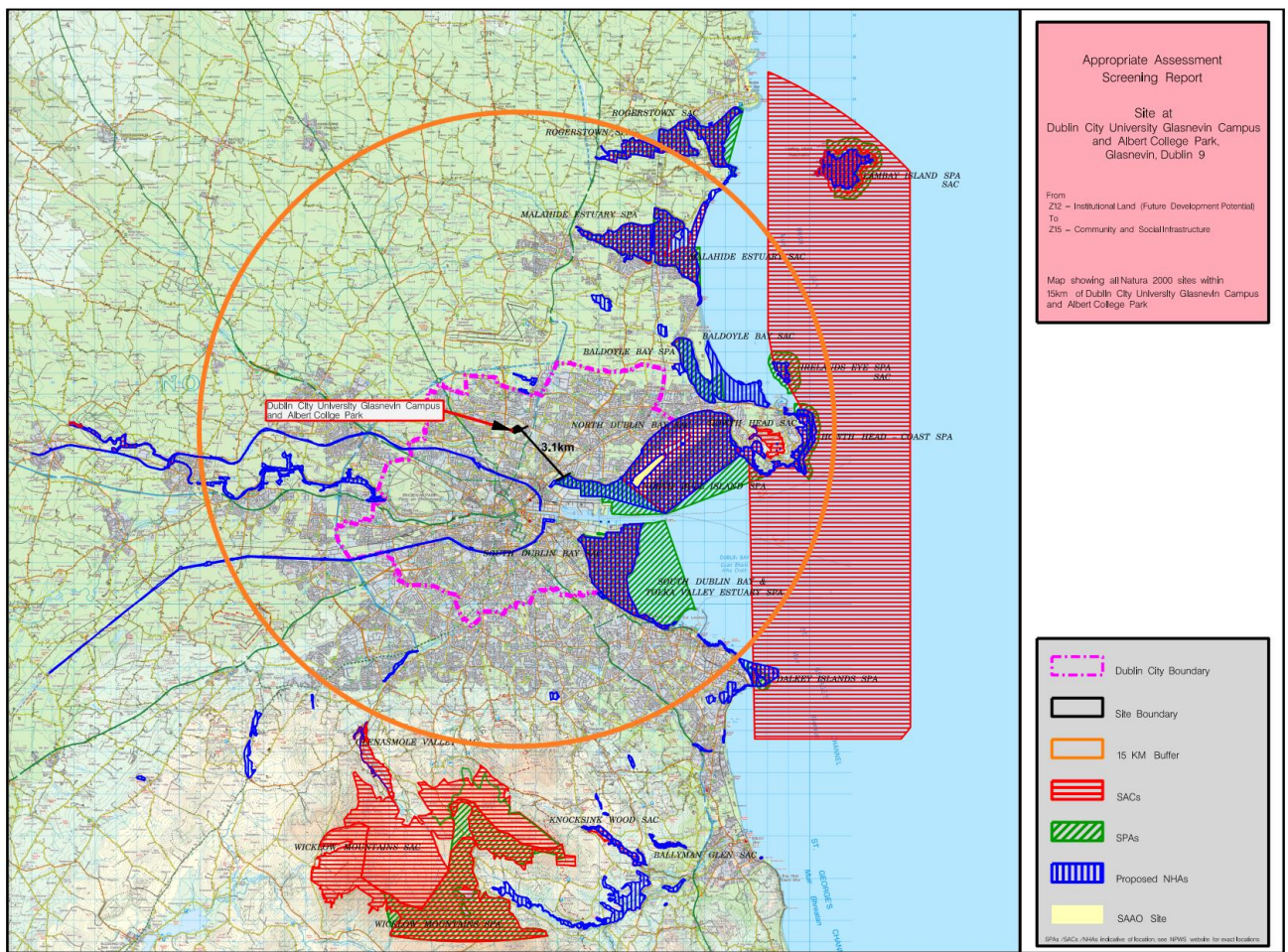


Figure 2 designated sites in the wider vicinity of the subject site at, Lands adjacent to Dublin City University Glasnevin Campus and Albert College Park, Glasnevin Dublin 9

1.5 Ex-Situ Sites

Ex-situ sites in the city are those sites which have been previously identified as highly important inland feeding lands in the city for those wintering birds which are a qualifying interest for the following Natura 2000 sites (see page 713 of the NIR for the Dublin City Development Plan 2022):

1. Baldoyle Bay SPA (IE004016)
2. Malahide Estuary SPA (IE004025)
3. North Bull Island SPA (IE004006)
4. Rogerstown Estuary SPA (IE004015)
5. South Dublin Bay & River Tolka Estuary SPA (IE004024)
6. Poulaphouca reservoir SPA
7. The Murrrough SPA

The subject site is not a known ex-situ Wintering Bird Inland Feeding site and is not located within a zone of influence of potential disturbance effects.

Section 2.0 – Screening Matrix

Brief Description of Project or Plan
<p>The proposed variation of the Dublin City Development Plan 2022-2028 involves the proposed rezoning of the subject lands (4.08ha) from Z12 (Institutional Land [Future Development Potential]) to Z15 (Community and Social Infrastructure).</p> <p>The subject lands abut the DCU campus and they were acquired by DCU to facilitate the extension of the campus in a sequential manner. A Masterplan has been prepared and demonstrates the intention to develop these lands as part of a future extension to the existing DCU campus.</p> <p>The operational campus of DCU is zoned Z15 which is '<i>To protect and provide for community uses and social infrastructure.</i>' A rezoning of the subject site from Z12 to Z15 would locate the rezoning for the subject site contiguous with a similarly zoned Z15 area of land to the north, i.e. DCU campus buildings, ensuring a consistent zoning objective across the existing and future campus lands.</p> <p>A change in zoning from Z12 would therefore be consistent with the Z15 zoned lands that contain the main/primary operational DCU campus and because they are contiguous, demonstrate a sequential approach to the extension of the campus allowing for a more compact, consolidated and optimal use and configuration of the lands supporting a sustainable phasing approach to DCU's expansion needs at this location that is conveniently located within walking distance of nearby cycle, bus and the future metro corridor of public transport and active movements routes.</p>

This proposed zoning change will align the zoning policy to facilitate the consideration of a planned extension to the DCU campus grounds and it is considered to be in accordance with the proper planning and sustainable development of the area.

Brief description of the Natura 2000 sites

The site of the proposed variation does not lie within or adjacent to any Natura 2000 site.

The site therefore does not directly affect any Natura 2000 sites. The closest Natura 2000 site (*South Dublin Bay & River Tolka Estuary SPA (IE004024)*) is located approximately **3.1km** to the east of the subject site and is located within Dublin Bay. It is one of a number of Natura 2000 sites that include a wide variety of inter-tidal, marine and coastal zoned habitats supporting a range of species including Annex 1 bird species in the Dublin Bay area. See **Figure 2** above and **Appendices 1 - 4**.

Assessment Criteria

There is no Natura 2000 site located within or adjacent to the proposed variation area. There are no likely cumulative, direct or indirect impacts on any Natura 2000 sites as a result of the proposed variation.

For an impact to occur there must be a risk enabled by having a 'source' (e.g. construction works at a proposed development site), a 'receptor' (e.g. a Natura 2000 site), and a pathway between the source and the receptor (i.e. a watercourse which connects the proposed variation area to the Natura 2000 site). There is no pathway between the subject lands and a Natura site.

An Appropriate Assessment was carried out at all stages of the Development Plan 2022-2028 in order to ensure that its policies and objectives do not result in significant adverse impacts on the integrity of any of the identified Natura 2000 sites. This variation site was zoned Z12 at the start of the recent development plan process and therefore had the benefit of this screening. Z12, the current zoning objective of the subject site and Z15 the proposed rezoning for the subject site share similar uses but Z12 is primarily residential and Z15 is primarily community / social infrastructure.

Any future proposed planning application that may seek permission on these lands will be accompanied with an Appropriate Assessment Screening at project stage to comply with the requirements of the Habitats Directive, the conclusion of which will inform the direction of the planning application, all of which is set out in the Development Plan 2022 – 2028. Section 1.5.2, Appropriate Assessment (AA) of Chapter 1 Strategic Context and Vision states:

The following will apply to all development proposals:

To ensure that planning permission will only be granted for a development proposal that, either individually or in combination with existing and/or proposed plans or projects, will not have a significant effect on a European site(s), or where such a development proposal is likely or might have such a significant effect (either alone or in combination), the planning authority will, as required by law, carry out an appropriate assessment as per requirements of Article 6(3) of the Habitats Directive 92/43/EEC of the 21 May 1992 on the conservation of natural habitats and of wild fauna and flora, as transposed into Irish legislation.

Only after having ascertained that the development proposal will not adversely affect the integrity of any European site, will the planning authority agree to the development and impose appropriate mitigation measures in the form of planning conditions. A development proposal which could adversely affect the integrity of a European site may only be permitted in exceptional circumstances, as provided for in Article 6(4) of the Habitats Directive as transposed into Irish legislation.

*Development proposals will also be subject to screening for the requirement for environmental impact assessment, and to environmental impact assessment if required, in accordance with the provisions of Directive 2011/52/EU on the assessment of the effects of certain public and private projects on the environment as amended by Directive 2014/52/EU (the EIA Directive) as transposed into national legislation.
(Page 24, Chapter 2, Volume 1, DP 2022 – 2028)*

Describe any likely direct, indirect or secondary impacts of the project (either alone or in combination with other plans or projects) on the Natura 2000 site by virtue of:

Size and scale;

The variation covers an area of land, circa 4.08ha. This change in zoning objective will neither increase nor decrease the overall area of zoned lands within Dublin City Council. The nature of the zoning change, from Z12 to Z15, is not deemed significant in terms of the nature / extent of development that could be permitted on this site under either zoning objective.

The size and scale of the subject site is therefore not predicted to have any likely significant impact on the conservation function of any Natura 2000 site in respect to size or scale.

Land-take:

The area of land proposed to be rezoned to Z15 will reduce the Z12 zoning objective across the city by 4.08ha but, equally will increase the area of land under a Z15 zoning objective by the same amount, both being zoning objectives with development potential. As both zoning objectives allow for development and redevelopment, it is considered that the change in zoning will not either increase or decrease development output by a significant volume.

The land-take of the subject site is therefore not predicted to have any likely significant impact on the conservation function of any Natura 2000 site in respect to land take.

Distance from Natura 2000 site or key features of the site:

The site of the proposed variation is approximately **3.1km** from the nearest Natura 2000 site, the *Special Protection Area [SPA]: South Dublin Bay and River Tolka Estuary SPA, site code 004024*.

The proposed variation is not predicted to have any likely significant impact on the key features or the conservation function of any Natura 2000 sites.

Resource requirements (water abstraction etc):

Not applicable.

Emission (disposal to land, water or air):

Not applicable.

No predicted likely direct impact on the conservation function of any Natura 2000 site is predicted as a result of the implementation of the proposed variation.

The most likely potential indirect or secondary impact on a Natura 2000 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 planning permission will be subject to conditions to ensure disposal to land, water and air has no impact on any Natura 2000 site.

In addition, there is a commitment under the Dublin City Development Plan 2022–2028 to *‘To support and facilitate Irish Water in the provision of high quality drinking water, water conservation and drainage infrastructure, and to promote the ongoing upgrade and expansion of water supply and wastewater services to meet the future needs of the City and the Region’*. (Objective SI1, page 270 of Chapter 9 Strategic Environmental Infrastructure and Flood Risk, Volume 1, CDP 2022 - 2028).

More broadly, the Council has a role to play in co-ordinating and tracking the implementation of current, Draft and future 3rd cycle RBMP measures at regional and local level, and in making sure they are fully considered throughout the physical planning process to ensure alignment between the development plan, WFD and RBMP. It is anticipated that forthcoming Section 28 Guidance on WFD Assessment and Sustainable Urban Drainage will assist planning authorities in addressing these water quality considerations as part of the planning and development decision-making process.

In the interim, regard will be had to the government’s best practice guidance document,

Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas (December 2021). (Section 9.5.2 Urban Watercourses and Water Quality, page 270 of Chapter 9 Strategic Environmental Infrastructure and Flood Risk, Volume 1, CDP 2022 - 2028). See Appendix 12: *Technical Summary of Dublin City Council Sustainable Drainage Design & Evaluation Guide (2021)* of the CDP 2022 – 2028.

Note: The 3rd cycle of River Basin Management Plan (RBMP) for the period of 2022-2027 is currently being prepared by Department of Housing, Local Government and Heritage (DHLGH) in line with the EU Water Framework Directive (WFD) (2000/60/EC).

Excavation requirements:

Not applicable.

Transportation requirements:

Not applicable.

Duration of construction, operation, decommissioning, etc:

Not applicable.

Other:

None.

Consideration has been given to the proposed Variation's potential to combine with a number of other plans 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
And Metrolink Project

Given that the proposed Variation, 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 Variation to combine with the above listed plans and projects, or any other plans or projects to result in likely significant 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.

Describe any likely impacts on the Natura 2000 site 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 Natura 2000 sites.

Interference with key relationships that define the function of the site:

No predicted likely impact on the conservation function of any Natura 2000 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.

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.

No predicted likely significant impacts on the conservation function of any Natura 2000 sites.

Section 3.0 – Findings of No Significant Effects Matrix

<p>Name of Project or Plan:</p>	<p>The proposed variation (No.2) of the Dublin City Development Plan 2022 – 2028 proposes to change zoning objective Z12 to zoning objective Z15 on a 4.08ha site at lands adjacent to Dublin City University Glasnevin Campus and Albert College Park, Glasnevin, Dublin 9.</p>
<p>Name and location of Natura 2000 sites:</p>	<p>Natura 2000 sites in the wider vicinity of the proposed variation area are provided in Section 1.4 above and see Figure No. 2 above and Appendices 1 to 4.</p>
<p>Description of the Project or Plan</p>	<p>As provided in Section 1.2 and 1.3 above.</p>
<p>Is the Project or Plan directly connected with or necessary to the management of the site (provide details)?</p>	<p>No.</p>
<p>Are there other projects or plans that together with the project or plan being assessed could affect the site (provide details)?</p>	<p>NO – Metro planned in wider area. The proposed variation provides for the sustainable development in accordance with the Dublin City Development Plan 2022-2028 and the principles of proper planning and sustainable development.</p> <p>It is not predicted that the proposed variation will have any likely significant impact on the conservation function of any Natura 2000 site.</p>
<p>The Assessment of Significance of Effects</p>	

<p>Describe how the project or plan (alone or in combination) is likely to affect the Natura 2000 sites:</p>	<p>No predicted likely significant impacts on the conservation function of any Natura 2000 sites arises from the proposed variation.</p>
<p>Explain why these effects are not considered significant:</p>	<p>The proposed variation provides for sustainable development in accordance with the Dublin City Development Plan 2022-2028 and the principles of proper planning and sustainable development.</p> <p>An Appropriate Assessment was carried out at all stages of the Development Plan 2022-2028 in order to ensure that its policies and objectives do not result in significant adverse impacts on the integrity of any of the identified Natura 2000 sites.</p> <p>This included the 4.08ha variation site with the zoning objective Z12 under CDP 2016 – 2022, carried into the CDP 2022 – 2028. With a Z12 zoning objective, these lands were screened as part of CDP 2022 – 2028 with no significant adverse impacts identified.</p> <p>Z12 and Z15 zoning objectives are considered similar in nature. The main difference is residential development, where Z12 is considered as a key residential zoning for the delivery of housing.</p> <p>However, Z15 allows student residential as an open for consideration use on these lands which will likely be linked to the education nature of the intended use for academic buildings on the subject site, as set out in the Masterplan prepared for the lands.</p> <p>Therefore the difference in likely quantum of development is considered marginal.</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"> • size and scale • land-take • resources • excavation • emissions • transportationo construction, operation or decommissioning

	<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"> • loss • fragmentation • disruption • disturbance • changes to other key indicators of significance <p>In considering the above and when taken together with the distance to the nearest Natura site of 3.1 km, and that no water course connects the variation site and the nearest Natura site and with a low probability of flooding on the variation site, classified as Flood Zone C, it is concluded that:</p> <p>It is not predicted that the variation will have any significant impact on the conservation function of any Natura 2000 site.</p>
<p>List of Agencies to be consulted: Provide contact name and telephone or email address:</p>	<p>The Manager, Development Applications Unit, Department of Housing, Local Government and Heritage Email: sea@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@sdublincoco.ie</p> <p>Forward Planning Division, Fingal County Council Email: planning@fingalcoco.ie</p> <p>Inland Fisheries Ireland info@fisheriesireland.ie</p>
Response to Consultation	Submission in respect of SEA Screening Report / Determination submitted on 14 th August 2023.

Data Collected to Carry out the Assessment	
Who carried out the Assessment?	The Planning and Property Development Department of Dublin City Council.
Sources of Data	<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:</p> <ul style="list-style-type: none"> • <i>Managing Natura 2000 sites. The provisions of Article 6, of the 'Habitats' Directive 92/43/EEC.</i> • Circular letter SEA 1/08 and NPWS 1/08. (February 2008) Department of the Environment Heritage and Local Government (DoEHLG) • Department of the Environment Heritage and Local Government (DoEHLG) Circular letter NPWS 1/10 and PSSP 2/10 (March 2010) • <i>Appropriate Assessment of Plans and Projects in Ireland,</i>

	<p><i>Guidance for Planning Authorities</i>. Department of Environment, Heritage and Local Government (2010) DoEHLG,</p> <ul style="list-style-type: none"> • <i>Natura Impact Report (NIR) of the Dublin City Development Plan 2022-2028</i>. (Volume 6) • Dublin City Council's Biodiversity Action Plan 2021 – 2025. • Existing NPWS Data. (Source: https://www.npws.ie/ Accessed 13th July 2023) • <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) European Commission. • Regional Spatial & Economic Strategy for the Eastern & Midlands Region (incl. AA Screening and NIS) • The National Planning Framework (NPF) (Project Ireland 2040) (incl. AA Screening and NIS) • Dublin City Council Climate Change Action Plan 2019-2024 • Dublin City Council Climate Change Action Plan 2019-2024 – Appropriate Assessment Conclusion Statement • Dublin City Council Climate Change Action Plan 2019-2024 – Final Natura Impact Statement • Dublin City Council Climate Change Action Plan 2019-2024 – Appropriate Assessment Determination
Level of Assessment Completed	Desktop study.
Where can the full results of the assessment be accessed and viewed	This document will contain the full results of the Appropriate Assessment Screening exercise and will be placed on public display with the proposed variation.
Overall Conclusion	Stage 1 Appropriate Assessment Screening indicates that the proposed variation will not have any significant cumulative, direct or indirect impacts upon any of the Natura 2000 sites. Therefore it is not considered necessary to undertake any further stages of the Appropriate Assessment process during this plan stage.

4.0 AA Screening Conclusion

Proposed Variation No. 2 was screened (under Article 6(3) of the EC Habitats Directive) to ascertain whether it is likely to result in any significant effects on sites designated under the European Commission's Natura 2000 network of sites (European sites) and designated for their nature conservation importance.

The Screening Matrix in Section 2 above identifies potential impacts associated with the proposed Variation, examines whether there are any sites within the Zone of Influence from the proposed Variation and assesses whether there is any risk of the proposed Variation resulting in a likely significant effect on any European site, (including through damage, disturbance or the potential to result in the loss of qualifying habitat or qualifying species / special conservation interests of European sites and to undermine the conservation objectives of the European sites) either alone or in combination with other plans or projects.

Having regard to this referred examination and assessment and having regard to the nature of the proposed Variation as well as considering other plans and projects, it is considered there is no potential for likely significant effects on any European sites due to habitat loss, disturbance to key species, changes in key indicators of conservation value, etc.

Variation No. 2 does not therefore require an Appropriate Assessment or the preparation of a Natura Impact Report (NIR).



Deirdre Scully
City Planner

Date: 8th September 2023

APPENDIX 1

TABLE A: NATURA 2000 SITES WITHIN THE CITY / WITHIN A 15 to c. 25KM RADIUS OF THE CITY BOUNDARY.

European Site Name and code	Distance from Plan	Reasons for Designation ¹ for – QIs or SCIs (*=Priority Annex I Habitat) Conservation Objectives
Special Areas of Conservation (SAC)		
North Dublin Bay SAC [000206]	Within the city boundary	<p>Annex I Habitats:</p> <ul style="list-style-type: none"> • Mudflats and sandflats not covered by seawater at low tide [1140]; • Annual vegetation of drift lines [1210]; • Salicornia and other annuals colonising mud and sand [1310]; • Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330]; • Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]; • Embryonic shifting dunes [2110]; • Shifting dunes along the shoreline with <i>Ammophila arenaria</i> ('white dunes') [2120]; • Fixed coastal dunes with herbaceous vegetation ('grey dunes') [2130]* ; and • Humid dune slacks [2190]. <p>Annex II Species:</p> <ul style="list-style-type: none"> • Petalwort (<i>Petalophyllum ralfsii</i>) [1395]. <p>To Maintain the favourable conservation condition of the qualifying interest habitats and species [1140, 1330, 1395, 1410], as defined by the list of attributes and targets set out in: "NPWS (2013) Conservation Objectives: North Dublin Bay SAC 000206. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht."</p> <p>To Restore the favourable conservation condition of the qualifying interest habitats [1210, 1310, 2110, 2120, 2130, 2190], as defined by the list of attributes and targets set out in: "NPWS (2013) Conservation Objectives: North Dublin Bay SAC 000206. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht."</p>
South Dublin Bay SAC [000210]	Within the city boundary	<p>Annex I Habitats:</p> <ul style="list-style-type: none"> • Mudflats and sandflats not covered by seawater at low tide [1140]; • Annual vegetation of drift lines [1210]; • Salicornia and other annuals colonising mud and sand [1310]; and

¹ "Qualifying Interests" (QI's) for SACs and "Special Conservation Interests" (SCI's) for SPAs based on relevant Statutory Instruments for each SPA, and NPWS Conservation Objectives for SACs taken from NIR for Appropriate Assessment for Dublin City Development Plan 2022 – 2028.

European Site Name and code	Distance from Plan	Reasons for Designation ¹ for – QIs or SCIs (*=Priority Annex I Habitat) Conservation Objectives
		<ul style="list-style-type: none"> Embryonic shifting dunes [2110]. <p>To maintain the favourable conservation condition of the qualifying interest habitats [1140, 1210, 1310, 2110], as defined by the list of attributes and targets set out in: “NPWS (2013) Conservation Objectives: South Dublin Bay SAC 000210. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.”</p> <p>Please note that this SAC overlaps with South Dublin Bay and River Tolka Estuary SPA (004024). The conservation objectives for this site should be used in conjunction with those for the overlapping site as appropriate.</p>
Baldoye Bay SAC [000199]	Approximately 420m from the city boundary	Annex I Habitats: <ul style="list-style-type: none"> Mudflats and sandflats not covered by seawater at low tide [1140]; Salicornia and other annuals colonising mud and sand [1310]; Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330]; and Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]. <p>To maintain the favourable conservation condition of the qualifying interest habitats [1140, 1310, 1330, 1410], as defined by the list of attributes and targets set out in: “NPWS (2012) Conservation Objectives: Baldoye Bay SAC 000199. Version 1.0. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.”</p>
Howth Head SAC [000202]	Approximately 1.5km from the city boundary	Annex I Habitats: <ul style="list-style-type: none"> Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]; and European dry heaths [4030]. <p>To maintain the favourable conservation condition of the qualifying interest habitats [1230, 4030], as defined by the list of attributes and targets set out in: “NPWS (2016) Conservation Objectives: Howth Head SAC 000202. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.”</p> <p>Please note that this SAC overlaps with Howth Head Coast SPA (004113) (North Bull Island SPA (004006) and adjoins North Dublin Bay SAC (000206) and Rockabill to Dalkey Island SAC (003000). The conservation objectives for this site should be used in conjunction with those for the overlapping sites as appropriate.</p>
Ireland’s Eye SAC [002193]	Approximately 3.8km offshore from the city boundary	Annex I Habitats: <ul style="list-style-type: none"> Perennial vegetation of stony banks [1220]; and Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]. <p>To maintain the favourable conservation condition of the qualifying interest habitats [1220, 1230], as defined by the list of attributes and</p>

European Site Name and code	Distance from Plan	Reasons for Designation ¹ for – QIs or SCIs (*=Priority Annex I Habitat) Conservation Objectives
		<p>targets set out in:</p> <p>“NPWS (2017) Conservation Objectives: Ireland's Eye SAC 002193. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.”</p> <p>Please note that this SAC overlaps with Ireland’s Eye SPA (004117) and is adjacent to Rockabill to Dalkey Island SAC (003000). The conservation objectives for this site should be used in conjunction with those for the overlapping sites as appropriate.</p>
Malahide Estuary SAC [000205]	Approximately 3.4km from the city boundary	<p>Annex I Habitats:</p> <ul style="list-style-type: none"> • Mudflats and sandflats not covered by seawater at low tide [1140]; • Salicornia and other annuals colonising mud and sand [1310]; • <i>Spartina</i> swards (<i>Spartinion maritimae</i>) [1320]²; • Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330]; • Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]; • Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]; and • Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]*. <p>To Maintain the favourable conservation condition of the qualifying interest habitats [1140, 1310, 1410], as defined by the list of attributes and targets set out in:</p> <p>“NPWS (2013) Conservation Objectives: Malahide Estuary SAC 000205. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.”</p> <p>To Restore the favourable conservation condition of the qualifying interest habitats [1330, 2120 and 2130], as defined by the list of attributes and targets set out in:</p> <p>“NPWS (2013) Conservation Objectives: Malahide Estuary SAC 000205. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.”</p> <p>Please note that this SAC overlaps with Malahide Estuary SPA (004025). The conservation objectives for this site should be used in conjunction with those for the overlapping site as appropriate.</p>
Rogerstown Estuary SAC [000208]	Approximately 9.7km from the city boundary	<p>Annex I Habitats:</p> <ul style="list-style-type: none"> • Estuaries [1130]; • Mudflats and sandflats not covered by seawater at low tide [1140]; • Salicornia and other annuals colonising mud and sand [1310]; • Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330]; • Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410]; • Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white

²1320 *Spartina* swards (*Spartinion maritimae*) habitat is included within the conservation objectives document for Malahide Estuary SAC, but not within the Statutory Instruments document. NPWS have stated that it is not necessary to assess the likely effects of plans or projects against this Annex I habitat at this site

European Site Name and code	Distance from Plan	Reasons for Designation ¹ for – QIs or SCIs (*=Priority Annex I Habitat) Conservation Objectives
		<p>dunes) [2120]; and,</p> <ul style="list-style-type: none"> • Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]*. <p>To Maintain the favourable conservation condition of the qualifying interest habitats [1130, 1140, 1310 & 1410], as defined by the list of attributes and targets set out in:</p> <p>“NPWS (2013) Conservation Objectives: Rogerstown Estuary SAC 000208. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.”</p> <p>To Restore the favourable conservation condition of the qualifying interest habitats [1330, 2120 and 2130], as defined by the list of attributes and targets set out in:</p> <p>“NPWS (2013) Conservation Objectives: Rogerstown Estuary SAC 000208. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.”</p> <p>Please note that this SAC overlaps with Rogerstown Estuary SPA (004015). The conservation objectives for this site should be used in conjunction with those for the overlapping sites as appropriate.</p>
Lambay Island SAC [000204]	Approximately 11.7km offshore from the city boundary	<p>Annex I Habitats:</p> <ul style="list-style-type: none"> • Reefs [1170]; and, • Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] <p>Annex II Species:</p> <ul style="list-style-type: none"> • Grey seal (<i>Halichoerus grypus</i>) [1364]; and, • Harbour seal (<i>Phoca vitulina</i>) [1365]. <p>To Maintain the favourable conservation condition of the qualifying interest habitats and species [1170, 1231, 1364 and 1365], as defined by the list of attributes and targets set out in:</p> <p>“NPWS (2013) Conservation Objectives: Lambay Island SAC 000204. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.”</p> <p>Please note that this SAC overlaps with Lambay Island SPA (004069) and adjoins Rockabill to Dalkey Island SAC (003000). The conservation objectives for this site should be used in conjunction with those for the overlapping sites as appropriate.</p>
Rockabill to Dalkey Island SAC [003000]	Approximately 2.4km offshore from the city boundary	<p>Annex I Habitats:</p> <ul style="list-style-type: none"> • Reefs [1170]. <p>Annex II Species:</p> <ul style="list-style-type: none"> • Harbour porpoise (<i>Phocoena phocoena</i>) [1351]. <p>To Maintain the favourable conservation condition of the qualifying interest habitat and species [1170 and 1351], as defined by the list of attributes and targets set out in:</p> <p>“NPWS (2013) Conservation Objectives: Rockabill to Dalkey Island SAC</p>

European Site Name and code	Distance from Plan	Reasons for Designation ¹ for – QIs or SCIs (* = Priority Annex I Habitat) Conservation Objectives
		<p>003000. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.”</p> <p>Please note that this SAC overlaps with North Bull Island SPA (004006), Rockabill SPA (004014), Lambay Island SPA (004117), Dalkey Islands SPA (004172). It also adjoins Howth Head SAC (000202), Lambay Island SAC (000204) and Ireland Eye SAC (002193). The conservation objectives for this site should be used in conjunction with those for the overlapping sites as appropriate.</p>
Wicklow Mountains SAC [002122]	Approximately 6.7km from the city boundary	<p>Annex I Habitats:</p> <ul style="list-style-type: none"> • Oligotrophic waters containing very few minerals of sandy plains (Littorelletalia uniflorae) [3110]; • Natural dystrophic lakes and ponds [3160]; • Northern Atlantic wet heaths with Erica tetralix [4010]; • European dry heaths [4030]; • Alpine and Boreal heaths [4060]; • Calaminarian grasslands of the Violetalia calaminariae [6130]; • Species-rich Nardus grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) [6230]; • Blanket bogs (* if active bog) [7130]; • Siliceous scree of the montane to snow levels (Androsacetalia alpinae and Galeopsietalia ladani) [8110]; • Calcareous rocky slopes with chasmophytic vegetation [8210]; • Siliceous rocky slopes with chasmophytic vegetation [8220]; and • Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0]. <p>Annex II Species:</p> <ul style="list-style-type: none"> • Otter (Lutra lutra) [1355]. <p>To Maintain the favourable conservation condition of the qualifying interest habitats and species [1355, 3110, 3160, 6130], as defined by the list of attributes and targets set out in: “NPWS (2017) Conservation Objectives: Wicklow Mountains SAC 002122. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.”</p> <p>To Restore the favourable conservation condition of the qualifying interest habitats [4010, 4030, 4060, 6230, 7130, 8110, 8210, 8220, 91A0], as defined by the list of attributes and targets set out in: “NPWS (2017) Conservation Objectives: Wicklow Mountains SAC 002122. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.”</p> <p>Please note that this SAC overlaps with Wicklow Mountains SPA (004040). The conservation objectives for this site should be used in conjunction with those for the overlapping site as appropriate.</p>
Special Protection Areas		
North Bull Island	Within the	<ul style="list-style-type: none"> • Light-bellied Brent Goose Branta bernicla hrota [A046];

European Site Name and code	Distance from Plan	Reasons for Designation ¹ for – QIs or SCIs (*=Priority Annex I Habitat) Conservation Objectives
SPA [004006]	city boundary	<ul style="list-style-type: none"> • Shelduck Tadorna tadorna [A048]; • Teal Anas crecca [A052]; • Pintail Anas acuta [A054]; • Shoveler Anas clypeata [A056]; • Oystercatcher Haematopus ostralegus [A130]; • Golden Plover Pluvialis apricaria [A140]; • Grey Plover Pluvialis squatarola [A141]; • Knot Calidris canutus [A143]; • Sanderling Calidris alba [A144]; • Dunlin Calidris alpina [A149]; • Black-tailed Godwit Limosa limosa [A156]; • Bar-tailed Godwit Limosa lapponica [A157]; • Curlew Numenius arquata [A160]; • Redshank Tringa tetanus [A162]; • Turnstone Arenaria interpres [A169]; • Black-headed Gull Chroicocephalus ridibundus [A179]; and • Wetlands and Waterbirds [A199]. <p>To Maintain the favourable conservation condition of the special conservation interest bird species and wetland habitat of North Bull Island SPA, as defined by the list of attributes and targets set out in: “NPWS (2015) Conservation Objectives: North Bull Island SPA 004006. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.”</p> <p>Please note that this SPA overlaps with North Dublin Bay SAC (000206) and Rockabill to Dalkey Island SAC (003000) and adjoins Howth head SAC (000202) and South Dublin Bay And river Tolka Estuary SPA (004024). The conservation objectives for this site should be used in conjunction with those for the overlapping sites as appropriate.</p>
South Dublin Bay and River Tolka Estuary SPA [004024]	Within the city boundary	<ul style="list-style-type: none"> • Light-bellied Brent Goose Branta bernicla hrota [A046]; • Oystercatcher Haematopus ostralegus [A130]; • Ringed Plover Charadrius hiaticula [A137]; • Grey Plover Pluvialis squatarola [A140]; • Knot Calidris canutus [A143]; • Sanderling Calidris alba [A144]; • Dunlin Calidris alpina [A149]; • Bar-tailed Godwit Limosa lapponica [A157]; • Redshank Tringa totanus [A162]; • Black-headed Gull Chroicocephalus ridibundus [A179]; • Roseate Tern Sterna dougallii [A192]; • Common Tern Sterna hirundo [A193]; • Arctic Tern Sterna paradisaea [A194]; and • Wetlands and Waterbirds [A999].

European Site Name and code	Distance from Plan	Reasons for Designation ¹ for – QIs or SCIs (*=Priority Annex I Habitat) Conservation Objectives
		<p>To Maintain the favourable conservation condition of the special conservation interest bird species and wetland habitat of South Dublin Bay and River Tolka Estuary SPA, as defined by the list of attributes and targets set out in:</p> <p>“NPWS (2015) Conservation Objectives: South Dublin Bay and River Tolka Estuary SPA 004024. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.”</p> <p>Please note that this SPA overlaps with South Dublin Bay SAC (000210) and adjoins North Bull Island SPA (004006) and North Dublin Bay SAC (000206). The conservation objectives for this site should be used in conjunction with those for the overlapping sites as appropriate.</p>
Baldoye Bay SPA [004016]	Approximately 890m from the city boundary	<ul style="list-style-type: none"> • Light-bellied Brent Goose <i>Branta bernicla hrota</i> [A046]; • Shelduck <i>Tadorna</i> [A048]; • Ringed Plover <i>Charadrius hiaticula</i> [A137]; • Golden Plover <i>Pluvialis apricaria</i> [A140]; • Grey Plover <i>Pluvialis squatarola</i> [A141]; • Bar-tailed Godwit <i>Limosa lapponica</i> [A157]; and • Wetlands and Waterbirds [A999]. <p>To Maintain the favourable conservation condition of the special conservation interest bird species and wetland habitat of Baldoye Bay SPA, as defined by the list of attributes and targets set out in:</p> <p>“NPWS (2013) Conservation Objectives: Baldoye Bay SPA 004016. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.”</p> <p>Please note that this SPA overlaps with Baldoye Bay SAC (000199). The conservation objectives for this site should be used in conjunction with those for the overlapping site as appropriate.</p>
Howth Head Coast SPA [004113]	Approximately 3.8km from the city boundary	<ul style="list-style-type: none"> • Kittiwake <i>Rissa tridactyla</i> [A188]. <p>To Maintain or Restore the favourable conservation condition of the special conservation interest bird species of Howth head Coast SPA, as defined by the list of attributes and targets set out in:</p> <p>“NPWS (2022) Conservation objectives for Howth Head Coast SPA [004113]. Generic Version 9.0. Department of Housing, Local Government and Heritage.”</p> <p>Please note that this SPA overlaps with Howth Head Coast SAC (000202) and adjoins Rockabill to Dalkey Island SAC (003000). The conservation objectives for this site should be used in conjunction with those for the overlapping site as appropriate.</p>
Ireland’s Eye SPA [004117]	Approximately 3.6km from the city boundary	<ul style="list-style-type: none"> • Cormorant <i>Phalacrocorax carbo</i> [A017]; • Herring Gull <i>Larus argentatus</i> [A184]; • Kittiwake <i>Rissa tridactyla</i> [A188]; • Guillemot <i>Uria aalge</i> [A199]; and

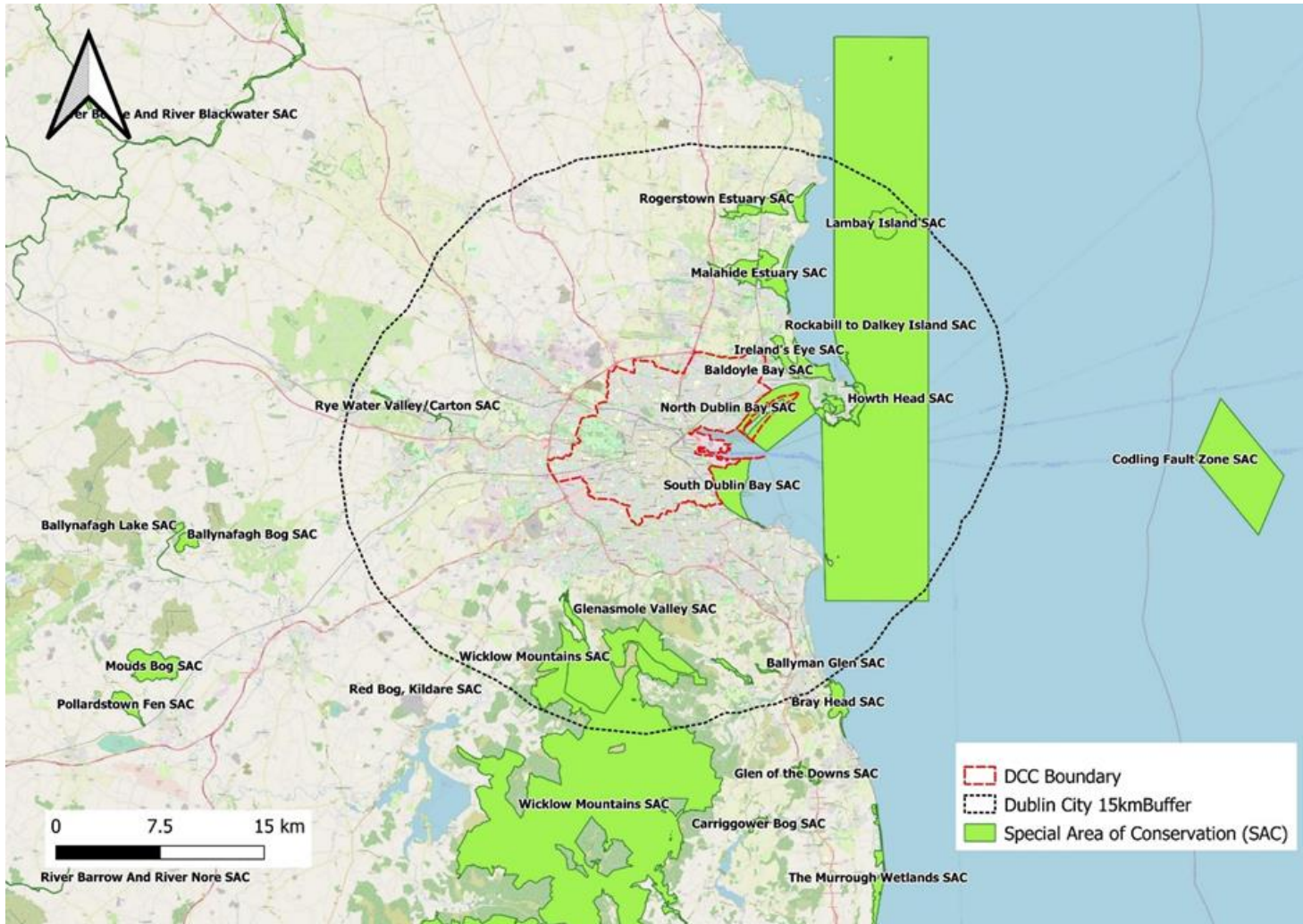
European Site Name and code	Distance from Plan	Reasons for Designation ¹ for – QIs or SCIs (*=Priority Annex I Habitat) Conservation Objectives
		<ul style="list-style-type: none"> • Razorbill <i>Alca torda</i> [A200]. <p>To Maintain or Restore the favourable conservation condition of the special conservation interest bird species of Ireland's Eye Coast SPA, as defined by the list of attributes and targets set out in:</p> <p>"NPWS (2022) Conservation objectives for Ireland's Eye SPA [004117]. Generic Version 9.0. Department of Housing, Local Government and Heritage".</p> <p>Please note that this SPA overlaps with Ireland Eye SAC (002193) and adjoins Rockabill to Dalkey Island SAC (003000).The conservation objectives for this site should be used in conjunction with those for the overlapping site as appropriate.</p>
Malahide Estuary SPA [004025]	Approximately 4.1km from the city boundary	<ul style="list-style-type: none"> • Great Crested Grebe <i>Podiceps cristatus</i> [A005]; • Light-bellied Brent Goose <i>Branta bernicla hrota</i> [A046]; • Shelduck <i>Tadorna</i> [A048]; • Pintail <i>Anas acuta</i> [A054]; • Goldeneye <i>Bucephala clangula</i> [A067]; • Red-breasted Merganser <i>Mergus serrator</i> [A069]; • Oystercatcher <i>Haematopus ostralegus</i> [A130]; • Golden Plover <i>Pluvialis apricaria</i> [A140]; • Grey Plover <i>Pluvialis squatarola</i> [A141]; • Knot <i>Calidris canutus</i> [A143]; • Dunlin <i>Calidris alpina</i> [A149]; • Black-tailed Godwit <i>Limosa</i> [A156]; • Bar-tailed Godwit <i>Limosa lapponica</i> [A157]; • Redshank <i>Tringa totanus</i> [A162]; and, • Wetland and Waterbirds [A999]. <p>To Maintain the favourable conservation condition of the special conservation interest bird species and wetland habitat of Malahide Estuary SPA, as defined by the list of attributes and targets set out in:</p> <p>"NPWS (2013) Conservation Objectives: Malahide Estuary SPA 004025. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht".</p> <p>Please note that this SPA overlaps with Malahide Estuary SAC (000205).The conservation objectives for this site should be used in conjunction with those for the overlapping site as appropriate.</p>
Rogerstown Estuary SPA [004015]	Approximately 9.7km from the city boundary	<ul style="list-style-type: none"> • Greylag Goose <i>Anser anser</i> [A043]; • Light-bellied Brent Goose <i>Branta bernicla hrota</i> [A046]; • Shelduck <i>Tadorna</i> [A048]; • Shoveler <i>Anas clypeata</i> [A056]; • Oystercatcher <i>Haematopus ostralegus</i> [A130]; • Ringed Plover <i>Charadrius hiaticula</i> [A137];

European Site Name and code	Distance from Plan	Reasons for Designation ¹ for – QIs or SCIs (*=Priority Annex I Habitat) Conservation Objectives
		<ul style="list-style-type: none"> • Grey Plover <i>Pluvialis squatarola</i> [A141]; • Knot <i>Calidris canutus</i> [A143]; • Dunlin <i>Calidris alpina</i> [A149]; • Black-tailed Godwit <i>Limosa</i> [A156]; • Redshank <i>Tringa totanus</i> [A162]; and, • Wetland and Waterbirds [A999]. <p>To Maintain the favourable conservation condition of the special conservation interest bird species and wetland habitat of Rogerstown Estuary SPA, as defined by the list of attributes and targets set out in: “NPWS (2013) Conservation Objectives: Rogerstown Estuary SPA 004015. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht.”</p> <p>Please note that this SPA overlaps with Rogerstown Estuary SAC (000208).The conservation objectives for this site should be used in conjunction with those for the overlapping site as appropriate.</p>
Lambay Island SPA [004069]	Approximately 11.6km offshore from the city boundary	<ul style="list-style-type: none"> • Cormorant <i>Phalacrocorax carbo</i> [A017]; • Shag <i>Phalacrocorax aristotelis</i> [A018]; • Greylag Goose <i>Anser anser</i> [A043]; • Lesser Black-backed Gull <i>Larus fuscus</i> [A183] • Herring Gull <i>Larus argentatus</i> [A184]; • Kittiwake <i>Rissa tridactyla</i> [A188]; • Guillemot <i>Uria aalge</i> [A199]; • Razorbill <i>Alca torda</i> [A200]; and • Puffin <i>Fratercula arctica</i> [A204]. <p>To Maintain or Restore the favourable conservation condition of the special conservation interest bird species of Lambay Island SPA, as defined by the list of attributes and targets set out in: “NPWS (2022) Conservation objectives for Lambay Island SPA 004069. Generic Version 9.0. Department of Housing, Local Government and Heritage”.</p> <p>Please note that this SPA overlaps with Lambay Island SAC (000204) and adjoins Rockabill to Dalkey Island SAC (003000).The conservation objectives for this site should be used in conjunction with those for the overlapping site as appropriate.</p>
Dalkey Islands SPA [004172]	Approximately 7.9km offshore from the city boundary	<ul style="list-style-type: none"> • Roseate Tern <i>Sterna dougallii</i> [A192]; • Common Tern <i>Sterna hirundo</i> [A193]; and • Arctic Tern <i>Sterna paradisaea</i> [A194]. <p>To Maintain or Restore the favourable conservation condition of the special conservation interest bird species of Dalkey Islands SPA, as defined by the list of attributes and targets set out in: “NPWS (2022) Conservation objectives for Dalkey Islands SPA</p>

European Site Name and code	Distance from Plan	Reasons for Designation ¹ for – QIs or SCIs (*=Priority Annex I Habitat) Conservation Objectives
		<p>[004172]. Generic Version 9.0. Department of Housing, Local Government and Heritage.”</p> <p>Please note that this SPA overlaps with Rockabill to Dalkey Island SAC (00300) and . The conservation objectives for this site should be used in conjunction with those for the overlapping site as appropriate.</p>
Wicklow Mountains SPA [004040]	Approximately 6.7km from the city boundary	<ul style="list-style-type: none"> • Merlin Falco columbarius [A098]; and • Peregrine Falco peregrinus [A103]. <p>To Maintain or Restore the favourable conservation condition of the special conservation interest bird species of Wicklow Mountains SPA, as defined by the list of attributes and targets set out in:</p> <p>“NPWS (2021) Conservation objectives for Wicklow Mountains SPA [004040]. Generic Version 8.0. Department of Housing, Local Government and Heritage”.</p> <p>Please note that this SPA overlaps with Wicklow Mountains SAC (0021220).The conservation objectives for this site should be used in conjunction with those for the overlapping site as appropriate.</p>
Skerries Islands SPA [004122]	Approximately 18.3km from the city boundary	<ul style="list-style-type: none"> • Cormorant Phalacrocorax carbo [A017]; • Shag Phalacrocorax aristotelis [A018]; • Light bellied Brent Goose Branta Bernicla hrota [A046]; • Purple Sandpiper Calidris maritima [A148]; • Turnstone Arenaria interpres [A169]; and • Herring Gull Larus argentatus [A184]. <p>To Maintain or Restore the favourable conservation condition of the special conservation interest bird species of Skerries Island SPA, as defined by the list of attributes and targets set out in:</p> <p>“NPWS (2022) Conservation objectives for Skerries Islands SPA [004122]. Generic Version 9.0. Department of Housing, Local Government and Heritage”.</p> <p>Please note that this SPA adjoins Rockabill to Dalkey Island SAC (003000) and Rockabill SPA.</p>
Poulaphouca Reservoir SPA [004063]	Approximately 19km from the city boundary	<ul style="list-style-type: none"> • Greylag Goose Anser [A043]; and • Lesser Black-backed Gull Larus fuscus [A183]. <p>To Maintain or Restore the favourable conservation condition of the special conservation interest bird species of Poulaphouca Reservoir SPA, as defined by the list of attributes and targets set out in:</p> <p>“NPWS (2022) Conservation objectives for Poulaphouca Reservoir SPA [004063]. Generic Version 9.0. Department of Housing, Local Government and Heritage”.</p>
The Murrough SPA [004186]	Approximately 25.6km from the city boundary	<p>Red-throated Diver Gavia stellata A001</p> <p>Greylag Goose Anser A043</p> <p>Light Bellied Brent Goose Branta bernicla hrota A046</p>

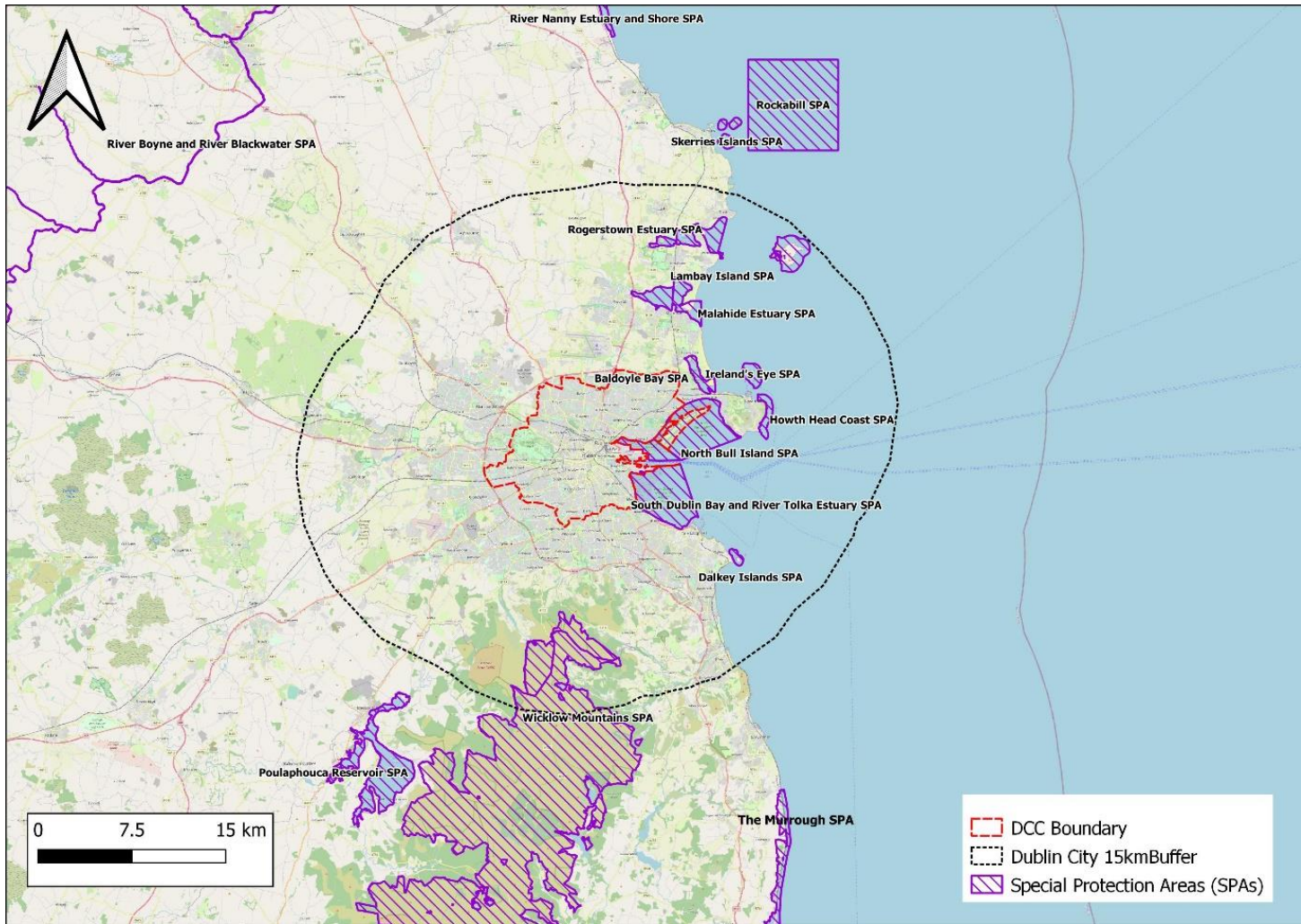
European Site Name and code	Distance from Plan	Reasons for Designation ¹ for – QIs or SCIs (*=Priority Annex I Habitat) Conservation Objectives
		<p>Wigeon <i>Anas penelope</i> A050 Teal <i>Anas crecca</i> A052 Black-headed Gull <i>Chroicocephalus ridibundus</i> A179 Herring Gull <i>Larus argentatus</i> A162 Little Tern <i>Sterna albifrons</i> A195 Wetlands A999</p> <p>To Maintain or Restore the favourable conservation condition of the special conservation interest bird species of The Murrough SPA, as defined by the list of attributes and targets set out in:</p> <p>“NPWS (2022) Conservation objectives for The Murrough SPA [004186]. Generic Version 9.0. Department of Housing, Local Government and Heritage”.</p>
North-West Irish Sea cSPA 004236		<ul style="list-style-type: none"> • Common Scoter (<i>Melanitta nigra</i>) [A065] • Red-throated Diver (<i>Gavia stellata</i>) [A001] • Great Northern Diver (<i>Gavia immer</i>) [A003] • Fulmar (<i>Fulmarus glacialis</i>) [A009] • Manx Shearwater (<i>Puffinus puffinus</i>) [A013] • Shag (<i>Phalacrocorax aristotelis</i>) [A018] • Cormorant (<i>Phalacrocorax carbo</i>) [A017] • Common Tern (<i>Sterna hirundo</i>) [A193] • Little Tern (<i>Sterna albifrons</i>) [A195] • Kittiwake (<i>Rissa tridactyla</i>) [A188] • Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] • Common Gull (<i>Larus canus</i>) [A182] • Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183] • Great Black-backed Gull (<i>Larus marinus</i>) [A187] • Little Gull (<i>Larus minutus</i>) [A177] • Herring Gull (<i>Larus argentatus</i>) [A184] • Roseate Tern (<i>Sterna dougallii</i>) [A192] • Arctic Tern (<i>Sterna paradisaea</i>) [A194] • Puffin (<i>Fratercula arctica</i>) [A204] • Razorbill (<i>Alca torda</i>) [A200] • Guillemot (<i>Uria aalge</i>) [A199]

APPENDIX 2



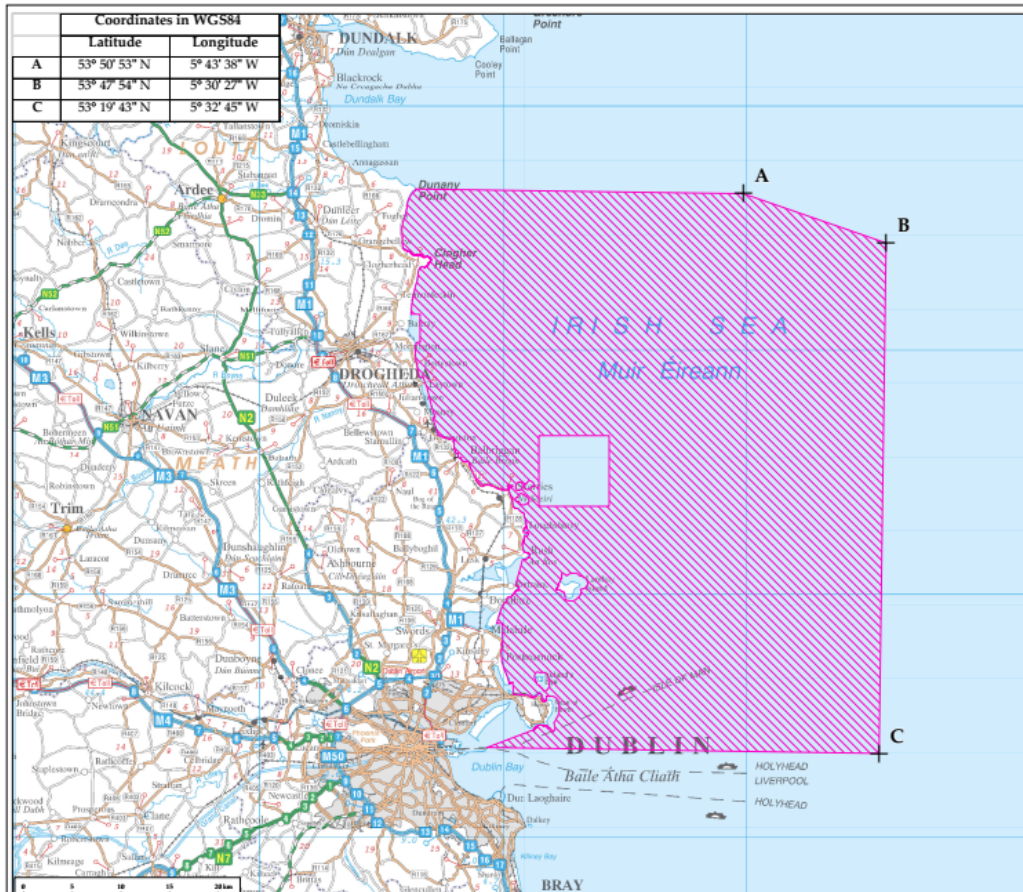
Special Areas of Conservation (SACs)

APPENDIX 3



Special Protection Areas (SPAs)

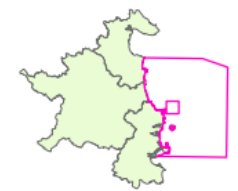
APPENDIX 4



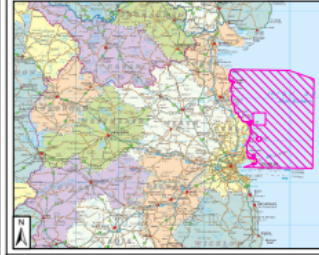
LIMISTÉAR FAOI
CHOSAINTE SPEISIALTA MOLTA
CANDIDATE
SPECIAL PROTECTION AREA

Limistéar faoi Chosaint Speisialta Molta
Candidate Special Protection Area

North-west Irish Sea cSPA
004236
Achar / Area 233,343 ha



CO. BHAILE ÁTHA CLIATH, CO. LÚ AGUS CO. NA M
CO. DUBLIN, CO. LOUTH AND CO. MEATH



Seachúitear na Coimhearscacha Eorpacha Uachtaraíocht na hÉireann
Oideachas Náisiúnta Éireann / Na Oideachas Náisiúnta Éireann / Government of Ireland
Cúrsaí Coimhearscacha Eorpacha / European Union / European Union / European Union

STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)
SCREENING REPORT

DUBLIN CITY COUNCIL
SCREENING TO DETERMINE THE NEED FOR STRATEGIC
ENVIRONMENTAL ASSESSMENT (SEA) OF:
PROPOSED DRAFT VARIATION (NO. 2) OF THE DUBLIN CITY
DEVELOPMENT PLAN 2022 – 2028

Pursuant to the European Union Directive 2001/42/EC, and,
European Communities (Environmental Assessment of Certain Plans and
Programmes) Regulations 2004 (SI No. 436 of 2004 as amended by S.I.
No. 201/2011).

1.0 Proposed Variation (No. 2) of Dublin City Development Plan 2022-2028

To change land-use zoning objective Z12 ('Institutional Land [Future Development Potential]') to land use zoning objective Z15 (Community and Social Infrastructure) on lands (4.08 ha) adjacent to Dublin City University Glasnevin Campus and Albert College Park, Glasnevin, Dublin 9.

2.0 Preliminary

The SEA Directive - Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment - was transposed into Irish Law through the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (Statutory Instrument Number (**SI No. 435 of 2004**) and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (**SI No. 436 of 2004**).

Both sets of Regulations became operational on 21st July 2004.

The Regulations have been amended by the European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011 (**SI No. 200 of 2011**) and the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011 (**SI No. 201 of 2011**).

Under **S.I. No. 436 of 2004**, as amended under **SI No. 201 of 2011**, screening to determine whether SEA is required is mandatory for:

- (a) Local Area Plans, where the population or the target population of the area is less than 5,000 people, or the area covered by the local area plan is less than 50 square kilometre;

(b) Development Plans where the population or target population of the area is less than 10,000 persons; or

(c) **Variation**, amendments or modification of **City** and County **Development Plans** and Planning Schemes in respect of Strategic Development Zones.

This proposal to rezone a parcel of land from Z12 ('Institutional Land [Future Development Potential]') to land use zoning objective Z15 (Community and Social Infrastructure) is a variation to the Dublin City Development Plan 2022 – 2028 and therefore a Strategic Environmental Assessment (SEA) screening report is mandatory. The conclusion of this SEA screening report will ascertain whether a full SEA is required and such a determination will be made public.

An updated set of Section 28 Guidelines on SEA was published in 2022 by the Department of Housing, Local Government and Heritage (DHLGH) entitled *Strategic Environmental Assessment Guidelines for Regional Assemblies and Planning Authorities, March 2022*. The Guidelines place an enhanced emphasis on key aspects of SEA including screening for SEA.

3.0 Purpose of Report

The purpose of this SEA screening report is to consider whether the proposed draft variation of the Dublin City Development Plan 2022-2028 requires a full Strategic Environmental Assessment. The assessment is based on the criteria set down in Schedule 2A of the Planning and Development Regulations 2001, as amended / Annex II of Directive 2001/42/EC, and having regard to the DHLGH SEA Guidelines 2022 (and in particular guidance set out in Appendix B).

4.0 Proposal

It is proposed to vary the Dublin City Development Plan (CDP) 2022-2028, by changing the land use zoning of the subject lands (4.08ha) adjacent to Dublin City University Glasnevin Campus and Albert College Park, Glasnevin, Dublin 9.

From: Zoning Objective Z12 – ‘Institutional Land (Future Development Potential)’
- *‘To ensure existing environmental amenities are protected in the predominantly residential future use of these lands.’*

To: Zoning Objective Z15: Community and Social Infrastructure – ‘To protect and provide for community uses and social infrastructure.’

This proposed draft variation is delineated on the attached map, Figure 1, an extract from Map B, Volume 3 of the Dublin City Development Plan 2022 – 2028.

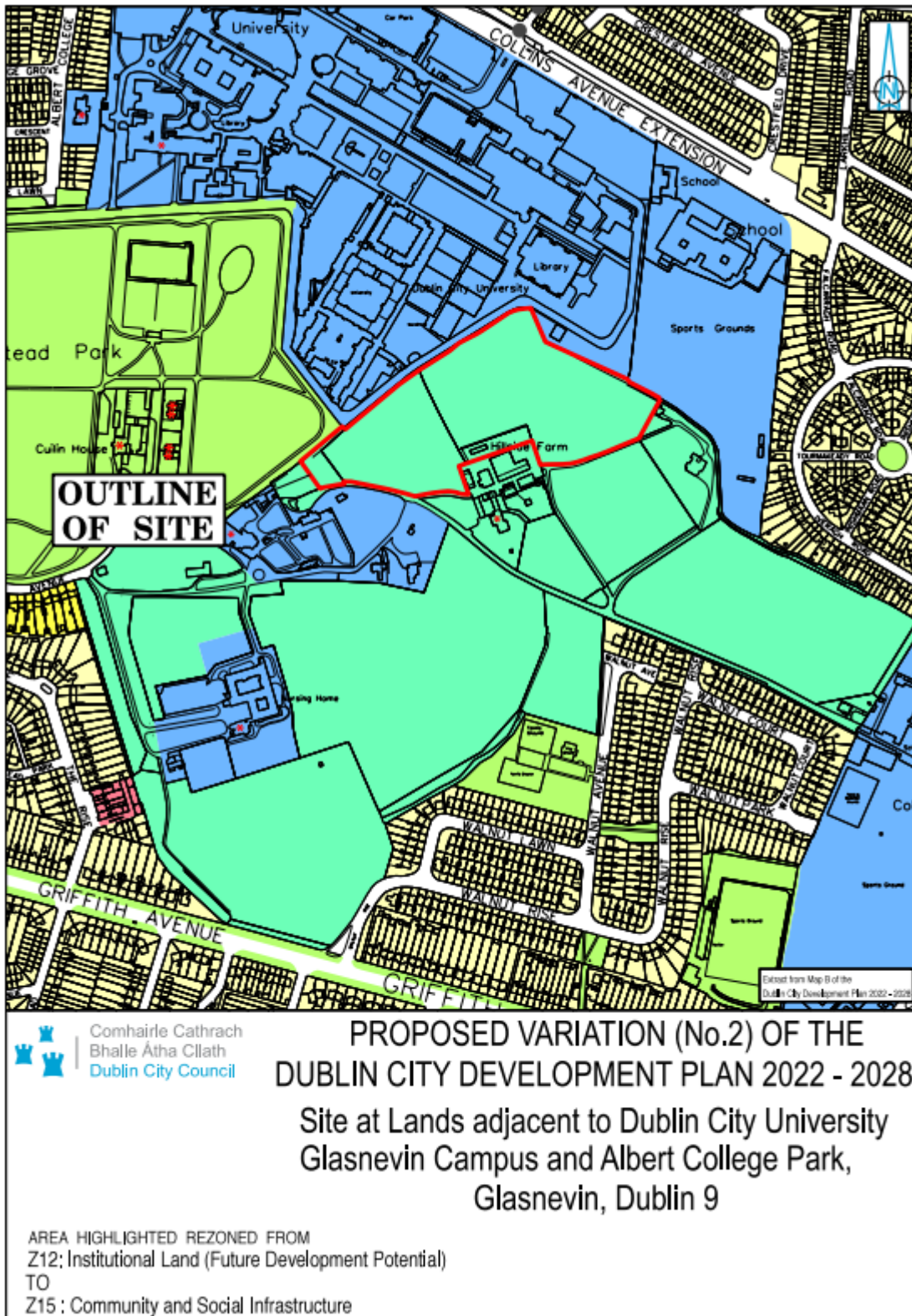


Figure 1: Location of Proposed Variation (No. 2) to the Dublin City Development Plan 2022-2028 at Lands adjacent to Dublin City University Glasnevin Campus and Albert College Park, Glasnevin, Dublin 9.

5.0 Location and Description of Lands

The lands, 4.08Ha in area, comprise large fields adjoining the DCU campus to the north and Hillside Farm to the south. Dublin City University is situated on the south side of Collins Avenue Extension, the location of its primary access. A secondary access is on the Ballymun Road. The fields, the subject lands, have been identified as being in agricultural use.

The surrounding area to the DCU campus and proposed future campus lands, the subject of this variation, are served by the surrounding road network that includes various public transport bus routes with the nearby carriage-way incorporating cyclepaths accessing the lands both on Collins Avenue to the east and the Ballymun Road to the west of the site. Ballymun Road also has a dedicated bus corridor. The location of the lands in this part of Dublin will, in the future, be served by the Metro. In short, the lands are well served by an existing public transport corridor, serving the wider area with bus and cycle routes direct to the city centre.

The subject site historically forms part of the Hampstead Estate. The Hampstead Estate comprises a working farm (Hillside Farm) with a long-established private hospital in the grounds. The Hillside Farm lands (also agricultural lands) to the south are zoned Z12. The Hampstead Hospital lands to the south-west are zoned a mixture of Z12 and Z15.

A brief planning profile of the proposed variation site (4.08ha) is as follows:

There are –

- no statutory designations (e.g. a protected structure or Architectural Conservation Area [ACA] etc.), on the lands but there is a protected structure / structures of regional significance as recorded by NIAH on adjacent lands
- no specific objectives attaching (e.g. red hatch conservation area, site or area of archaeological interest etc.), SMR sites in the locality,
- no Natura 2000 sites on or beside the variation site,
- no NHA (Natural Heritage Area) or a proposed NHA on or beside the variation site and,
- no flood risk issues as set out in the accompanying SFRA statement to this variation documentation, which classifies the site as Flood Zone C (with a low probability of flooding) suitable for vulnerable uses without the need for a justification test, all as per the Section 28 Guidelines on Flooding 2009, as amended.

6.0 Purpose of the Proposed Draft Variation

Under the 2022 – 2028 Dublin City Development Plan, the existing Dublin City University (DCU) Glasnevin campus is zoned Z15 (Community and Social Infrastructure) where the objective is *‘to protect and provide for community uses and*

social infrastructure. This Z15 zoning objective reflects the third level college campus and related uses on the lands.

The subject lands, which abut the DCU campus, have been acquired by DCU for the future expansion, in a sequential manner, of the college and its educational and related uses. These lands are zoned Z12 ('Institutional Land (Future Development Potential)', and these lands are required / identified for predominantly residential use.

The Planning Authority considers it appropriate to change the land use zoning of these lands from Z12 (Institutional Land (Future Development Potential)) to Z15 (Community and Social Infrastructure). A Z15 zoning (Community and Social Infrastructure) rather than a residential zoning as provided for under Z12 on the lands, would help support and secure the extension and development of the DCU third level campus and its educational and related uses on the lands. More appropriately the rezoning would reflect the zoning objective of the main DCU campus thus providing a consistency to the zoning policy across the existing / extended campus.

7.0 Background to the Proposed Rezoning

The Government's *Housing For All – A New Housing Plan for Ireland* proposed a new tax to activate vacant land for residential purposes as a part of the Pathway to Increasing New Housing Supply.

The **Residential Zoned Land Tax** was introduced in the *Finance Act 2021*. The process to identify land to which the tax applies is now underway and the tax will be payable from 2024. The objective of the tax is to activate land that is serviced and zoned for residential use or mixed use, including residential use, in order to increase housing supply and to ensure regeneration of vacant and idle lands in urban locations.

All Local Authorities identify land in scope for the tax through the publication of draft, supplemental and final maps. Submissions on the draft and supplemental map stages are invited from the public as part of the process.

The subject lands were identified as in scope for the tax on the DCC draft RZLT Map. The landowner challenged the inclusion of the lands on the map and the Council determined that the lands satisfied the relevant criteria for inclusion on the map (Section 653B of the TC Act, as amended). This determination was confirmed by An Bord Pleanála.

As part of the statutory process a landowner can request a change of zoning of lands identified as in scope for the tax. The landowner of the subject lands requested that the lands be rezoned from Z12 to Z15 as this rezoning would be consistent with the existing adjoining University land zoning and would allow for the future planned sustainable expansion of the Campus at this location.

Under RZLT, the initiation of the variation process can only take place after an evaluation of all requests for a change of zoning made in relation to the draft **and** supplemental maps in order to take into account the full and cumulative assessment of the impact of all rezoning submissions received in relation to the publication of draft and supplemental maps on the proper planning and sustainable development of the area.

Having evaluated the 12 requests for a change to the zoning of lands included in the draft and supplemental RZLT maps it is considered to propose the making of a variation on these subject lands only.

8.0 Requirements

In terms of the Regulations, it is mandatory to undertake the screening process to determine whether or not to carry out a strategic environmental assessment as set out in Article 13K of the Regulations. An assessment of the proposed variation in terms of the criteria set out in Schedule 2A of the Regulations is set out below under Section 9.

9.0 Criteria for Determining The Likely Significant Effects On The Environment - Assessment in terms of Schedule 2A of the Planning and Development (Strategic Environmental Assessment) Regulations 2004-2011

The assessment below has had regard to the advice notes/guidance contained in *Appendix B - Guidance on applying criteria for determining whether a Draft Plan is likely to have significant effects on the environment (as per Schedule 2 of the Planning and Development Regulations 2001, as amended)* - of the recently revised and updated Section 28 Guidelines on SEA, March 2022, published by DHLGH.

THE CHARACTERISTICS OF THE PLAN HAVING REGARD IN PARTICULAR TO:

The degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions, or by allocating resources;

The 2022 - 2028 Dublin City Development Plan sets the city wide planning framework (Core Strategy, Development Standards etc) for all projects and development in the city (excluding SDZ's).

All development proposals are assessed against the policies and objectives of the City Development Plan and all lower plans must be consistent with the City Development Plan. The content of the 2022 City Development Plan has been informed by Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) undertaken as parallel processes in tandem with each stage of the making of the development plan, thereby ensuring full integration and consideration of environmental issues.

Zoning objectives are a spatial expression of the core strategy / settlement strategy of the City Development Plan.

This proposed variation is seeking to change the zoning of the subject lands from Z12

('Institutional Land (Future Development Potential)'to Z15 (Community and Social Infrastructure).

Under the current zoning objective c.400 residential units could be provided on these lands.

The purpose of the variation / rezoning, is to help support and secure the extension and development of the DCU third level campus and its educational and related uses on the lands. More appropriately the rezoning would reflect the zoning objective of the main DCU campus thus providing a consistency to the zoning objective across the existing and extended campus.

This proposed variation is compatible and complementary with the strategies, policies and objectives of the Development Plan relating to the delivery of sustainable urban housing / mixed use development / community infrastructure etc across the city.

The degree to which the plan influences other plans, including those in a hierarchy.

The proposed draft variation to the Dublin City Development Plan 2022 – 2028 (CDP) is concerned with the rezoning of c.4 ha of lands at a local scale in the city

In the land use and spatial plan hierarchy, the Dublin City Development Plan 2022 - 2028 (CDP) sits below the Regional Assembly and Government levels. It influences lower tier plans such as Local Area Plans and masterplans etc.

The development plan sets out the planning policies and objectives for the city. Any lower tier plans must translate, conform with and implement the statutory policies and objectives of the City Development Plan 2022.

The planning policies and objectives of the Development Plan will ultimately guide the assessment of planning applications on the lands in the city.

The relevance of the plan for the integration of environmental considerations, in particular with a view to promoting sustainable development.

The 2022 - 2028 City Development Plan sets out the overall strategy (core strategy) for the proper planning and sustainable development of the city and consists of a written statement and plans indicating the development objectives for the city (as required under Section 10 of the P& D Act, as amended).The development plan includes, inter-alia, objectives for:

- the conservation and **protection of the environment** including objectives related to the **Habitats Directive**,
- the promotion of compliance with environmental standards and objectives established for bodies of surface water and groundwater, which standards and objectives are included in river basin management plans (**European Communities Regulations**),

- the integration of the **proper planning and sustainable development of the area** with the social, community and cultural requirements of the area;
- the development and **renewal of areas** that are in need of **regeneration**,
- the promotion of **sustainable settlement and transportation strategies** in urban areas including the promotion of measures to **reduce energy demand** reduce anthropogenic greenhouse gas emissions and address the necessity of adaptation to climate change.

The content of the 2022 - 2028 City Development Plan has been informed by Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) undertaken as parallel processes in tandem with each stage of the development plan making process, thereby ensuring full integration and consideration of environmental issues.

A variation to the City Development Plan is proposed as set out above. The Variation is concerned with the rezoning of lands at a local scale in the city. This proposed variation is compatible and complementary with the strategies, policies and objectives of the Development Plan relating to the delivery of sustainable urban housing, mixed use development, community development etc and with environmental protection and promoting sustainable development.

Environmental problems relevant to the plan.

The content of the 2022 - 2028 City Development Plan has been informed by Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA).

Chapter 5 of the development plan SEA - 'Environmental Baseline and Issues', identifies the environmental challenges relevant to the city in terms of, inter-alia, climate, air, soil, water and biodiversity.

On foot of the SEA of the Plan, the policies and objectives of the Development Plan contain measures to prevent, reduce and offset any potential significant adverse environmental effects of the Plan's strategy, policies and objectives.

A variation to the City Development Plan is proposed. The Variation is concerned with the rezoning of lands at a local scale in the city.

It is not considered that the proposed variation results in significant effects on the environment over and above any identified (and mitigated against) as part of the SEA of the City Development Plan.

There are no site specific environmental problems pertaining to the lands the subject of the variation.

The relevance of the plan for the implementation of European Union legislation on the environment (e.g. plans linked to waste management or water protection).

The 2022 - 2028 City Development Plan is relevant for the implementation of

European Union legislation on the environment.

The development plan must include, inter-alia, the following objectives:

- for the conservation and protection of the environment including objectives related to the Habitats Directive,
- the promotion of compliance with environmental standards and objectives established for bodies of surface water and groundwater, which standards and objectives are included in river basin management plans.

The proposed Variation does not directly relate to policies / objectives which are directly concerned with the implementation of European Union legislation on the environment.

This proposed variation is compatible and complementary with the strategies, policies and objectives of the Development Plan relating to the delivery of sustainable urban housing, mixed use development, community development etc and with environmental protection and promoting sustainable development.

CHARACTERISTICS OF THE EFFECTS AND OF THE AREA LIKELY TO BE AFFECTED, HAVING REGARD, IN PARTICULAR, TO:

The probability, duration, frequency and reversibility of the effects.

Relevant Aspects of the Receiving Environment

Transport	Water / Wastewater	Flooding / Drainage	Biodiversity	Conservation	Archaeology
Served by Dublin Bus services and proposed Bus Connects routes on the eastern and western side of the lands and proposed Metrolink.	Water: Located in established water network. Wastewater: No major issues anticipated.	Future development on the lands in question must comply with the requirements for surface water management and flood risk management. Flood Zone C; the 100 year flood to be contained on site (see SFRA – Stage 1)	Townland hedgerow bordering lands and DCU; existing wildlife / wildlife corridors; including potential bat roosts. Not a known ex-situ Wintering Bird Inland Feeding Site.	No Protected Structures; 3 x NIAH on adjacent lands incl. PS at Hillside Farm (RPS No. 3511). No Conservation Area.	No RMP sites. Historic Townland boundary. Close to SMR sites DU014-103, a possible ringfort and DU014-142, Hampstead Castle, a possible tower house site

Current Land Use

The lands which are in agricultural use are located within the footprint of the city where services are available.

Current Z12 Zoning

The lands are currently zoned to provide for predominantly residential development in the city development plan. Under the current zoning objective c.400 residential units could be provided on these lands.

Proposed Z15 Rezoning

It is proposed to rezone the c. 4 ha of lands to Z15 (community / social infrastructure) uses (in limited exceptional circumstances residential development may be considered).

The purpose of the variation / rezoning to Z15, is to help support and secure the extension and development of the DCU third level campus and its educational and related uses on the lands. More appropriately the rezoning would reflect the zoning objective of the main DCU campus thus providing a consistency to the zoning objective across the existing and extended campus.

Under a Z15 zoning, the development plan seeks that a masterplan is provided which sets out the vision for the lands and demonstrates that a minimum of 25% of the overall area is retained for open space and or community and social facilities.

Outcome

The lands are identified for development under the current development plan. The characteristics of the effects of the proposed variation in terms of probability, duration, frequency and reversibility are likely to be the same as those under the current zoning objective pertaining to the lands.

In this vein the policies and objectives of the Development Plan contain measures to prevent, reduce and offset any potential significant adverse environmental effects of the Plan's strategies, policies and objectives.

The current zoning objective would provide for housing and the proposed zoning objective would provide for an extended university campus. A variation to rezone the subject lands from Z12 to Z15 would therefore affect the residential yield of the core strategy by approximately 400 residential units (based on c. 4ha of land that could provide a 100 units per hectare).

It is considered that as the core strategy of the development plan contains headroom of c.9000 units the core strategy of the development plan can accommodate the proposed change in zoning on these lands and the resultant change in residential yield.

In conclusion it is not considered that the proposed rezoning results in significant effects on the environment over and above any identified (and mitigated against) as part of the SEA of the City Development Plan, for the current Z12 zoning objective on the lands.

The cumulative nature of the effects.

The subject lands and agricultural lands to the south of these lands are proposed for development (predominantly residential) under the current Dublin City Council Development Plan 2022 – 2028.

The proposed draft variation relates to the rezoning of 4 ha of this wider land bank for university uses in connection with the adjacent DCU.

The cumulative nature of the effects of the proposed variation are likely to be the

same as those under the current zoning objective pertaining to the lands.

In this vein the policies and objectives of the Development Plan contain measures to prevent, reduce and offset any potential significant adverse environmental effects of the Plan's strategies, policies and objectives.

Projects arising from the rezoning will be subject to more detailed project level assessment and in compliance with the statutory planning and environmental consenting regime.

The transboundary nature of the effects.

The variation site is located within the administrative area of Dublin City Council. The proposed variation to the Dublin City Development Plan 2022 – 2028 will have no national, regional or inter-county transboundary effects.

The risks to human health or the environment (e.g. due to accidents).

The proposed variation, by itself, to change a Z12 zoning to a Z15 zoning will not result in any risks to human health or the environment.

The magnitude and spatial extent of the effects (geographical area and size of population likely to be affected).

The site is restricted to a limited area of 4.08ha and the effects of the variation on the subject site and in the wider environs are considered to be local.

The value, and vulnerability of the area likely to be affected due to:

(a) special natural characteristics or cultural heritage;

There are –

- no statutory designations (e.g. a protected structure or Architectural Conservation Area [ACA] etc.), on the lands but there is a protected structure / structures of regional significance as recorded by NIAH on adjacent lands,
- no specific objectives attaching (e.g. red hatch conservation area, site or area of archaeological interest etc.), SMR sites in the locality,
- no Natura 2000 sites on or beside the variation site, including no known ex-situ sites on or directly adjacent the lands,
- no NHA (Natural Heritage Area) or a proposed NHA on or beside the variation site and,
- no significant flooding issues as set out in the accompanying SFRA statement

to this variation documentation, which classifies the site as Flood Zone C (with a low probability of flooding).

The proposed Variation will not have a significant impact on any special natural characteristics or cultural heritage of the area.

(b) exceeded environmental quality standards or limit values;

It is not expected that any environmental quality standards will be exceeded or that the value of vulnerable areas limited, as a result of the proposed variation.

(c) intensive land use

The lands are located in the 'outer suburbs' and can be served by adjacent / proposed public transport corridors. Future development on the lands must conform with development plan standards / objectives in respect of density / height for these areas. Under a Z15 zoning, the development plan seeks that a masterplan is provided which sets out the vision for the lands and demonstrates that a minimum of 25% of the overall area is retained for open space and or community and social facilities.

The effects on areas or landscapes which have a recognised national, European Union or international protection status.

The location of the proposed rezoning is not located on or beside areas or landscapes of any national, European Union or International protected sites.

Stage 1 Appropriate Assessment Screening indicates that the proposed variation will not have any significant cumulative, direct or indirect impacts upon any of the Natura 2000 sites. Therefore it is not considered necessary to undertake any further stages of the Appropriate Assessment process during this plan stage.

10.0 Statutory Consultation

In line with SI 436 of 2004/2011, as amended, a SEA Screening Report and proposed determination was issued (17th August 2023) to the specified environmental authorities listed below for consultation over a three week period.

- Environmental Protection Agency;
- Minister for Housing, Local Government and Heritage
- Minister for Environment, Climate and Communications; and
- Minister for Agriculture, Food and the Marine.
- Adjacent Local Authorities

Table 1 below summarises the submissions and responses to same.

Table 1 Submissions from Environmental Authorities and Response

Environmental Authority	Submission	Comment
<p>EPA Submission received 24th August 2023</p>	<p>Submission notes the role of the EPA as one of the Environmental Authorities and it provides a list of recommended guidance and resource material. Particular reference is made to the following tools and resources:</p> <ul style="list-style-type: none"> ▪ Environmental Sensitivity Mapping (ESM) Webtool. Available at: www.enviromap.ie ▪ EPA SEA Web GIS Tool. Available at: https://gis.epa.ie/EPAMaps/SEA ▪ EPA WFD Application. Available at: https://wfd.edenireland.ie/ and www.catchments.ie ▪ EPA AA Geo Tool. Available at: http://www.epa.ie/terminalfour/ApproAssess/index.jsp and https://gis.epa.ie/EPAMaps/AAGeoTool ▪ SEA of Local Authority Land Use Plans - EPA Recommendations and Resources'. 2022 Version 1.18. <p>Future amendments to the plan should be screened and the final SEA determination should be put on public display and sent to the environmental authorities.</p>	<p>Guidelines & resources, where relevant are considered within the assessment</p> <p>Noted.</p>

11.0 Conclusion

The proposed variation No. 2 to the Dublin City Development Plan 2022 – 2028 has been examined in light of the criteria detailed in Schedule 2A of the Planning and Development Regulations 2001, as amended and it is considered that the proposed variation is not likely to have significant effects on the environment for the reasons outlined above. In this regard it is determined that a strategic environmental assessment is not required.

SEA Determination

Strategic Environmental Assessment (SEA) Screening Determination

Under:

SEA Directive 2001/42/EC and
Planning and Development (Strategic Environmental Assessment)
Regulations 2004 (SI No.436 of 2004), as amended by
the Planning and Development (Strategic Environmental
Assessment) (Amendment) Regulations 2011 (SI No. 201 of 2011)

For:

PROPOSED VARIATION NO. 2 OF THE DUBLIN CITY DEVELOPMENT PLAN 2022 – 2028

This determination has been made by Dublin City Council relating to the potential for Proposed Variation No. 2 to have likely significant effects on the environment.

This determination has been made following consideration of proposed Variation No. 2, the information contained in the SEA Screening Report, criteria set out in Schedule 2A of the Planning and Development Regulations 2001, as amended, consideration of the Appropriate Assessment (AA) Screening Conclusion (see separate AA Screening Report) and to the consultation response received from the Environmental Protection Agency.

Following an analysis and evaluation of the relevant information, including the nature of the proposed variation and its potential for effects on the environment that could result from the implementation of the variation, it is considered that that the proposed variation would not be likely to have significant effects on the environment.

I hereby recommend that a determination for the need for a Strategic Environmental Assessment be made for the purposes of the SEA Directive 2001/42/EC and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 /2011, that SEA is not required for the Proposed Variation No. 2 of the Dublin City Development Plan 2022 - 2028.



Deirdre Scully
City Planner

8th September 2023

Date

**Strategic Flood Risk Assessment
(SFRA)**

for

**Proposed Variation
(No. 2)**

of the

**Dublin City Development Plan
2022-2028**

1.0 Introduction

Dublin City Council has commenced the preparation of proposed variation no. 2 to change the zoning of lands adjacent to Dublin City University Glasnevin Campus and Albert College Park, Glasnevin, Dublin 9 from Z12 ('Institutional Land [Future Development Potential]') to Z15 (Community and Social Infrastructure). The area of the lands is approximately 4.08 ha and they are delineated in red and identified in Figure 1 below.

The OPW is the lead agency for flood risk management in Ireland, part of the Department of Finance. The coordination and implementation of Government policy on the management of flood risk in Ireland is part of its responsibility. The European Communities (Assessment and Management of Flood Risks) Regulations 2010 (S.I. No. 122) identifies the Commissioners of Public Works as the 'competent authority' with overall responsibility for implementation of the Floods Directive 2007/60/EC.

The CFRAM (Catchment Flood Risk Assessment and Management) Programme has been completed and implementation of the outputs from this work is underway. The EU Floods Directive requires Member States to review the PFRA (Preliminary Flood Risk Assessment), the FRMPs (Flood Risk Management Plans) and the flood maps on a six-yearly cycle. As part of the OPW's commitment to carry out these reviews, the NIFM (National Indicative Fluvial Maps) Programme was completed in 2019. The OPW continues to update predictive flood mapping to provide the best available flood risk information through the map review programme, where the criteria to trigger a review have been met.

The proposed draft variation documentation includes a planning report, a strategic environmental assessment (SEA) screening report (with a determination), an appropriate assessment (AA) screening report (and AA Screening Conclusion) and this SFRA document, which represents the Strategic Flood Risk Assessment (SFRA) statement of the proposed variation.

'The Planning System and Flood Risk Management' Guidelines (OPW, 2009), as amended by Circular PI2/2014 together with Technical Appendices (the 2009 Guidelines) were issued under Section 28 of the Planning and Development Act 2000 as amended, and require Planning Authorities to introduce flood risk assessment as an integral and leading element of spatial planning. This requirement is also sought for variations to any development plan, hence the preparation of this accompanying document to the proposed variation report.

A Strategic Flood Risk Assessment SFRA was prepared as part of the making of the Dublin City Development Plan (CDP) 2022 – 2028. The Strategic Flood Risk Assessment (SFRA) for the administrative area of Dublin City Council is captured under Volume 7 to the City Development Plan (CDP) 2022 - 2028, with Chapter 9 (Sustainable Environmental Infrastructure and Flood Risk) of Volume 1, the Written Statement, of the CDP citing policies and objectives relating to Flood Management. This relevant documentation can be viewed here at: <https://www.dublincity.ie/residential/planning/strategic-planning/dublin-city-development-plan/development-plan-2022-2028>

Any planning application arising from this proposed variation no. 2 will be required to comply with the flood risk management and surface water management provisions of the Dublin City Development Plan 2022 – 2028.

1.1 The Proposed Variation

It is proposed to vary the Dublin City Development Plan 2022-2028, by changing the land use zoning of lands adjacent to Dublin City University Glasnevin Campus and Albert College Park, Glasnevin, Dublin 9.

From: Zoning Objective Z12 – ‘Institutional Land (Future Development Potential)’ - ‘To ensure existing environmental amenities are protected in the predominantly residential future use of these lands.’

To: Zoning Objective Z15: Community and Social Infrastructure – ‘To protect and provide for community uses and social infrastructure.’

Note: This is a zoning map change only and requires no change to the written statement.

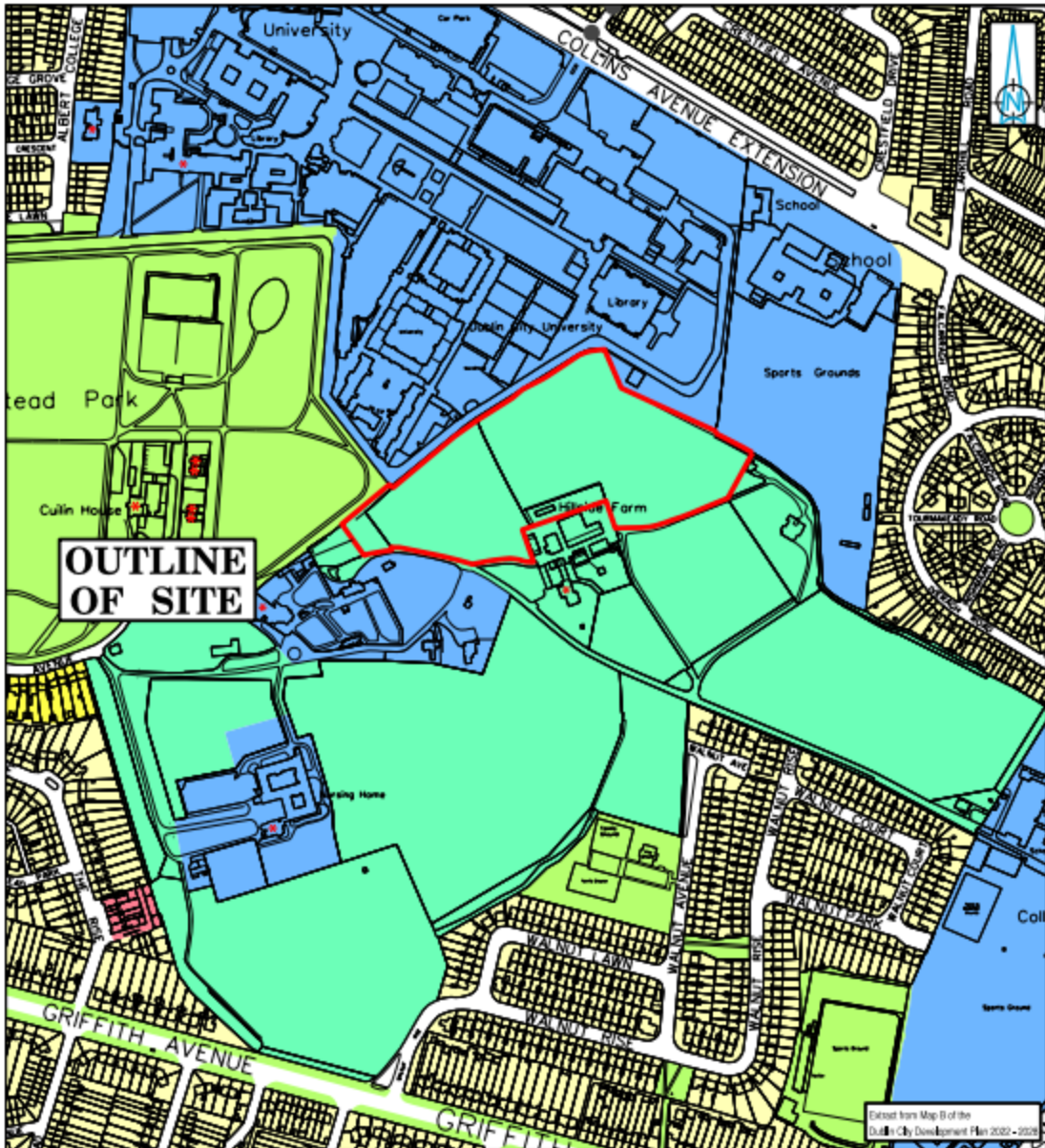
1.2 Location and description of lands


The subject lands comprise large tilled fields adjoining the DCU campus to the north (and north east and west), Albert College Park also to the north and Hillside Farm (which comprises further agricultural lands / buildings) to the south, in Glasnevin in Dublin 9.

The subject lands are historically associated with Hampstead Estate. The lands have a treed / hedgerow boundary with the DCU campus (adjacent its internal access road) and Albert College Park to the north, an open boundary with Hampstead Hospital to the west and an open and fenced boundary with Hillside Farm (edge of road way and farmstead) to the south.

The lands are currently accessed via an internal road system serving Hillside Farm, Old Hampstead Hospital and Elmhurst Day Hospital and Nursing Home.

The wider surrounding area is well served by an existing public transport corridor with bus and cycle routes along Ballymun Road and Collins Avenue Extension. Bus Connects Applications have been lodged to An Bord Pleanála for routes to the east and west of the lands - Bus Connects Ballymun/Finglas to City Centre and Swords to City Centre Bus Connects.




 Comhairle Cathrach
 Bhaile Átha Cliath
 Dublin City Council

**PROPOSED VARIATION (No.2) OF THE
 DUBLIN CITY DEVELOPMENT PLAN 2022 - 2028**
 Site at Lands adjacent to Dublin City University
 Glasnevin Campus and Albert College Park,
 Glasnevin, Dublin 9

AREA HIGHLIGHTED REZONED FROM
 Z12: Institutional Land (Future Development Potential)
 TO
 Z15 : Community and Social Infrastructure

Figure 1: Location of Proposed Variation (No. 2) to the Dublin City Development Plan 2022-2028, lands adjacent to Dublin City University Glasnevin Campus and Albert College Park, Glasnevin, Dublin 9.

1.3 Purpose Of The Proposed Draft Variation

The subject site was acquired by DCU for future extension of the Dublin City University Campus and is required for educational purposes. A masterplan has been prepared by DCU that include these lands.

This proposed zoning change from Z12 to Z15 would help support and secure the extension and development of the DCU third level campus and its educational and related uses on the lands.

It would also align the zoning objective of the subject lands with the existing operational Dublin City University (DCU) campus lands located on adjoining Z15 lands thus providing a consistency to the zoning policy across the campus. This sequential approach to the extension of DCU on contiguous lands will ensure a compact and consolidated configuration of the landbank supporting a coherent, logical and optimal approach to the future layout of campus buildings within DCU.

1.4 Planning Context

Under the *Dublin City Development Plan 2022-2028*, the subject lands, located on Map B, Volume 3 to the CDP, are zoned Zone Z12 ('Institutional Land [Future Development Potential]') where the objective is '*To ensure existing environmental amenities are protected in the predominantly residential future use of these lands.*' There are no specific objectives attaching to the variation site.

Adjoining lands to the north comprise the existing and operational DCU campus and are zoned Z15 (Community and Social Infrastructure) where the objective is '*To protect and provide for community uses and social infrastructure.*'

Lands to the west are zoned Z9 (Amenity/Open Space Lands/ Green Network) and comprise a large area known as Hampstead Park.

2.0 Flood Risk Guidance

The 2009 Guidelines recommend a staged approach to Flood Risk Assessment (pg 14):

Stage 1 – identify any flood risks issues

Stage 2 – where flood risk issues arise, identify the sources and access available mapping with flood risk extents

Stage 3 – detailed flood risk assessment

The CDP's SFRA provides a flood extents map for the entire area of the city. This comprises the three flood zone classifications identified in the Guidelines, Flood Zones A, B and C. Flood Zones A and B are described as being of high probability of flooding and moderate probability of flooding respectively and low probability of flooding for Flood Zone C (pg 24). These are coloured coded (dark blue and lighter blue for Flood Zones A and B respectively) and where no colour (white) is equivalent to Flood Zone C. Land-uses and types of development are accorded a vulnerability class, as set out in Table 3.1 of the Guidelines (pg

25). A matrix of what vulnerability class is appropriate for each flood zone has been provided in Table 3.2 of the Guidelines (pg 26), see extract below.

	Flood Zone A	Flood Zone B	Flood Zone C
Highly vulnerable development (including essential infrastructure)	Justification Test	Justification Test	Appropriate
Less vulnerable development	Justification Test	Appropriate	Appropriate
Water-compatible development	Appropriate	Appropriate	Appropriate

Table 3.2: Matrix of vulnerability versus flood zone to illustrate appropriate development and that required to meet the Justification Test.

Extract: Table 3.2: Matrix of vulnerability versus flood zone to illustrate appropriate development and that required to meet the Justification Test (taken from the 2009 Planning Flood Risk Management Guidelines).

2.1 Screening

The lands will be subject to land use zoning:

Z15: Community and Social Infrastructure – ‘*To protect and provide for community uses and social infrastructure.*’

According to the Dublin City Development Plan SFRA, the lands are located in flood zone C.

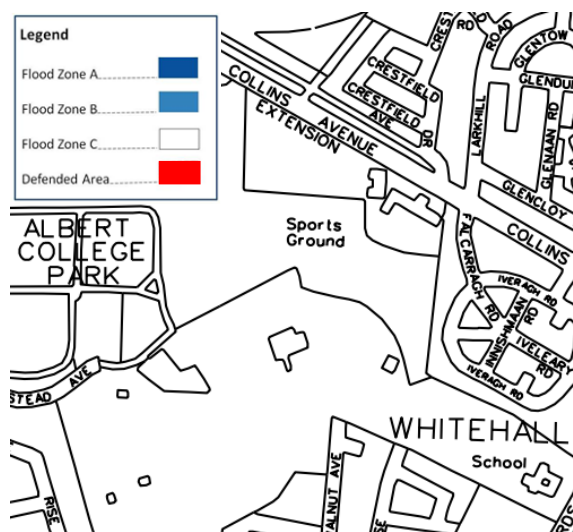


Figure 2: Composite Flood Map, Appendix E of the Dublin City Development Plan 2022 – 2028 Strategic Flood Risk Assessment, Dec 22. This shows the lands in flood zone C.

The proposed draft variation will allow for the development of a range of community and social infrastructure uses on the lands including educational uses. The vulnerability class that will pertain to these lands is therefore described as a ‘*highly vulnerable development*’. For ‘*highly vulnerable development*’, a plan-making justification test is required for lands in Flood Zone A and Flood Zone B but not for Flood Zone C as these are considered ‘*Appropriate*’ and a justification test is not required.

The lands are located in Flood Zone C, and proposed land uses are considered appropriate in this flood zone. It is considered that the proposed draft variation in respect of these lands is considered 'appropriate' for highly vulnerable development,

3.0 Conclusion

The Flood Risk Assessment (Stage 1) for the Proposed Variation no. 2 on lands (4.08ha) adjacent to Dublin City University Glasnevin Campus and Albert College Park, Glasnevin, Dublin 9 has been undertaken in accordance with the requirements of Section 28 Guidelines for Planning Authorities: 'The Planning System and Flood Risk Management', 2009, as amended.

The proposed variation, in respect of lands with a Flood Zone C classification, does not require a justification test as the proposed land-zoning use, Z15 (Community and Social Infrastructure), while considered to apply to highly vulnerable uses, relates to land that has been classified as having a low probability of flooding.

Notwithstanding the above assessment, any future planning proposal for development on the variation site must comply with the requirements for surface water management and flood risk management. In respect of flood risk the 100 year flood must be contained on site.

This is to ensure that there is no increase in flood risk to properties upstream or downstream as a result of future development. This will be captured under the Development Management process.

Having reviewed the flood risk assessment in accordance with the above Guidelines the following has been determined:

The proposed variation, that seeks to change an area of land (4.08ha) from Z12 to Z15, and where the primary use of such a zoning objective is community and social infrastructure is located on land that is classified as Flood Zone C (a low probability of flooding), where such uses (categorised as a vulnerable use) are considered appropriate and not requiring a justification test under the Section 28 Guidelines for Planning Authorities: 'The Planning System and Flood Risk Management', 2009, as amended.



Deirdre Scully
City Planner

Date: 8th September 2023