



Proposed Draft Variation (No. 3) of the Dublin City Development Plan 2022 – 2028

**RE: Lands at Botany Weaving Mill Ltd, Emerald Square, Cork Street, Dublin 8
D08K752**

1 PROPOSAL

It is proposed to vary the Dublin City Development Plan 2022-2028, by changing the land use zoning of lands at Botany Weaving Mill Ltd, Emerald Square, Cork Street, Dublin 8:

From: Zoning Objective Z1: Sustainable Residential Neighbourhoods – ‘To protect, provide and improve residential amenities.’

To: Zoning Objective Z4: Key Urban Villages and Urban Villages–

‘To provide for and improve mixed-services facilities’

The relevant lands are 0.4 ha in area and are delineated on the attached map, an extract from Map E, Volume 3 of the Dublin City Development Plan 2022 – 2028.

2 LOCATION AND DESCRIPTION OF LANDS

The subject lands are located in the Liberties in the south west inner city at Emerald Square, Cork Street, Dublin 8. The lands are occupied by Botany Weaving Mills Limited, a long established (since the 1930’s) manufacturing firm (weaving textiles).

The overall commercial premises comprises an irregular shaped plot which abuts Cork Street to the south east, Vauxhall Avenue (a pedestrian walkway) and Morning Star Road / Rosary Road to the east, and Emerald Square to the west.

Botany Weaving Mill is bounded to the east and west by well established residential areas. The southern part of the premises, which is not the subject of this proposed draft variation, fronts onto Cork Street. Cork Street is characterised by commercial and community uses such as the Coombe Hospital which lies near the subject lands.

There are industrial units and associated offices on the lands which range from single storey to three storey in appearance. Vehicular access to the lands is via Emerald Square, Morning Star Road and Vauxhall Avenue off Cork Street and there is surface car parking on the lands.

The subject lands are well served by and connected to the surrounding transport and movement corridors. This includes bus routes /cyclepaths with direct access to the city centre and the proposed Bus Connects Tallaght/Clondalkin to City Centre route would serve these lands. The Red Luas line at Fatima lies in close proximity to the lands. The Grand Canal with its Greenway lies due south of the subject lands, within walking distance.

3 DEVELOPMENT PLAN

The subject lands form part of Strategic Development Regeneration Area 15 (Liberties and Newmarket Square) (SDRA 15) which is an area identified in the Dublin City Development Plan 2022-2028 as having considerable regeneration potential.

4 PURPOSE OF THE PROPOSED DRAFT VARIATION

The Botany Weaving Mill premises are subject to two zoning objectives under the 2022 – 2028 Dublin City Development Plan. The majority of Botany Weaving Mills lands are zoned Z1 ‘Sustainable Residential Neighbourhoods’ as delineated on the attached Map. The frontage of the premises onto Cork Street is zoned Z4 ‘Key Urban Villages/Urban Villages’, reflecting the urban village / mixed use nature of that road.

The draft variation proposes that the whole Botany Weaving Mill lands will be subject to a Z4 zoning. A Z4 zoning (Key Urban Villages / Urban Villages) pertaining to the whole premises would allow the development of urban village uses / a mixture of uses including residential uses on the lands. The proposed Variation would also support the retention of the existing light industrial use on the lands.

In this regard it is also considered that the urban village zoning, rather than a residential zoning, would more appropriately support the continuation of the existing weaving and textile industry on site which has been in-situ since the 1930’s. .

The weaving industry was synonymous with the Liberties area; this is acknowledged at Chapter 12 – Culture - Volume 1, Dublin CDP 2022 – 2028, page 389. Botany Weavers Mill in particular is of local historical interest as the lands are recorded as an ‘industrial heritage site’ (City Woollen Mills) and the existing manufacturing firm is the remaining weaving company in the Liberties.

5 BACKGROUND TO THE PROPOSED REZONING

Prior to 2011 the subject lands were zoned for manufacturing / employment uses. Under the 2011 – 2017 CDP the subject lands were zoned Z1 (Residential) and successive plans have retained this land use zoning objective. The Liberties Local Area Plan, which expired in 2020, identified that these lands have the potential to be redeveloped for residential purposes.

No planning application for residential development has been made for these lands to the Planning Authority over the past 20 years.

A rezoning request from the landowners arose during but outside of the Residential Zoned Land Tax (RZLT) statutory process. The landowners of the subject lands have requested that the lands be rezoned to Z4 or Z6. The Planning Authority is proposing a rezoning to Z4 for the reasons outlined above.

6 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)

The Core Strategy of the Development Plan indicates that SDRA 15 has a proposed residential yield of 2,500 housing units. It is not anticipated that the proposed variation will impact on this referred residential yield.

The proposed variation can facilitate, the delivery of between 40 to 100 housing units in an area targeted for regeneration consistent with the core strategy of the Development Plan; if in the future there was a change to the use on the lands.

(ii) SDRA 15

The subject lands are located within Key Opportunity Site 8 (the Maryland Character Area) of SDRA 15 (Liberties and Newmarket Square). The guiding principles for Key Opportunity Site 8 are set out on page 513 of Chapter 13 of the written statement of the development plan. The Guiding Principles Map for SDRA 15 is shown on page 515 (Figure 3-15).

The guiding principles for Key Opportunity Site 8 identify that new development on these lands have the potential to increase connectivity within the Maryland character area and to provide for increased heights where residential amenity considerations allow.

The purpose of the proposed variation is to recognise the existing commercial use in-situ, and to facilitate the development of urban village uses / a mixture of uses including residential uses on the lands in the future, if a change of use is being considered. The proposed Variation will support the retention of the existing light industrial use on the lands.

Any future redevelopment of the lands under a Z4 zoning can accommodate the desired permeability interventions and compact development as provided for in the SDRA -15 Guiding Principles.

It is considered that the proposed variation is consistent with the guiding principles relating to Key Opportunity Site 8 in Chapter 13 of the Development Plan.

In conclusion the proposed draft variation is consistent with national and regional planning policy / objectives / planning guidelines. The proposed variation and other parts of the development plan will continue to be internally consistent. For these reasons the proposed draft variation is considered to be in accordance with the proper planning and sustainable development of the area.

7 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. 3 does not require an Appropriate Assessment or the preparation of a Natura Impact Report (NIR).

A Stage 2 Strategic Flood Risk Assessment accompanies the Proposed Variation.

8 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 at Botany Weaving Mill, Emerald Square, Cork Street, Dublin 8, which would change the land use zoning objective pertaining to the lands:

From: Zoning Objective Z1: Sustainable Residential Neighbourhoods – *‘To protect, provide and improve residential amenities.’*

To: Zoning Objective Z4: Key Urban Villages and Urban Villages–

‘To provide for and improve mixed-services facilities’

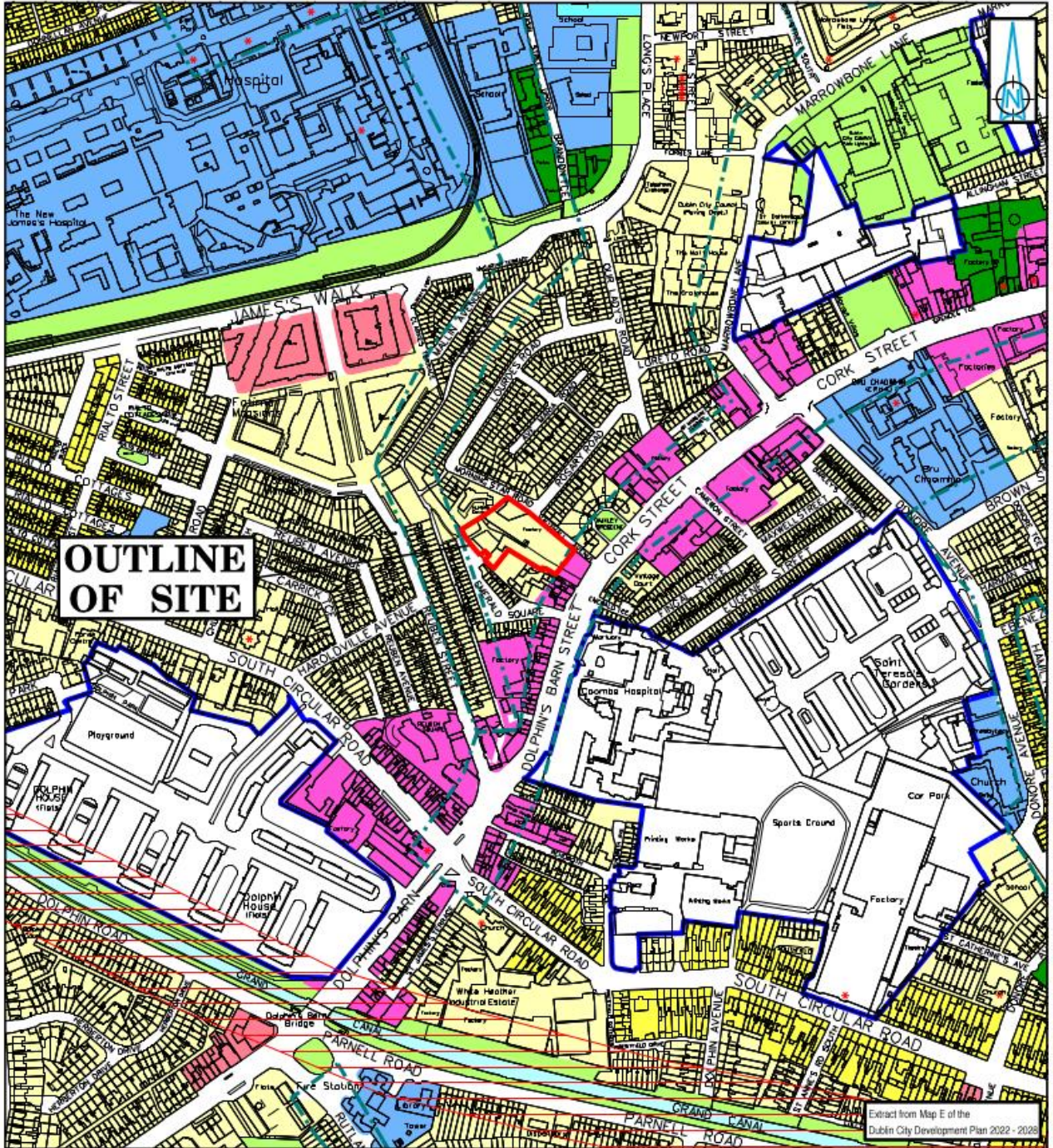
9 RECOMMENDATION

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



OUTLINE OF SITE

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



PROPOSED VARIATION (No.3) OF THE DUBLIN CITY DEVELOPMENT PLAN 2022 - 2028

Lands at Botany Weaving Mill Ltd. Emerald Square, Cork Street, Dublin 8

AREA HIGHLIGHTED REZONED FROM

Z1: Sustainable Residential Neighbourhoods 

TO

Z4 : Key Urban Villages and Urban Villages 



Site Area: 0.4 Hectares

DUBLIN CITY COUNCIL

APPROPRIATE ASSESSMENT SCREENING

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 the

PROPOSED VARIATION (NO. 3) OF THE DUBLIN CITY DEVELOPMENT PLAN 2022 – 2028

**RE: Change Zoning Objective Z1 to Zoning Objective Z4 Botany Weaving Mill, Emerald
Square, Cork Street, Dublin 8**

Section 1.0 –Terms of Reference

1.1 Introduction

This is an Appropriate Assessment Screening of the proposed variation (No. 3) of the Dublin City Development Plan 2022-2028 to:

Change Zoning Objective Z1 (Sustainable Residential Neighbourhoods) to Zoning Objective Z4 (Key Urban Villages and Urban Villages) at Botany Weaving Mill, Emerald Square, Cork Street, Dublin 8.

See Sections 1.2 and 1.3 below for further detail on the subject lands and variation proposal.

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 a Strategic Flood Risk Assessment (SRFA) report have been prepared, as part of the documentation accompanying this proposed variation no. 3.

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 6(4) of the Habitats Directive 92/43/EEC, a 'Screening Matrix' and a 'Finding of No Significant Effects Matrix' have been completed. The principal triggers for undertaking an 'Appropriate Assessment' would be if the proposed variation, was directly connected with or necessary to the management of a European Site and/or that individually or in combination with other plans or projects, would be likely to have significant effects on a Natura 2000 site. 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

It is proposed to vary the Dublin City Development Plan 2022-2028, by changing the land use zoning of lands at Botany Weaving Mill Ltd, Emerald Square, Cork Street, Dublin 8:

From: **Zoning Objective Z1: Sustainable Residential Neighbourhoods – 'To protect, provide and improve residential amenities.'**

To: **Zoning Objective Z4: Key Urban Villages and Urban Villages–**
'To provide for and improve mixed-services facilities'

The relevant lands are 0.4 ha in area and are delineated on Figure 1 below which is an extract from Map E, Volume 3 of the Dublin City Development Plan 2022 – 2028.

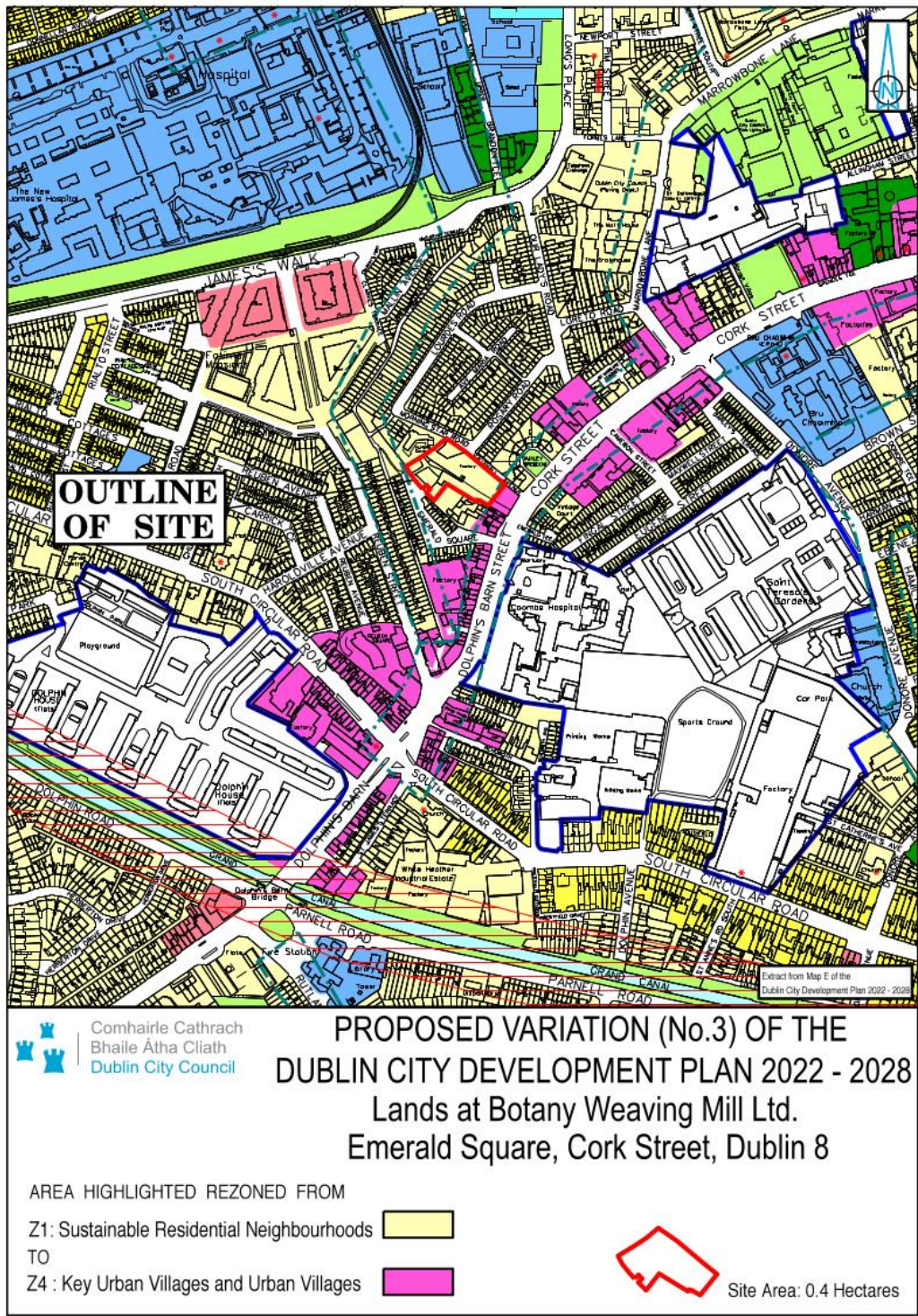


Figure 1: Location of Proposed Variation (No. 3) to the Dublin City Development Plan 2022-2028 located at, Dublin 8.

1.3 Purpose of the Proposed Draft Variation

The Botany Weaving Mill premises are subject to two zoning objectives under the 2022 – 2028 Dublin City Development Plan. The majority of Botany Weaving Mills lands are zoned Z1 ‘Sustainable Residential Neighbourhoods’ as delineated on the attached Map. The frontage of the premises onto Cork Street is zoned Z4 ‘Key Urban Villages/Urban Villages’, reflecting the urban village / mixed use nature of that road.

The draft variation proposes that the whole Botany Weaving Mill lands will be subject to a Z4 zoning. A Z4 zoning (Key Urban Villages / Urban Villages) pertaining to the whole premises would allow the development of urban village uses / a mixture of uses including residential uses on the lands. The proposed Variation would also support the retention of the existing light industrial use on the lands.

In this regard it is also considered that the urban village zoning, rather than a residential zoning, would more appropriately support the continuation of the existing weaving and textile industry on site which has been in-situ since the 1930’s.

The weaving industry was synonymous with the Liberties area; this is acknowledged at Chapter 12 – Culture - Volume 1, Dublin CDP 2022 – 2028, page 389. Botany Weavers Mill in particular is of local historical interest as the lands are recorded as an ‘industrial heritage site’ (City Woollen Mills) and the existing manufacturing firm is the remaining weaving company in the Liberties.

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 (004063)
23. The Murrough SPA (004186)
24. The North West Irish Sea candidate SPA (cSPA) (004236)

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.

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**, except for the North West Irish Sea candidate SPA (cSPA) which is shown in **Appendix 4**.

The subject lands are not located on or located adjacent to any of the above referred 24 sites.

The nearest Natura 2000 site, (*Special Protection Area [SPA]: South Dublin Bay and River Tolka Estuary SPA, site code 004024*) is **4.8 km** to the north east/ east of the subject site, within Dublin Bay. See Figure A (close-up view) and Figure 2 (city wide context) below.

As noted in the Strategic Flood Risk Assessment (SFRA) report, accompanying this proposed variation, the variation site is classified as largely Flood Zone C (with a low probability of flooding) and a portion of the western part of the site is Flood Zone B, (with a moderate probabaility of flooding).

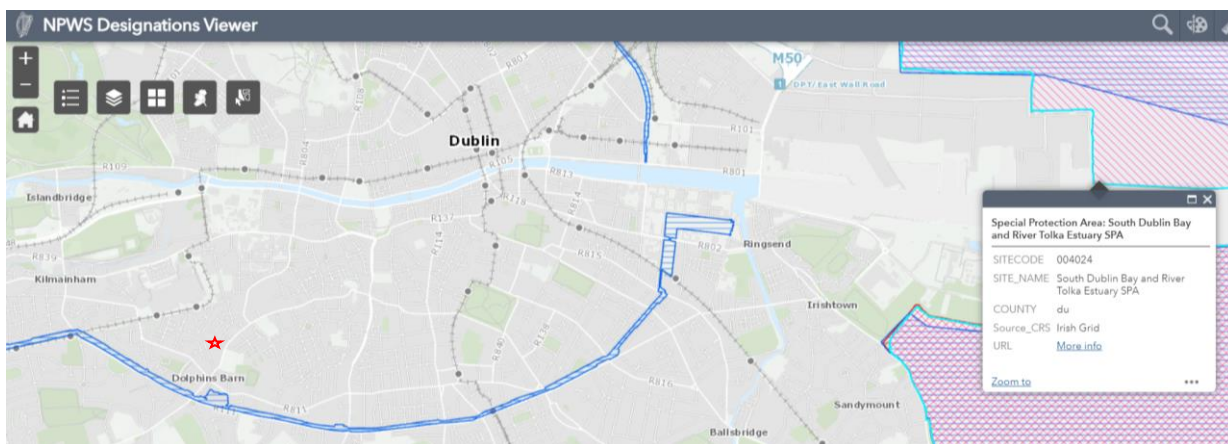


Figure A – screen shot demonstrating relationship of variation site, approximate location identified with a red star, to nearest **Natura Site, SPA (004024)**
Source: NPWS Designation Viewer, retrieved 25 July 2023

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 2000 site identified at **4.8 km**.

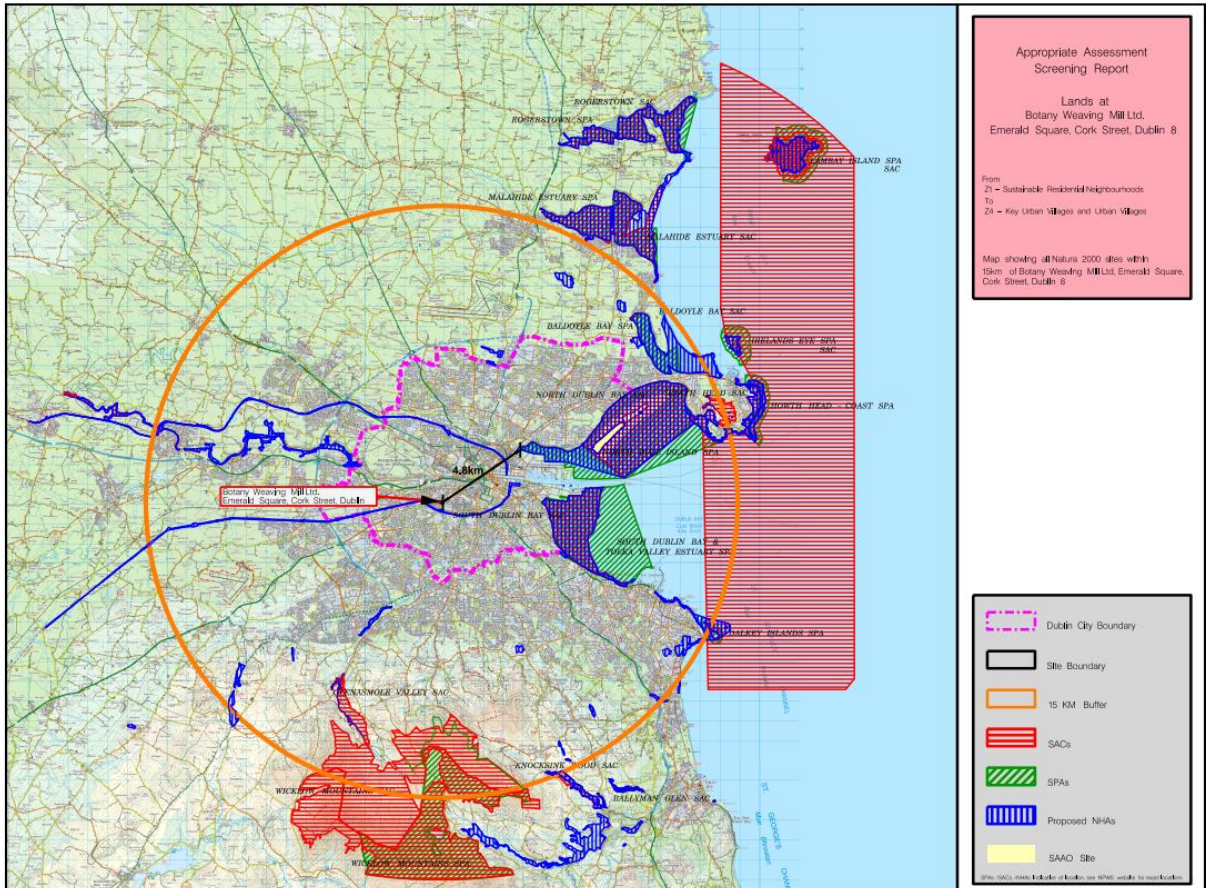


Figure 2 designated sites in the wider vicinity of the subject site at, Botany Weaving Mill, Emerald Square, Cork Street, Dublin 8.

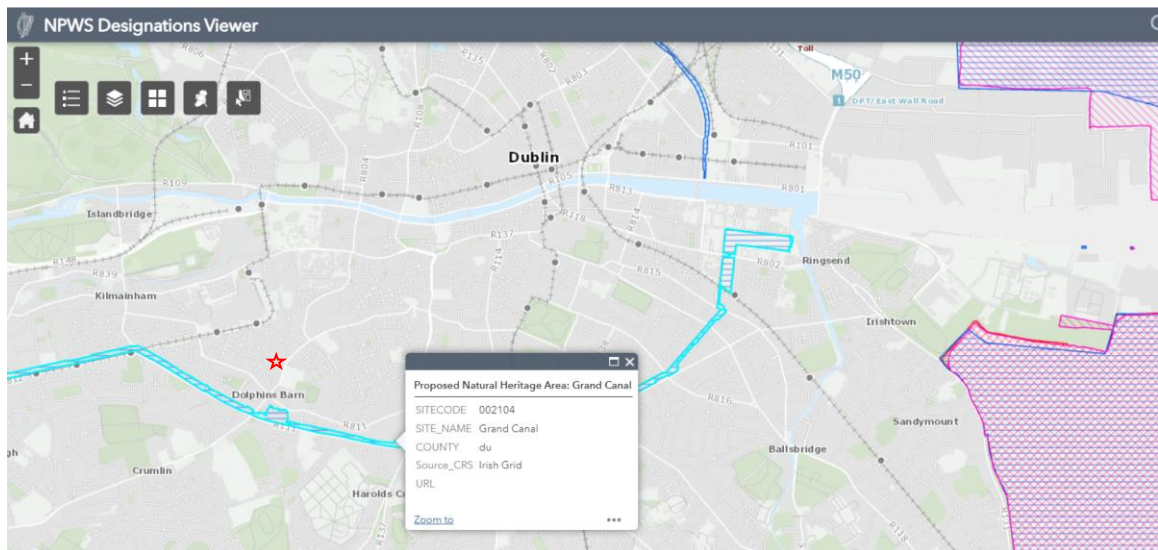


Figure B – screen shot demonstrating relationship of variation site, approximate location identified with a red star, to proposed NHA site (002104)

Source: NPWS Designation Viewer, retrieved 25 July 2023

The site is located north of the proposed Natural Heritage Area (pNHA), an Irish Designation, attaching to the Grand Canal (002104), due south of the subject lands. See Figure B above.

The culverted Poddle River (Abbey Stream) traverses part of the lands, entering the River Liffey along the Quays, some distance north the subject lands (see Figure C).

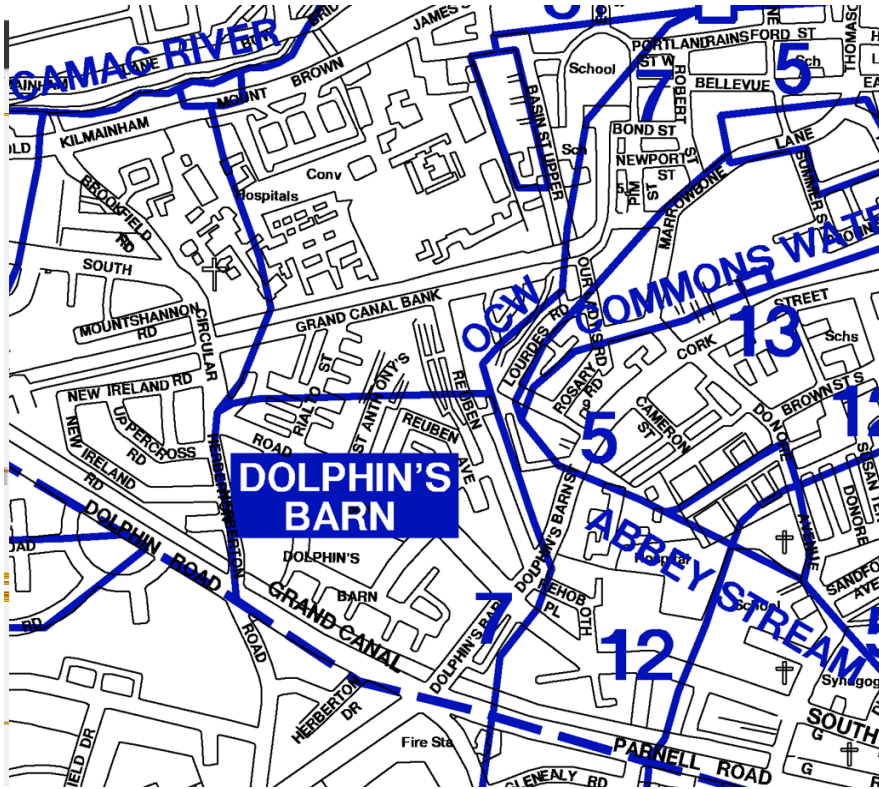


Figure C: Extract from The Rivers of Dublin, 2017

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 Murrough SPA

The subject lands 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

The proposed variation of the Dublin City Development Plan 2022-2028 involves the proposed rezoning of the subject lands (0.4ha) from Z1 (Sustainable Residential Neighbourhoods) to Z4 (Key Urban Villages and Urban Villages).

The subject lands have been in continual use as employment lands for the same manufacturing process – weaving – for a significant length of time. The current Z1 zoning of these lands for residential purposes is provided in the Core Strategy with regard to the availability of land to deliver residential development. A change of zoning on the subject site to Z4, an urban village zoning, rather than a residential zoning, would more appropriately support the continuation of the existing weaving and textile industry on site which has been in-situ since the 1930's.

The variation site is a brownfield site currently in use as an employment location despite a change to the zoning in 2011 from Z6 to Z1. The draft variation proposes that the whole Botany Weaving Mill lands will be subject to a Z4 zoning. A Z4 zoning (Key Urban Villages / Urban Villages) pertaining to the whole premises would allow the development of urban village uses / a mixture of uses including residential uses on the lands. The proposed Variation would also support the retention of the existing light industrial use on the lands.

The subject lands, as part of SDRA 15, are classified as a mixed use, inner city, city core area, in accordance with the MASP, a 12 – 20 year regional framework for future development that incorporates the key national planning policies of the National Planning Framework, including compact growth, consolidation and intensification of the use of brownfield lands. All lands within the city core are zoned and provide the opportunity to intensify on redevelopment. Any future redevelopment of the lands can still accommodate the potential connections across the site as provided for in the SDRA -15 Guiding Principles of design.

From the above it is considered that the proposed rezoning from Z1 to Z4 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 **4.8 km** to the north - east of the subject site and is located within Dublin Bay.

Assessment Criteria

There is no Natura 2000 site located within or adjacent to the proposed variation area.

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). The culverted River Poddle (Abbey Stream) lies in this general area, exiting into the River Liffey along the Quays, some distance north of the subject site.

The following Natura 2000 sites by virtue of their connectivity (hydrological pathways etc) have been identified as coming within the Zone of Influence of the proposed Variation:

1. North Dublin Bay SAC (7.6 km from subject lands)
2. South Dublin Bay SAC (**5km from subject lands**)
3. Rockabill to Dalkey SAC (13 km from subject lands)
4. North Bull Island SPA (8km from subject lands)
5. South Dublin Bay and River Tolka Estuary SPA (**4.8km from subject lands**)
6. North West Irish Sea cSPA (9.4 km from subject lands)

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 subject lands were zoned Z1 at the start of the recent development plan process and therefore had the benefit of this screening.

The proposed Variation will not have the potential to result in effects from land uses or activities over and above those previously assessed, identified (and mitigated against), as part of the Screening for Appropriate Assessment / Appropriate Assessment of the CDP. On this basis, there will be no potential for this Variation to result in likely significant effects to European Sites.

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 0.4ha. 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 Z1 to Z4, is not deemed significant in terms of the nature of development that could be permitted on this site under either zoning objective. The proposed zoning objective change provides for a development in principle approach to any future use of the land. 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:

Minor – the area of land proposed to be rezoned to Z4 will reduce the Z1 zoning objective across the city by 0.4ha but, equally will increase the area of land under a Z4 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 minor 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 size or scale.

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

The site of the proposed variation is approximately **4.8 km** from the nearest Natura 2000 site, the *Special Protection Area [SPA]: South Dublin Bay and River Tolka Estuary SPA, site code 004024*. It is also **5km** from South Dublin Bay SAC.

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

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.

<p>Climate change: Not applicable.</p>
<p>Describe any likely impacts on the Natura 2000 site as a whole in terms of:</p> <p>Interference with the key relationships that define the structure of the site: No predicted likely impact on the structure of any Natura 2000 sites.</p> <p>Interference with key relationships that define the function of the site: No predicted likely impact on the conservation function of any Natura 2000 sites.</p>
<p>Provide indicators of significance as a result of the identification of effects set out above in terms of:</p> <p>Loss: Not applicable.</p> <p>Fragmentation: Not applicable.</p> <p>Disruption: Not applicable.</p> <p>Disturbance: Not applicable.</p> <p>Change to key elements of the site (e.g. water quality etc): Not applicable.</p>
<p>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.</p> <p>No predicted likely significant impacts on the conservation function of any Natura 2000 sites.</p>

Section 3.0 – Findings of No Significant Effects Matrix

<p>Name of Project or Plan:</p>	<p>The proposed variation (No.3) of the Dublin City Development Plan 2022 – 2028 proposes to change zoning objective Z1 to zoning objective Z4 on a 0.4ha</p>
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	site at Botany Weaving Mill, Emerald Square, Cork Street, Dublin 8.
Name and location of Natura 2000 sites:	Natura 2000 sites in the wider vicinity of the proposed variation area are provided in Section 1.4.
Description of the Project or Plan	As provided in Section 2.0, Screening Matrix above.
Is the Project or Plan directly connected with or necessary to the management of the site (provide details)?	No.
Are there other projects or plans that together with the project or plan being assessed could affect the site (provide details)?	No

The Assessment of Significance of Effects	
Describe how the project or plan (alone or in combination) is likely to affect the Natura 2000 sites:	No predicted likely significant impacts on the conservation function of any Natura 2000 sites arises from the proposed variation under the variation process.
Explain why these effects are not considered significant:	<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 0.4ha variation site with the zoning</p>

	<p>objective Z1 since the CDP 2011 – 2017, carried into the CDP 2022 – 2028. With a Z1 zoning objective, these lands were screened as part of CDP 2022 – 2028 with no significant adverse impacts identified. Z1 and Z4 zoning objectives are considered similar in nature, as both zoning objective provide for land uses / development. The difference in likely quantum of development is considered marginal as both zoning objective support sustainable development.</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"> o size and scale o land-take o resources o excavationo emissions o 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"> o loss o fragmentation o disruption o disturbance o changes to other key indicators of significance <p>In considering the above and when taken together with the distance to the nearest Natura 2000 site of 4.8 km, and 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</p>

	<p>and the Gaeltacht Manager.DAU@chg.gov.ie</p> <p>Gerry Clerkin, Dept. Communications Energy and Natural Resources Gerry.clerkin@dcenr.gov.ie Email: CorporateSupport.Unit@dcenr.gov.ie</p> <p>Co-ordination Unit, Department of Communications, Climate Action and Environment. Email: corporatesupport.unit@dccae.gov.ie</p> <p>Damian Clarke, Assistant Principal Officer, Department of Agriculture, Food and the Marine Email: damien.clarke@agriculture.gov.ie</p> <p>Tadhg O'Mahony, Environmental Protection Agency, Regional Inspectorate, Iniscarra, County Cork. Email: t.omahony@epa.ie sea@epa.ie Telephone: 021 – 486 0818</p> <p>Forward Planning Division, Dun Laoghaire Rathdown County Council Email: planning@dlrcoco.ie planningsecretariat@dlrcoco.ie</p> <p>Forward Planning Division, South Dublin County Council Email: planning.dept@sdcc.ie planningdept@sdblincoco.ie</p> <p>Forward Planning Division, Fingal County Council Email: planning@fingalcoco.ie</p> <p>Inland Fisheries Ireland info@fisheriesireland.ie</p>
<p>Response to Consultation</p>	<p>Submission received from EPA on SEA Screening Report dated 24th August 2023</p>

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, Guidance for Planning Authorities.</i> Department of Environment, Heritage and Local Government (2010) DoEHLG, • <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 25th 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 contains the full results of the Appropriate Assessment Screening exercise and will be placed on public display.
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.

4.0 AA Screening Conclusion

Proposed Variation No. 3 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. 3 does not therefore require an Appropriate Assessment or the preparation of a Natura Impact Report (NIR).

Deirdre Scully
City Planner

Date: 11th 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 maritima</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 maritima</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

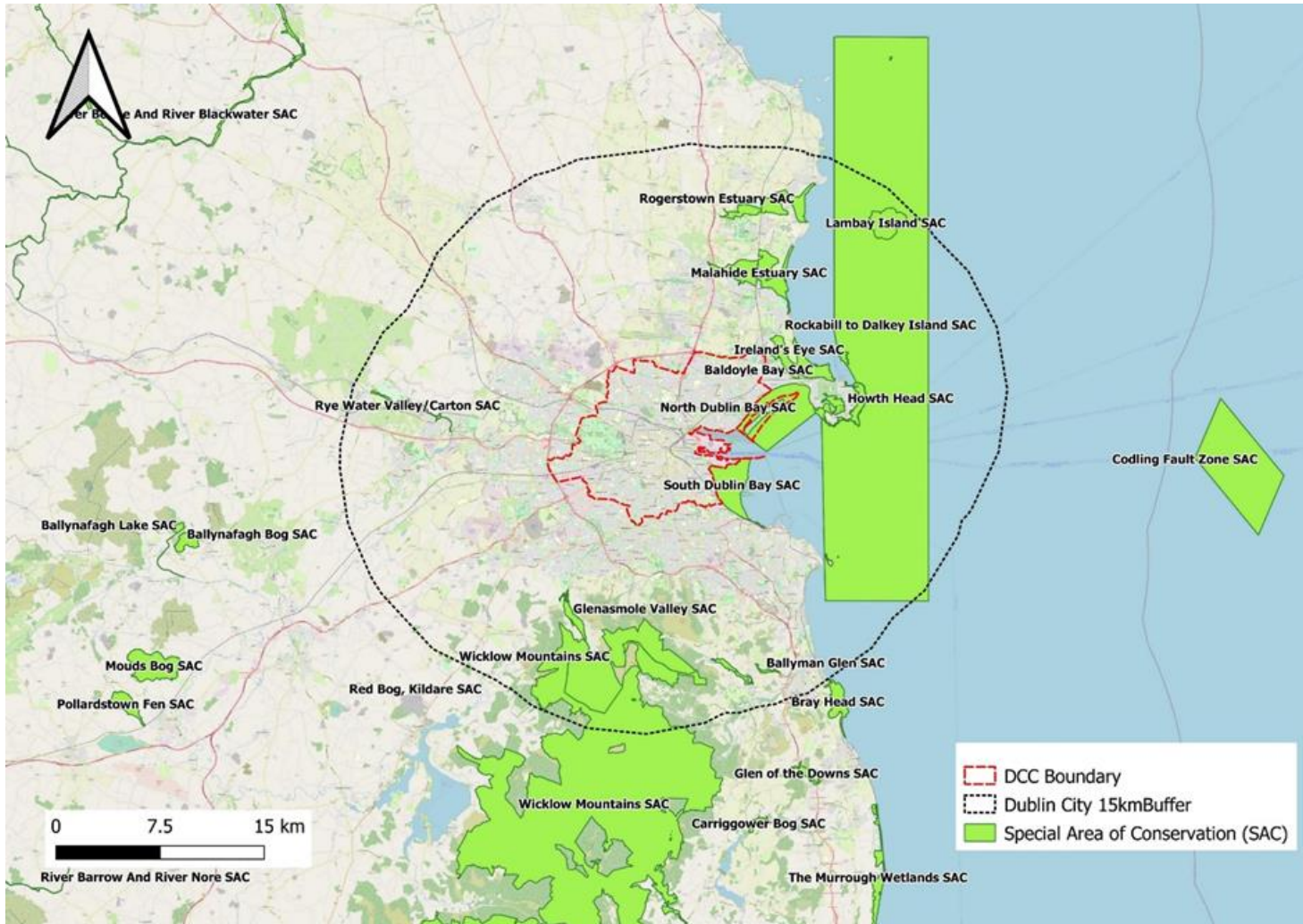
European Site Name and code	Distance from Plan	Reasons for Designation ¹ for – QIs or SCIs (*=Priority Annex I Habitat) Conservation Objectives
		<ul style="list-style-type: none"> • Razorbill <i>Alca torda</i> [A200]. <p>To Maintain or Restore the favourable conservation condition of the special conservation 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>

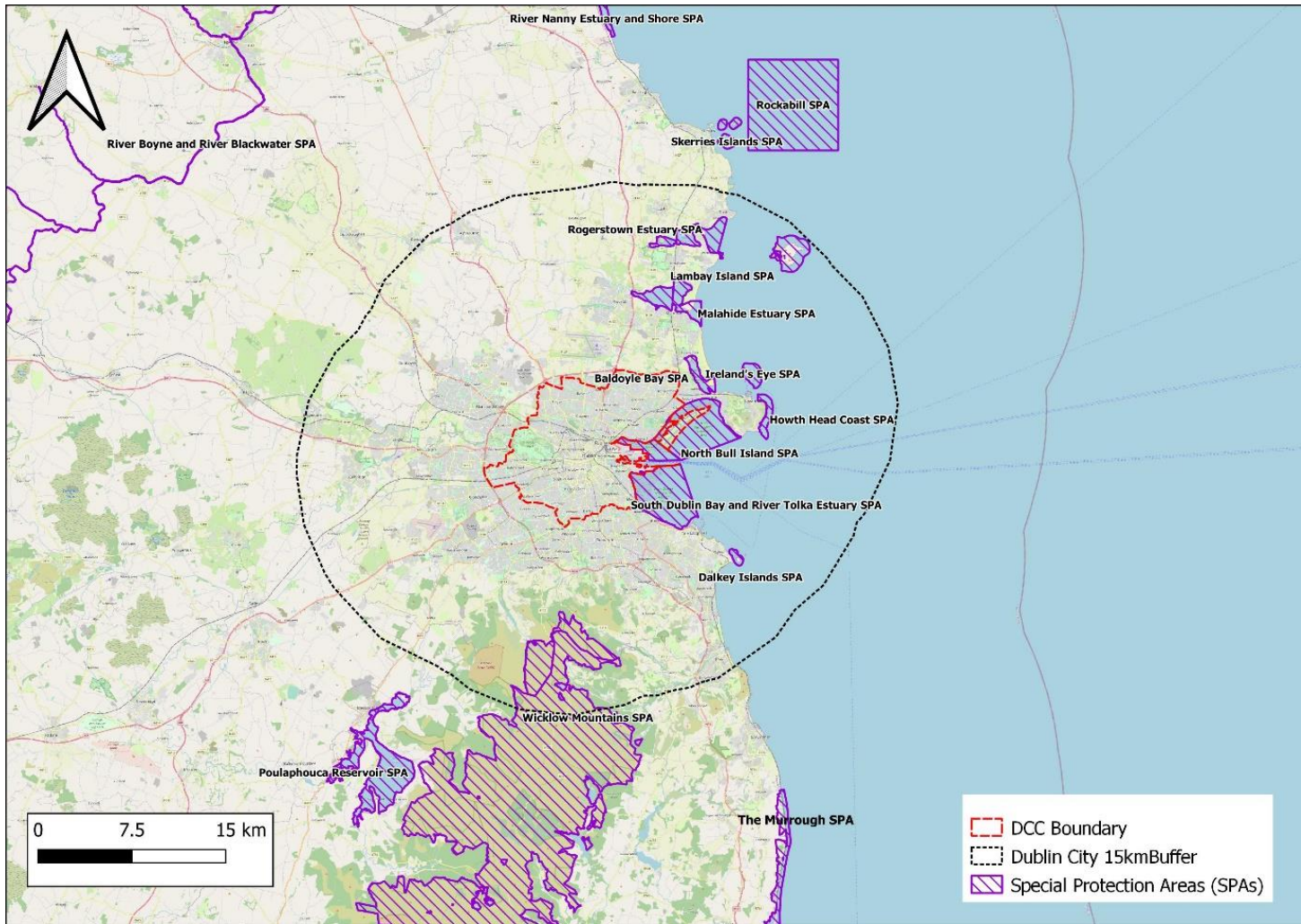
European Site Name and code	Distance from Plan	Reasons for Designation ¹ for – QIs or SCIs (*=Priority Annex I Habitat) Conservation Objectives
		<p>Wigeon <i>Anas penelope</i> A050 Teal <i>Anas crecca</i> A052 Black-headed Gull <i>Chroicocephalus ridibundus</i> A179 Herring Gull <i>Larus argentatus</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: “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



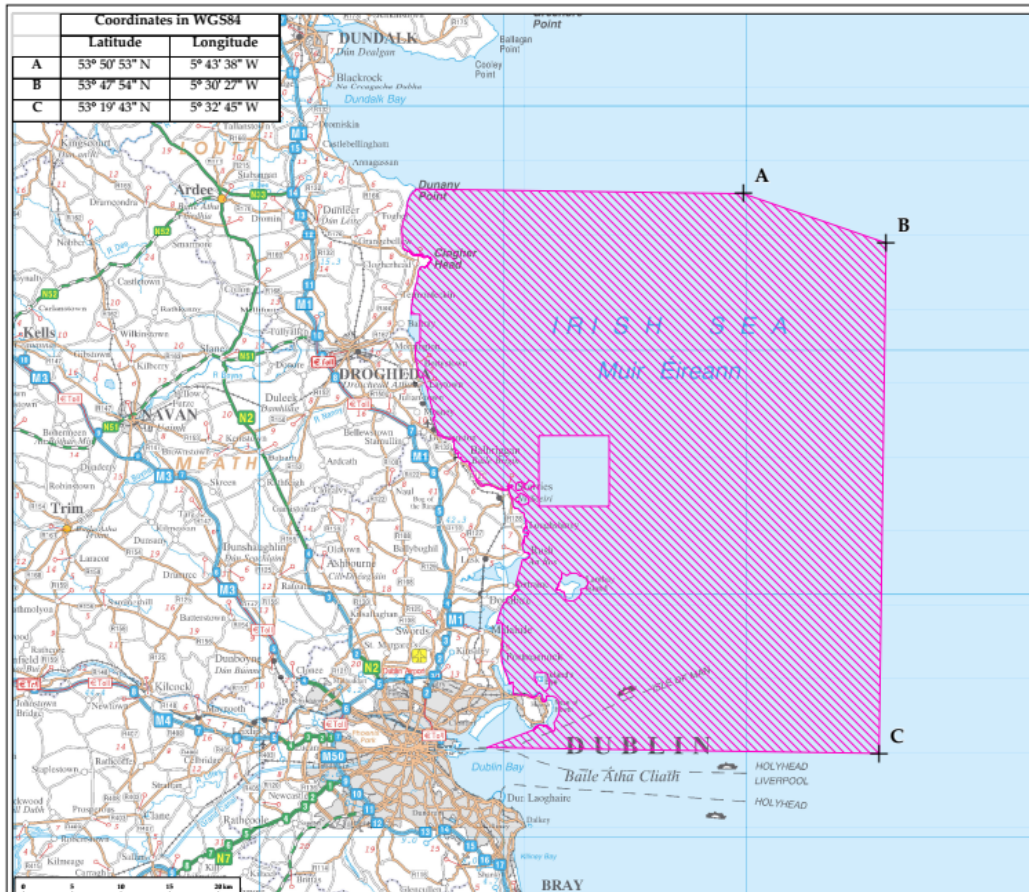
Special Areas of Conservation (SACs)

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

Na hÉireann (Ireland) Éireann (Ireland) Éireann (Ireland) Éireann (Ireland) Éireann (Ireland)
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STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)

SCREENING NOTICE

**DUBLIN CITY COUNCIL
SCREENING TO DETERMINE THE NEED FOR STRATEGIC
ENVIRONMENTAL ASSESSMENT (SEA) OF:
PROPOSED DRAFT VARIATION (NO. 3) 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).

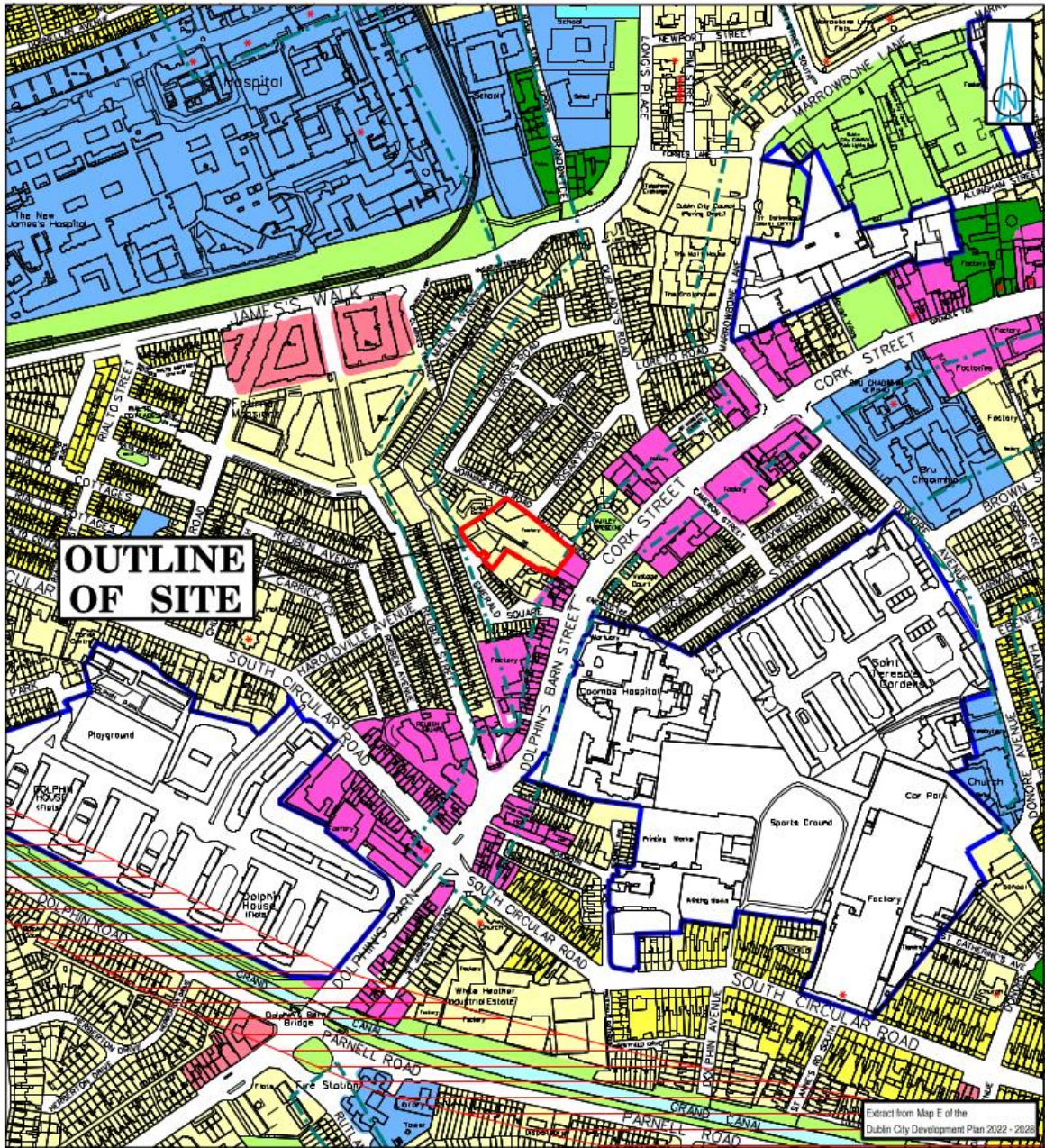
1 Proposed Variation (No. 3) of Dublin City Development Plan 2022-2028


It is proposed to vary the Dublin City Development Plan 2022-2028, by changing the land use zoning of lands at Botany Weaving Mill Ltd, Emerald Square, Cork Street, Dublin 8:

From: Zoning Objective Z1: Sustainable Residential Neighbourhoods – ‘To protect, provide and improve residential amenities.’

*To: Zoning Objective Z4: Key Urban Villages and Urban Villages–
‘To provide for and improve mixed-services facilities’*

The relevant lands are 0.4 ha in area and are delineated on Figure 1 below, an extract from Map E, Volume 3 of the Dublin City Development Plan 2022 – 2028.





 Comhairle Cathrach
 Bhaile Átha Cliath
 Dublin City Council

PROPOSED VARIATION (No.3) OF THE DUBLIN CITY DEVELOPMENT PLAN 2022 - 2028

Lands at Botany Weaving Mill Ltd. Emerald Square, Cork Street, Dublin 8

AREA HIGHLIGHTED REZONED FROM
 Z1: Sustainable Residential Neighbourhoods
 TO
 Z4: Key Urban Villages and Urban Villages


 Site Area: 0.4 Hectares

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

Figure. 1: Proposed Variation (No. 3) to the Dublin City Development Plan 2022-2028 located at Botany Weaving Mill, Emerald Square, Cork Street, Dublin 8.

2 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 Z1 (Sustainable Residential Neighbourhoods) to Z4 (Key Urban Villages and Urban Villages) 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 process 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 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 Location and Description of Lands

The subject lands are located in the Liberties in the south west inner city at Emerald Square, Cork Street, Dublin 8. The lands are occupied by Botany Weaving Mills Limited, a long established (since the 1930's) manufacturing firm (weaving textiles).

The overall commercial premises comprises an irregular shaped plot which abuts Cork Street to the south east, Vauxhall Avenue (a pedestrian walkway) and Morning Star Road / Rosary Road to the east, and Emerald Square to the west.

Botany Weaving Mill is bounded to the east and west by well established residential areas. The southern part of the premises, which is not the subject of this proposed draft variation, fronts onto Cork Street. Cork Street is characterised by commercial and community uses such as the Coombe Hospital which lies near the subject lands.

There are industrial units and associated offices on the lands which range from single storey to three storey in appearance. Vehicular access to the lands is via Emerald Square and Morning Star Road and there is surface car parking on the lands.

The subject lands are well served by and connected to the surrounding transport and movement corridors. This includes bus routes /cyclepaths with direct access to the city centre and the proposed Bus Connects Tallaght/clondalkin to City Centre route would serve these lands. The Red Luas line at Fatima lies in close proximity to the lands. The Grand Canal with its Greenway lies due south of the subject lands, within walking distance.

The subject lands form part of Strategic Development Regeneration Area 15 (Liberties and Newmarket Square) (SDRA 15) which is an area identified in the Dublin City Development Plan 2022-2028 as having considerable regeneration potential.

5 Purpose of the Variation Proposal

The Botany Weaving Mill premises are subject to two zoning objectives under the 2022 – 2028 Dublin City Development Plan. The majority of Botany Weaving Mills lands are zoned Z1 'Sustainable Residential Neighbourhoods' as delineated on the attached Map. The frontage of the premises onto Cork Street is zoned Z4 'Key Urban Villages/Urban Villages', reflecting the urban village / mixed use nature of that road.

The draft variation proposes that the whole Botany Weaving Mill lands will be subject to a Z4 zoning. A Z4 zoning (Key Urban Villages / Urban Villages) pertaining to the whole premises would allow the development of urban village uses / a mixture of uses including residential uses on the lands. The proposed Variation would also support the retention of the existing light industrial use on the lands.

In this regard it is also considered that the urban village zoning, rather than a residential zoning, would more appropriately support the continuation of the existing weaving and textile industry on site which has been in-situ since the 1930's. .

The weaving industry was synonymous with the Liberties area; this is acknowledged at Chapter 12 – Culture - Volume 1, Dublin CDP 2022 – 2028, page 389. Botany Weavers Mill in particular is of local historical interest as the lands are recorded as an 'industrial heritage site' (City Woollen Mills) and the existing manufacturing firm is the remaining weaving company in the Liberties.

6 Assessment in terms of Schedule 2A of the Planning and Development (Strategic Environmental Assessment) Regulations 2004-2011

An assessment of the proposed variation in terms of the criteria set out in Schedule 2A of the Regulations is set out below. The assessment 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) 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 development plan making process, thereby ensuring full integration and consideration of environmental issues.

Zoning objectives are a spatial expression of the core strategy of the City Development Plan. This proposed variation is seeking to change the zoning of the subject lands from Z1 (Sustainable Residential Neighbourhoods) to Z4 (Key Urban Villages and Urban Villages).

The purpose of the variation is to extend the existing Z4 zoning which pertains to part of the Botany Weaving Mill site to the whole landholding at this location. This would allow the development of urban village uses / a mixture of uses including residential uses on the lands and would support the retention of the existing light industrial use on the lands.

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 and urban regeneration. 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.

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.0.4 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 **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 and urban regeneration and with environmental protection.

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, biodiversity and waste.

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 (European Communities Regulations 2003/9/10).

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

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 (Irish Water)	Flooding / Drainage	Biodiversity	Conservation Archaeology
Walking distance of the Luas (Red Line); Served by Dublin Bus services and proposed Bus Connects Tallaght / Clondalkin to city centre route	Water: Located in established water network. Wastewater: No major issues anticipated.	Surface water culvert adjacent western boundary; set back of 3m required. Development should be supported by SUDS / green infrastructure to reduce outflows and improve water quality Abbey stream passes through the lands. Potential for daylighting. Flood Zone C and B (see SFRA)	No biodiversity issues identified	RPS – No NIAH – No DCIHR – Former City Wollen Mills recorded under site ID 18 10 08 Archaeological heritage - partially within RMP for Historic City DU018-020 and adjacent to historic watercourse DU018-04301 (served water to the City Basin, established c. 1724).

The lands are located within the footprint of the inner city within the canals in the Liberties area of the city. The lands are currently used for light industrial purposes – weaving and textile industry.

The subject lands are zoned for residential purposes and the Dublin City Development Plan 2022-2028 identifies that the lands lie in an area as having considerable regeneration potential.

It is proposed to change the land use zoning on the lands to an urban village / mixed use zoning reflecting the zoning objective which already pertains to part of the Botany Weaving Mill premises. Such a change to the zoning would more appropriately facilitate a mix of uses on the lands, including residential uses. The rezoning of the lands would also support the retention of the exiting light industrial use on the lands.

The lands are therefore identified for development under the current development 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 strategies, policies and objectives.

The characteristics of the effects of the proposed variation of the development plan, 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 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 Z1 zoning objective on the lands.

The cumulative nature of the effects.

These brownfield lands (0.4 ha) are located within the canals in the inner city. The lands are identified in the current Dublin City Development Plan 2022 – 2028 as residential lands and as having considerable regeneration potential. The lands lie in a wider area which similarly is identified in the current development plan as having considerable regeneration potential.

The proposed draft variation relates to the rezoning of the lands from residential use to urban village / a mixture of uses which would include residential use to reflect the urban village / mixed use zoning which pertains to the Cork Street area and part of the Botany Weaving Mill premises currently.

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 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 e.g. non-significant, local, positive and long term.

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 entirely 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 Z1 zoning to a Z4 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 0.4ha and the effects of the variation on the subject site and in the wider environs are considered to be minimal and localised.

The magnitude and spatial extent of the effects will not be over and above the effects from the strategy, policies and objectives of the current City Development Plan

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

- (a) special natural characteristics or cultural heritage;**
- (b) exceeded environmental quality standards or limit values;**
- (c) intensive land use**

The proposed Variation is not considered to have any impact on any special natural characteristics or cultural heritage of the area other than to rezone this parcel of land to a more appropriate land use zoning objective reflecting the current and continuous use at this location and thereby highlighting the historic nature of a weaving mill at this location that is recorded as part of the Industrial heritage.

(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 'inner city' in an area of considerable regeneration potential. Future development on the lands must conform to development plan standards / objectives in respect of density / height for these areas.

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.

A screening statement in support of Appropriate Assessment has been prepared in tandem with this SEA Screening. This concludes that the proposed variation is not likely, alone or in combination with other plans or projects, to have a significant effect on any European Sites in view of their Conservation Objectives.

7 Statutory Consultation

In line with SI 436 of 2004/2011, as amended, a SEA Screening Report and proposed determination was issued (22nd 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
EPA Submission received 24 th August 2023	<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/ApproprAssess/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>

8.0 Conclusion

The proposed variation No. 3 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. 3 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. 3 to have likely significant effects on the environment.

This determination has been made following consideration of proposed Variation No. 3, 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. 3 of the Dublin City Development Plan 2022 - 2028.

11th September 2023

Deirdre Scully
City Planner

Date

**Strategic Flood Risk Assessment
(SFRA)**

for

**Proposed Draft Variation
(No. 3)**

of the

**Dublin City Development Plan
2022-2028**

RE: Lands at Botany Weaving Mill Ltd, Emerald Square,
Cork Street, Dublin 8 D08K752

1.0 Introduction

Dublin City Council has commenced the preparation of proposed draft variation no. 3 to change the zoning lands located at Botany Weaving Mill, Emerald Square, Cork Street, Dublin 8 from Z1 (Sustainable Residential Neighbourhoods) to Z4 (Key Urban Villages and Urban Villages). The area of the proposed draft variation rezoning site is approximately 0.4. ha and is delineated in red, 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.

As a proposed draft variation to the Dublin City Development Plan 2022 – 2028, the preparation of the documentation, apart from the principal variation report, includes a Strategic Environmental Assessment (SEA) Screening Report, an Appropriate Assessment (AA) Screening Statement and this document, which represents the Strategic Flood Risk Assessment (SFRA) statement of the variation site.

The SFRA, prepared as part of the Dublin City Development Plan (CDP) 2022 – 2028 and which informed the preparation of the CDP, had regard to the DEHLG Guidelines for Planning Authorities (DEHLG & OPW, 2009) on ‘*The Planning System and Flood Risk Management*’ as amended by Circular PI2/2014 together with Technical Appendices. These Guidelines (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.

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 draft variation no. 3 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 Proposal

It is proposed to vary the Dublin City Development Plan 2022-2028, by changing the land use zoning of lands at Botany Weaving Mill Ltd, Emerald Square, Cork Street, Dublin 8:

From: Zoning Objective Z1: Sustainable Residential Neighbourhoods –
‘To protect, provide and improve residential amenities.’

To: Zoning Objective Z4: Key Urban Villages and Urban Villages–
‘To provide for and improve mixed-services facilities’

The relevant lands are 0.4 ha in area and are delineated on the attached map, an extract from Map E, Volume 3 of the Dublin City Development Plan 2022 – 2028.

1.2 Location and Description of Lands

The subject lands are located in the Liberties in the south west inner city at Emerald Square, Cork Street, Dublin 8. The lands are occupied by Botany Weaving Mills Limited, a long established (since the 1930’s) manufacturing firm (weaving textiles).

The overall commercial premises comprises an irregular shaped plot which abuts Cork Street to the south east, Vauxhall Avenue (a pedestrian walkway) and Morning Star Road / Rosary Road to the east, and Emerald Square to the west.

Botany Weaving Mill is bounded to the east and west by well established residential areas. The southern part of the premises, which is not the subject of this proposed draft variation, fronts onto Cork Street. Cork Street is characterised by commercial and community uses such as the Coombe Hospital which lies near the subject lands.

There are industrial units and associated offices on the lands which range from single storey to three storey in appearance.

Vehicular access to the lands is via Emerald Square and Morning Star Road and there is surface car parking on the lands.

The subject lands are well served by and connected to the surrounding transport and movement corridors. This includes bus routes /cyclepaths with direct access to the city centre and the proposed Bus Connects Tallaght/clondalkin to City Centre route would serve these lands. The Red Luas line at Fatima lies in close proximity to the lands. The Grand Canal with its Greenway lies due south of the subject lands, within walking distance.

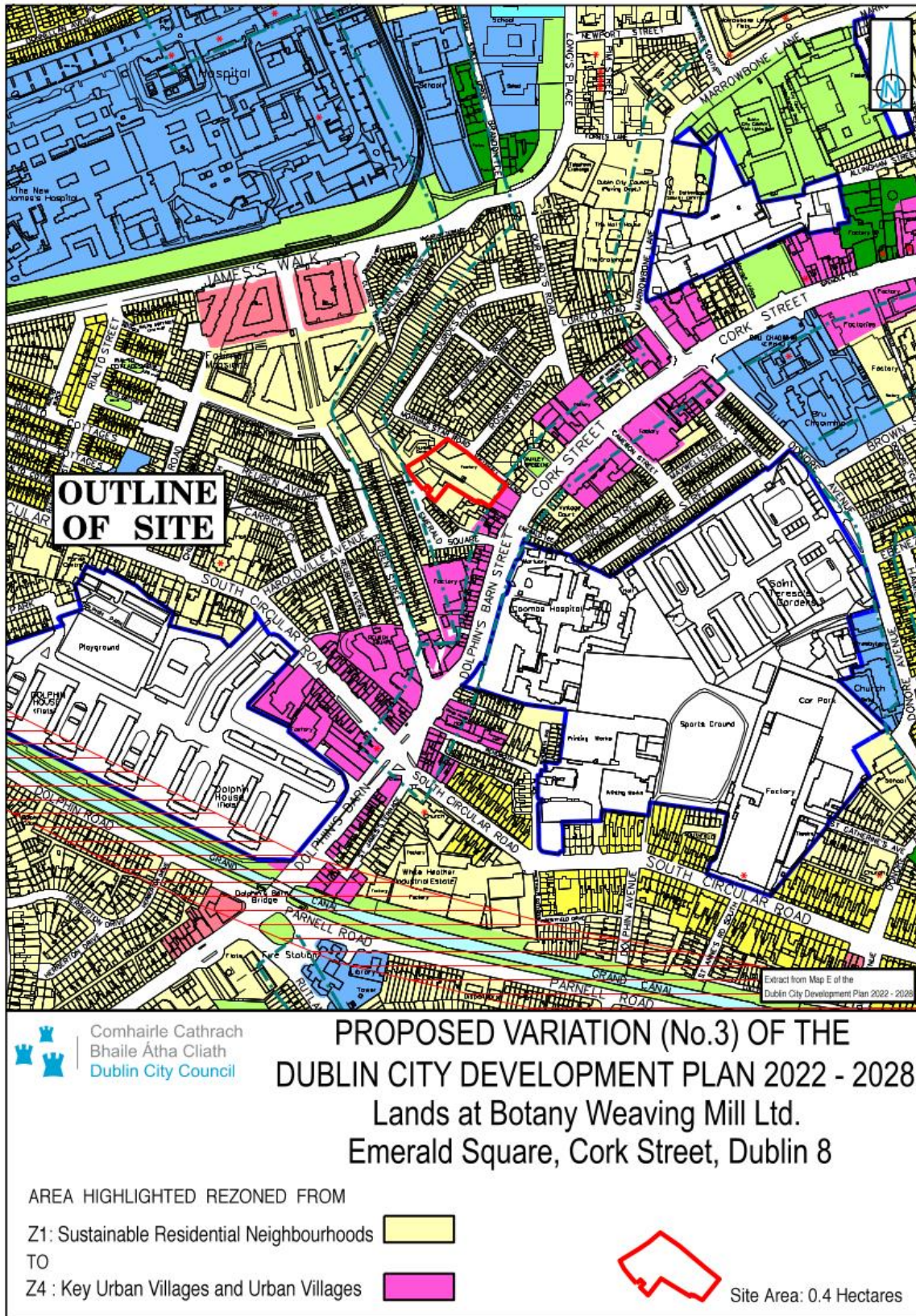


Figure 1: Location of Proposed Draft Variation (No. 3) to the Dublin City Development Plan 2022-2028 located at Botany Weaving Mill, Emerald Square, Cork Street, Dublin 8.

1.3 Development Plan

The subject lands form part of Strategic Development Regeneration Area 15 (Liberties and Newmarket Square) (SDRA 15) which is an area identified in the Dublin City Development Plan 2022-2028 as having considerable regeneration potential. The lands form part of Key Opportunity Site No. 8 Maryland.

1.4 Purpose of the Proposed Draft Variation

The Botany Weaving Mill premises are subject to two zoning objectives under the 2022 – 2028 Dublin City Development Plan. The majority of Botany Weaving Mills lands are zoned Z1 ‘Sustainable Residential Neighbourhoods’ as delineated on the attached Map. The frontage of the premises onto Cork Street is zoned Z4 ‘Key Urban Villages/Urban Villages’, reflecting the urban village / mixed use nature of that road.

The draft variation proposes that the whole Botany Weaving Mill lands will be subject to a Z4 zoning. A Z4 zoning (Key Urban Villages / Urban Villages) pertaining to the whole premises would allow the development of urban village uses / a mixture of uses including residential uses on the lands. The proposed Variation would also support the retention of the existing light industrial use on the lands.

In this regard it is also considered that the urban village zoning, rather than a residential zoning, would more appropriately support the continuation of the existing weaving and textile industry on site which has been in-situ since the 1930’s.

The weaving industry was synonymous with the Liberties area; this is acknowledged at Chapter 12 – Culture - Volume 1, Dublin CDP 2022 – 2028, page 389. Botany Weavers Mill in particular is of local historical interest as the lands are recorded as an ‘industrial heritage site’ (City Woollen Mills) and the existing manufacturing firm is the remaining weaving company in the Liberties.

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 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), see extract below. 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 / Assessment

It is proposed that the lands will be subject to land use zoning:

Zoning Objective Z4: Key Urban Villages and Urban Villages–

‘To provide for and improve mixed-services facilities’

According to the Strategic Flood Risk Assessment (SFRA) for the Dublin City Development Plan 2022 - 2028, the subject lands are located in flood zone C and B and are adjacent flood zone A.



Figure 2: On Left Hand Side - 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 and B.

Figure 3: On Right Hand Side – Flood Map for City showing Flooding areas overlaid on the Development Plan Zoning Map.

Development within Flood Zone C is generally appropriate. As Land Use Zoning Objective Z4 can include 'highly vulnerable development' such as residential uses, a justification test is required for development in Flood Zones A and B.

The lands are located in Strategic Development Regeneration Area (SDRA) No. 15 (Liberties and Newmarket Square) Key Opportunity Site No. 8 Maryland.

As part of the preparation of the City Development Plan 2022 – 2028, all Strategic Development Regeneration Areas (SDRAs) and their key development sites were reviewed with respect to the Flood Zone(s) they lie in. Where a site was identified in Flood Zone A or B the need for a Justification Test was assessed based on the vulnerability of the Land Use Zoning.

A Justification Test is provided in the city wide SFRA, for Strategic Development Regeneration Area (SDRA) No. 15 (Liberties and Newmarket Square) Key Opportunity Site No. 8 Maryland under Appendix C (C2) of the SFRA for the Dublin City Development Plan 2022 – 2028 and this is reproduced below in Appendix 1.

This sets out that the Poddle Flood Alleviation Scheme proposes to adapt portions of the drainage network to reduce flood risk in the relevant area.

It states that residential development within these sites on Flood Zone A/ B would be premature. Less vulnerable development would require further detailed modelling and assessment to assess the impacts on neighbouring properties having regard to potential displacement effects. After the flood defence works have been completed, a further assessment of risks will be undertaken to determine the appropriate land use and required mitigation measures in these areas.

The referred Justification Test considers, inter-alia - LUZ Objectives Z4, Z1 Z9 in the Maryland area with respect to Flood Zones A, B and C. The Justification Test concludes the:

'area passes Part 1 and 2 of the Justification Test for Development Plans but Part 3 has found that new development should avoid Flood Zone A and only less vulnerable development is appropriate in previously developed parts of Flood Zone B'.

Development Design Stage

At the development design stage, the line of the Abbey Stream culvert and whether there is any flow in it would need to be established.

In addition there is some pluvial flooding shown on the site in the 100 year flood event which would need to be incorporated into the detailed design of any development proposal on the lands.

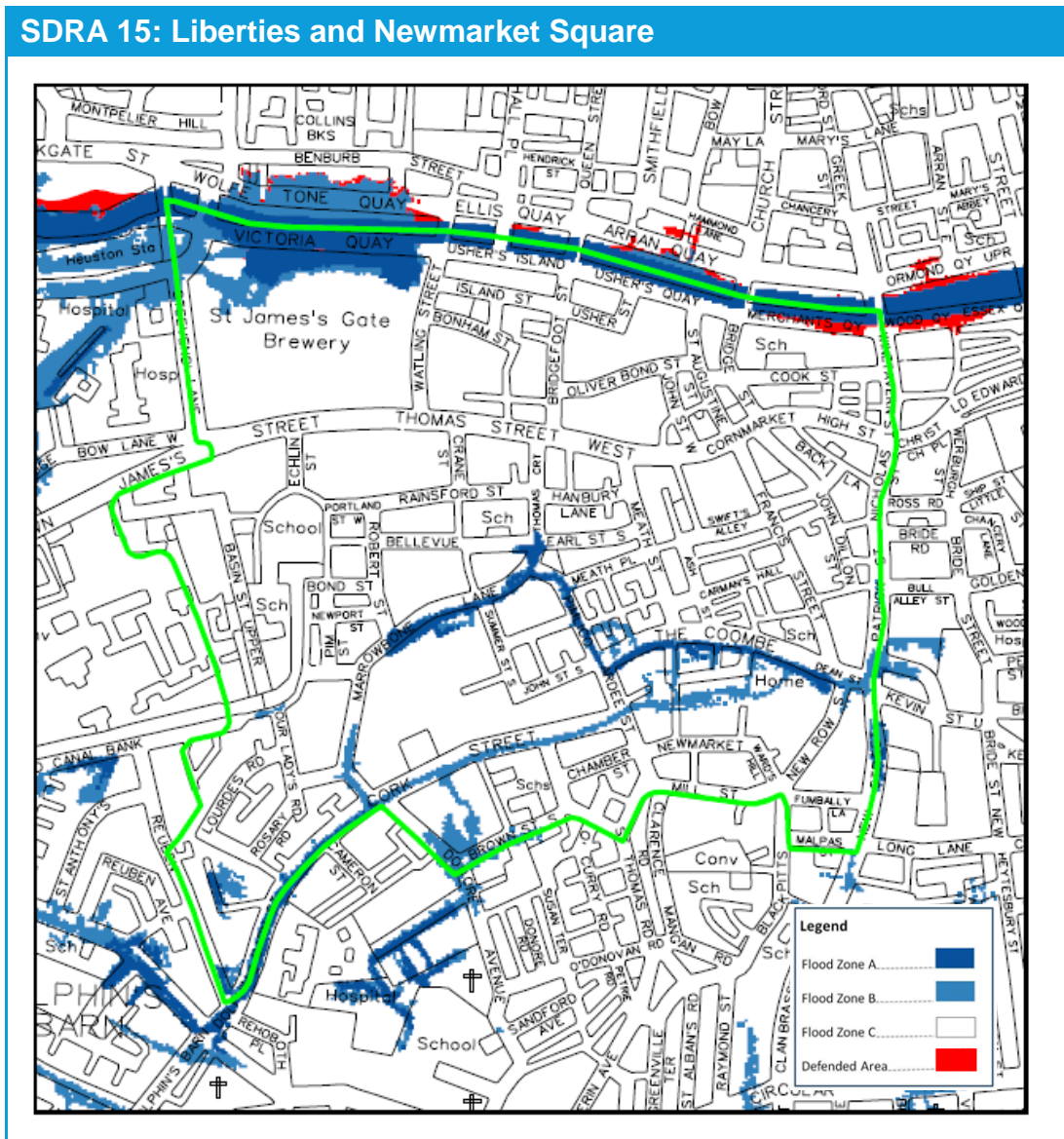
3.0 Conclusion

The Initial Flood Risk Assessment (Stage 2) for Proposed Variation no. 3 of the Dublin City Development Plan 2022 – 2028 in respect of lands at Botany Weaving Mill, Emerald Square, Cork Street, Dublin 8 finds that development is appropriate in Flood Zone C where there are no wayleave requirements and only less vulnerable development is appropriate in previously developed parts of Flood Zone B.

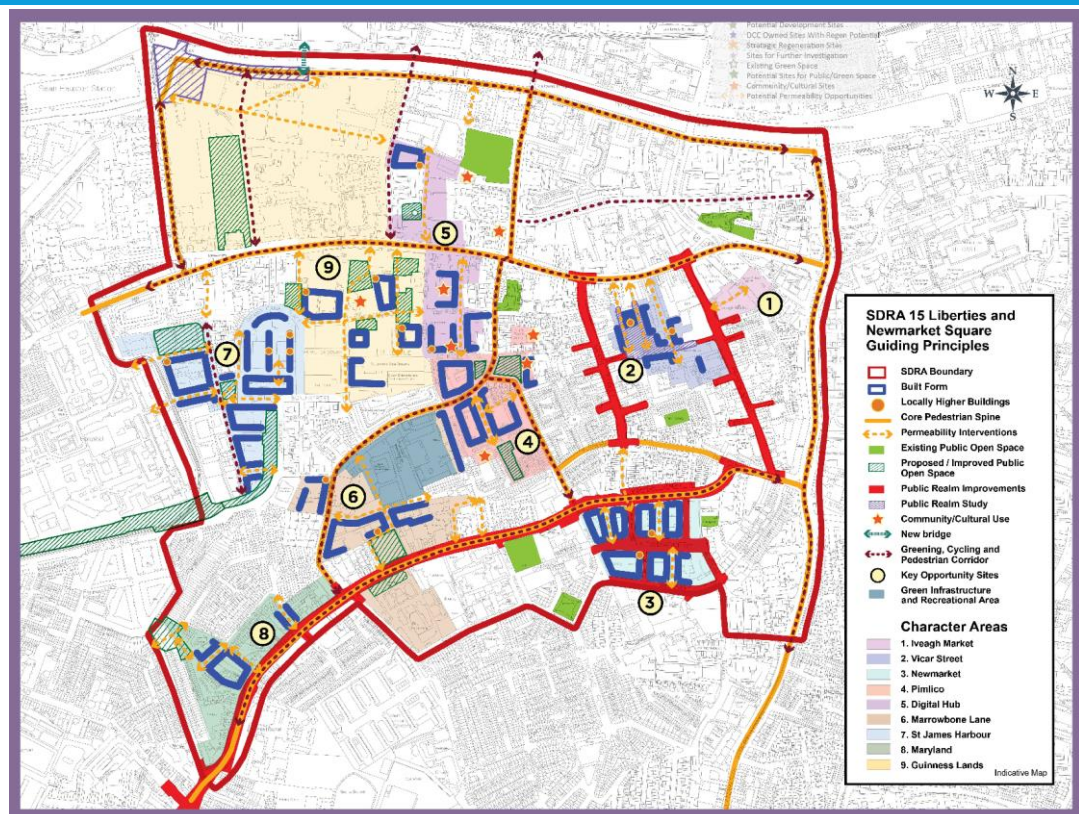
Deirdre Scully
City Planning Officer

Date: 11th September 2023

Appendix 1 – Extract from Appendix C.2 of the SFRA, Volume 7 of the Dublin CDO 2022 – 2028 relating to the Justification Test for SDR 15 – Liberties and Newmarket Square (that includes Site 8, Maryland, within which is located the subject lands of this proposed draft variation no. 3)



SDRA 15: Liberties and Newmarket Square



Area Description

The SDRA relates to lands located in the Liberties/ Newmarket area. The area stretches from the Guinness Lands in the north west over to Patrick Street in the east and south to the South Circular Road. The River Liffey is located to the north of the lands and the River Poddle traverses the lands.

Land Use Zoning:

- Z1: To protect, provide and improve residential amenities.
- Z2: To protect and/or improve the amenities of residential conservation areas.
- Z3: To provide for and improve neighbourhood facilities.
- Z4: To provide for and improve mixed-services facilities.
- Z5: To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity.
- Z7: To provide for the protection and creation of industrial uses, and facilitate

SDRA 15: Liberties and Newmarket Square

	<p>opportunities for employment creation including Port Related Activities.</p> <p>Z9: To preserve, provide and improve recreational amenity, open space and ecosystem services.</p> <p>Z10: To consolidate and facilitate the development of inner city and inner suburban sites for mixed uses.</p> <p>Z14: To seek the social, economic and physical development and/or regeneration of an area with mixed use, of which residential would be the predominant use.</p> <p>Z15: To protect and provide for community uses and social infrastructure.</p>												
<p>SDRA 15 Liberties and Newmarket Square:</p>	<p>The Framework Plan above and as set out in Section 13.17 in Chapter 13 of the Written Statement identifies nine development sites and opportunities for the integration of new development into the area addressing issues such as urban structure, land use, infrastructure, design, movement, permeability, building lines, heights and greening opportunities.</p>												
<p>Benefitting from Defences (flood relief scheme works)/ Sensitivity to Climate Change/ Residual Risk/ Surface Water/ Historical Flooding</p>	<p>See Area Assessments:</p> <p>No. 4 Liffey: Sean Heuston Br. - O'Connell Bridge</p> <p>No. 13 Poddle: Inside Canal</p>												
<p>Commentary on Flood Risk:</p>													
<p>Following screening, five of the nine Opportunity Sites have been identified as subject to flood risk.</p>													
<table border="1"> <thead> <tr> <th>Opportunity Site</th> <th>Flood Zone</th> </tr> </thead> <tbody> <tr> <td>Site 3 Newmarket</td> <td>B and C</td> </tr> <tr> <td>Site 4 Pimlico</td> <td>A, B and C</td> </tr> <tr> <td>Site 6 Marrowbone Lane</td> <td>A, B and C</td> </tr> <tr> <td>Site 8 Maryland</td> <td>A, B and C</td> </tr> <tr> <td>Site 9 Guinness</td> <td>A, B and C</td> </tr> </tbody> </table>		Opportunity Site	Flood Zone	Site 3 Newmarket	B and C	Site 4 Pimlico	A, B and C	Site 6 Marrowbone Lane	A, B and C	Site 8 Maryland	A, B and C	Site 9 Guinness	A, B and C
Opportunity Site	Flood Zone												
Site 3 Newmarket	B and C												
Site 4 Pimlico	A, B and C												
Site 6 Marrowbone Lane	A, B and C												
Site 8 Maryland	A, B and C												
Site 9 Guinness	A, B and C												

SDRA 15: Liberties and Newmarket Square

Justification Test for Development Plans

1. Part 1 of the Justification Test is covered under Section 3.2.1 in the main body of the SFRA report.

2. The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular:

(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement.

Answer: Yes: The lands are located in the Inner City Liberties area of the city. The area is well served by public transport including Luas and local bus services. While the Liberties has seen significant infill/ brownfield development over the last Development Plan period there are a number of opportunity sites in this area, including the Diageo (Guinness) site, which have the potential to contribute of the creation of sustainable compact communities with improved housing choice, access to social and economic opportunities, enhanced services and amenities. According to the Core Strategy, this area has the capacity to deliver some 2,500 residential units. The redevelopment of the lands at increased densities is essential to meet national and regional brownfield development objectives as set out in National and Regional planning policy including the Regional MASP and is considered essential to facilitate the regeneration and expansion of the urban settlement.

(ii) Comprises significant previously developed and/or under-utilised lands

Answer:

Yes: These lands comprise previously developed/ underutilised lands.

(iii) Is within or adjoining the core of an established or designated urban settlement.

Answer: Yes: The lands form part of an established built-up part of the Inner City.

(iv) Will be essential in achieving compact and sustainable urban growth

Answer: Yes: The lands form part of an established built-up part of the Inner City and are essential in achieving compact and sustainable urban growth including through the support such development can provide to existing services – transport, service infrastructure and community infrastructure.

SDRA 15: Liberties and Newmarket Square

(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.

Answer: There are no suitable alternative lands for the particular uses or development type in areas at lower risk of flooding, within or adjoining the urban settlement.

3. Specific Flood Risk Assessment

The following sites lie partly in Flood Zone A - 4. Pimlico, 6 Marrowbone Lane, and 8 Maryland. The Poddle Flood Alleviation Scheme proposes to adapt portions of the drainage network to reduce flood risk in the relevant area.

Residential development within these sites on Flood Zone A/ B would be premature. Less vulnerable development would require further detailed modelling and assessment to assess the impacts on neighbouring properties having regard to potential displacement effects. After the flood defence works have been completed, a further assessment of risks will be undertaken to determine the appropriate land use and required mitigation measures in these areas.

There is flooding (Zone A and B) (including underground seepage) on the northern side of the Guinness lands from the River Liffey (mainly tidal). As the lands are zoned Z7 there is potential to locate less vulnerable development in Flood Zone B.

Highly vulnerable development could reasonably be accommodated within the extents of Flood Zone C and should not need to extend into Flood Zones A and B.

Conclusion: The subject area passes Part 1 and 2 of the Justification Test for Development Plans but Part 3 has found that new development should avoid Flood Zone A and only less vulnerable development is appropriate in previously developed parts of Flood Zone B.