

**COMHAIRLE CATHRACH BHAILE ÁTHA CLIATH**  
**Dublin City Council**  
**Record of Executive Business and Chief Executive's Orders**

**Screening Determination for Strategic Environmental Assessment  
under SEA Directive 2001/42/EC  
as transposed into Irish law under S.I. 436/2004, as amended**

***Concerning proposed Variation No. 4 of the Dublin City Development Plan 2022-2028***

Dublin City Council (DCC) has undertaken screening for Strategic Environmental Assessment (SEA) under Directive 2001/42/EC concerning proposed Variation No. 4 of the Dublin City Development Plan 2022-2028 (the Development Plan). The screening assessment was carried out in accordance with the provisions of the Planning and Development (Strategic Environmental Assessment) Regulations 2004-2011 (the SEA Regulations), to determine the requirement for SEA to be undertaken in respect of the proposed Variation.

Pursuant to Section 13 of the Planning and Development Act 2000, as amended, the proposed Variation seeks to amend SDRA 3 – Finglas Village Environs and Jamestown Lands and the incorporation of the Jamestown Masterplan 2023 into the Development Plan to include:

- Deletion of section B 'Jamestown Lands' of SDRA 3 and replacement with new text relating to the recently approved Jamestown Masterplan 2023.
- Modification of figure 13-3 to reflect the Jamestown Masterplan.
- New Appendix to include the Jamestown Masterplan 2023.

DCC's Planning and Property Development Department published the Jamestown Masterplan on 21 September 2023. The Masterplan is a detailed refinement of the SDRA framework set out in the Development Plan for 43 hectares of Jamestown Industrial Estate lands at Jamestown Road, St Margaret's Road / McKee Avenue, Finglas, Dublin 11. In accordance with the SEA Directive (2002/42/EC) and the provisions of Schedule 2A of the Planning and Development (Strategic Environmental Assessment) (SEA) Regulations 2004-2011 (the SEA Regulations), the approved Masterplan was screened for Strategic Environmental Assessment (SEA). A screening for Appropriate Assessment (AA) was carried out having regard to Article 6(3) of the Habitats Directive. DCC as the Competent Authority, having considered the SEA and AA Screening Reports prepared by DCC, and having consulted with the prescribed environmental authorities, has published final determinations along with the approved Masterplan. A Strategic Flood Risk Assessment (SFRA) and Surface Water Management Strategy was also prepared.

Having regard to the provisions of Schedule 2A of the SEA Regulations, DCC as the Competent Authority has determined that the implementation of the proposed Variation is not likely to have significant effects on the environment and that a SEA is not required. This determination has been made following consideration of the information contained in the SEA Screening Report prepared by DCC (to which this determination is attached), the SEA Regulations and the relevant SEA Guidelines.

**Order:** That Dublin City Council as the Competent Authority, having considered the SEA Screening Report prepared by Dublin City Council, makes a determination that proposed Variation No. 4 is not likely to have significant impacts on the environment and that a Strategic Environmental Assessment is not required.

31/10/23  
Date

  
City Planning Officer