

# DUBLIN CITY COUNCIL

## APPROPRIATE ASSESSMENT SCREENING REPORT

TO DETERMINE THE NEED FOR APPROPRIATE ASSESSMENT (AA) OF:

### **PROPOSED VARIATION (NO. 5) OF THE DUBLIN CITY DEVELOPMENT PLAN 2022 – 2028:**

**To make a technical update to the 2022 – 2028 Dublin City Development Plan in relation to ‘Build-To-Rent’ (BTR) accommodation following the publication of the guidelines ‘Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, DHLGH, 2023, with transitional arrangements.**

Pursuant to Article 6(3) of the Habitats Directive European Union Directive 92/43/EEC, and, European Communities (Birds and Natural Habitats) Regulations, 2011 to 2021 and by Part XAB of the Planning and Development Act, 2000, as amended.

## **1.0 Introduction**

### 1.1 Background to report

Dublin City Council has prepared a proposed variation to the City Development Plan (the CDP). The purpose of the proposed variation is to make a technical update to the CDP in relation to ‘Build-To-Rent’ (BTR) accommodation with transitional arrangements having regard to and ensuring compliance with Section 28 Guidelines as set out in DHLGH document ‘Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, Dec 2023.

The proposed variation must be screened to ascertain whether it is likely to result in any significant effects on those sites designated under the European Commission’s Natura 2000 network of sites (European Sites). These sites are designated on the basis of the presence of certain habitats and species that are deemed to be of international importance.

In Ireland, European sites include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). SACs are selected for habitats listed on Annex I of the Habitats Directive and species listed on Annex II. SPAs are selected for bird species (listed on Annex I of the Birds Directive), regularly-occurring populations of migratory bird species, and areas of international importance for migratory birds. The specified habitats and species for which each SAC and SPA is selected, correspond to the qualifying interests (in the case of SACs) or special conservation interest species (in the case of SPAs) for the sites, for which conservation objectives are prepared.

The EU Habitats Directive (92/43/EEC) requires the screening of plans and projects under Article 6 (3). If, following screening, likely significant effects may occur or cannot be ruled out, then a more detailed 'appropriate assessment (AA) is required.

Dublin City Council as the competent body has carried out this screening process / report. A competent authority (in this case Dublin City Council) can only agree to a plan or project after having determined that it will not adversely affect the integrity of the site concerned.

## **2.0 Screening Assessment**

### **2.1 Formal Guidance**

The guidance which has been taken into account during the screening process includes the following:

- Managing Natura 2000 Sites: The Provisions of Article 6 of the Habitat's Directive 92/43/EEC (EC Environment Directorate-General, 2019);
- Guidance Document on Article 6(4) of the 'Habitats Directive' 92/43/EEC. Clarification of the Concepts of Alternative Solutions, Imperative Reasons of Overriding Public Interest, Compensatory Measures, Overall Coherence. Opinion of the European Commission (European Commission, January 2007).
- Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities. (Department of Environment, Heritage and Local Government, 2010).
- Circular letter SEA 1/08 and NPWS 1/08. (February 2008) Department of the Environment Heritage and Local Government (DoEHLG)
- Appropriate Assessment under Article 6 of the Habitats Directive: Guidance for Planning Authorities. Circular NPW 1/10 & PSSP 2/10.
- Assessment of Plans and Projects Significantly Affecting Natura 2000 sites: Methodological Guidance on the Provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC (European Commission Environment Directorate-General, 2001).

### **2.2 Assessment**

The function of the Screening Assessment is to identify whether appropriate assessment is necessary by examining:

1) whether a plan or project is directly connected with or necessary to the management of the site, and

2) the likely effects of a project or plan, either alone or in combination with other projects or plans, on a NATURA 2000 site in view of its conservation objectives, and considering whether these effects will be significant. In this context "likely" means a risk or possibility of effects occurring that cannot be ruled out based on objective information and "significant" means an effect that would undermine the conservation objectives of the European sites, either alone or in-combination with other plans and projects (Office of the Planning Regulator (OPR), 2021) .

Screening for AA involves the following:

- a) determining whether the project or plan is directly connected with or necessary to the management of the site;
- b) describing the project or plan and the description and characterisation of other projects or plans that in combination have the potential for having significant effects on the NATURA 2000 site;
- c) identification of Relevant NATURA 2000 Sites; their qualifying interests and conservation objectives
- d) assessment of likely effects / significance of effects on the NATURA 2000 site;
- e) Screening Statement with Conclusions.

If there is no likelihood of significant effects arising on sites as a result of the proposed variation alone or in combination with other plans and projects, there is no requirement to undertake appropriate assessment.

In establishing which European sites are potentially at risk (in the absence of mitigation) from the proposed Variation, a source-pathway-receptor approach was applied. In order for an impact to occur, there must be a risk enabled by having a source (e.g. water abstraction or construction works), a receptor (e.g. a European site or its QI(s) or SCI(s)), and a pathway between the source and the receptor (e.g. pathway by air for airborne pollution, or a pathway by a watercourse for mobilisation of pollution). For an impact to occur, all three elements must exist; the absence or removal of one of the elements means there is no possibility for the impact to occur.

The identification of a source-pathway-receptor link does not automatically mean that significant effects will arise. The likelihood for significant effects will depend upon the characteristics of the source, the pathway and the receptor. Where uncertainty exists, the precautionary principle is applied.

The source-pathway-receptor link will also help identifying the Zone of Influence (ZOI) of the proposed Variation, i.e. identifying those sites which are at risk of significant effects.

### **3.0 Management of NATURA 2000 Site**

Proposed Variation No. 5 to the 2022 – 2028 Dublin City Development Plan is not directly connected with or necessary for the management of NATURA 2000 sites in Dublin City or elsewhere.

### **4.0 The Proposed Variation**

It is proposed to vary the Dublin City Development Plan 2022 – 2028, by making the following amendments:

**Part A: A technical update in relation to ‘Build-To-Rent’ (BTR) accommodation on foot of the publication of Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, DHLGH, 2023.**

**Part B: Insert new Appendix 19 into Volume 2: Appendices of the Dublin City Development Plan 2022 – 2028 containing transitional arrangements for Build-To-Rent accommodation proposals that are subject to consideration within the planning system on or before 21st December 2022.**

**Part A: Technical Update**

Build-To-Rent (BTR) refers to purpose-built residential accommodation built specifically for long-term rental which is managed and serviced in an institutional manner by an institutional landlord.

Build-To-Rent (BTR) development was established as a separate class of development for planning purposes, arising from *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities*, as published in 2018 and updated in 2020. Specifically, these apartments do not have to comply with minimum size standards required for other apartments.

A government review of BTR has determined that there is now a sufficient quantum of BTR either permitted or subject to consideration within the planning system.

The subsequent publication of the 2022/3 versions of the guidelines - *Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities*, DHLGH, outlines Build-to-Rent (BTR) accommodation is no longer identified as a specific housing typology which, for the purposes of the planning system, requires specific guidance / design standards. The standards for BTR development is now the same as those for all other permitted apartment development.

Consequently it is proposed to amend the Development Plan by updating references to BTR where required and by deleting now out of date references, policies, objectives and standards pertaining to ‘Build-To-Rent’ accommodation throughout the plan.

Table 1 below signposts these proposed amendments; the detail of Part A of the Variation is set out in Appendix 1.

**Table 1: Summary of proposed technical update to the Dublin City Development Plan 2022 - 2028**

<b>Chapter / Appendix</b>	<b>Amendment Delete / Inset</b>	<b>Text / Policy / Objectives / Standards</b>
Table of Contents	Delete	section <b>15.10</b> and page number
Chapter 5: Quality Housing and Sustainable Neighbourhoods	Amendment Delete / Insert text	<b>Section 5.5.7</b> Specific Housing Typologies Build to Rent (BTR) and Shared Accommodation
Chapter 14 Land Use Zoning	Delete text in	Land Use Zoning Objectives - Sections <b>14.7.1, 14.7.2, 14.7.4, 14.7.5, 14.7.10, 14.7.12, 14.7.13,</b>

Chapter Development Standards	15	Delete text in	<b>Section 15.8</b> Residential Development <b>Section 15.9.1</b> Unit Mix <b>Section 15.9.2</b> Unit Size / Layout
Chapter Development Standards	15	Delete <u>all</u> text	<b>Section 15.10</b> Build to Rent Residential Development (BTR), including policies QHSN40, QHSN41 and QHSN42 And including 15.10.1 and 15.10.2
Glossary and Acronyms	and	Delete text in definition of	<b>Build to Rent Residential Accommodation</b>
Appendix Statement Demonstrating Compliance with Section 28 Guidelines	14:	Delete rows from	Table 2  <b>SPPR7: BTR development</b> <b>SPPR8: Proposals that qualify as specific BTR development</b>
Appendix 15: Land Use Definitions		Delete text in definition of Land Use	<b>Build to Rent Residential Accommodation</b>

**Part B: New Appendix 19 containing transitional arrangements in relation to BTR accommodation.**

The 2023 guidelines, under paragraphs 5.10 and 5.11, outline the transitional arrangements that have been put in place to allow BTR proposals in the planning system on or before 21st December 2022, to be considered and decided in accordance with the 2020 Guidelines.

In view of this, transitional arrangements are therefore required in respect of the current City Development Plan's Build-To-Rent accommodation policies, objectives and standards.

To this end it is proposed to group all BTR accommodation policies, objectives and standards in a new Appendix 19 to the City Development Plan. All relevant planning proposals therefore, will be considered and decided in accordance with,

- the 2020 Guidelines,
- the policies, objectives and standards currently pertaining to Build-To-Rent accommodation as proposed to be set out in a new Appendix 19, Volume 2: Appendices, of the Dublin City Development Plan.

The detail of Part B of the Variation is set out in Appendix 1.

## 5.0 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 four 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 13<sup>th</sup> July 2023.

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

1. Baldoyle Bay SPA (IE004016)
2. Baldoyle Bay SAC (IE000199)
3. Dalkey Islands SPA (IE004172)
4. Howth Head SAC (IE000202)
5. Howth Head Coast SPA (IE004113)
6. Irelands Eye SAC (IE002193)
7. Irelands Eye SPA (IE004117)
8. Lambay Island SAC [000204]
9. Lambay Island SPA [004069]
10. Malahide Estuary SAC (IE000205)
11. Malahide Estuary SPA (IE004025)
12. North Dublin Bay SAC (IE000206)
13. North Bull Island SPA (IE004006)
14. Rockabill to Dalkey Islands SAC (IE003000)

15. Rogerstown Estuary SPA (IE004015)
16. Rogerstown Estuary SAC (IE000208)
17. Skerries Islands SPA [004122]
18. South Dublin Bay & River Tolka Estuary SPA (IE004024)
19. South Dublin Bay SAC (IE000210)
20. Wicklow Mountains SAC (002122)
21. Wicklow Mountains SPA (004040)
22. Poulaphouca reservoir SPA
23. The Murrough SPA
24. The North West Irish Sea candidate SPA (cSPA)

For all above referred sites see **Appendix 2** for each site name, corresponding code and qualifying interest (QI) for SACs and Special Conservation Interests (SCIs) for SPAs and the conservation objectives for each relevant SAC and SPA.

For the location of all relevant SAC's are shown on a map in **Appendix 3** and all relevant SPAs are shown on a map in **Appendix 4**. The North West Irish Sea candidate SPA (cSPA) is shown in **Appendix 5**.

## **6.0 Identifying the Potential Effects / Assessing the Significance of Any Effects on NATURA 2000 sites**

The next step in this report is to identify whether or not the proposed variation has the potential to damage, disturb or result in the loss of qualifying habitat or qualifying species of European sites and undermine the conservation objectives of the European Sites listed above (and in Appendix 2) or shown in Appendices 3 – 5.

A Consideration Matrix, in line with European Commission (2001) Guidelines is provided below in Table 2 below.

**Table 2: Assessment Criteria**

<b>Assessment Criteria</b>			
<b>Describe the individual elements of the proposed plan (either alone or in combination with other plans or projects) likely to give rise to impacts on the European Sites.</b>			
The amendments proposed under Variation No. 5 to the Dublin City Development Plan are displayed in full in Appendix 1 and are summarised below.			
<b>Part A</b>			
It is proposed to amend the development plan by deleting now out of date references, policies and standards pertaining to 'Build-To-Rent' accommodation throughout the plan and by updating references to BTR where required as set out in Table 1 below.			
<b>Table 1: Summary of amendments under Proposed Draft Variation No. 5 to the Dublin City Development Plan 2022 - 2028</b>			
<b>Chapter / Appendix</b>	<b>Amend Delete / Inset</b>	<b>Policy / Text / Standards</b>	<b>Will this amendment give rise to Likely Significant Effects</b>
Table of Contents	Delete	section <b>15.10 and page number</b>	No. Therefore there is no possible source – receptor pathway and likely significant effects on European sites can be excluded.
Chapter 5: Quality Housing and Sustainable Neighbourhoods	Amend Delete / Insert /	<b>Section 5.5.7</b> Specific Housing Typologies Build to Rent (BTR) and Shared Accommodation	No. Therefore there is no possible source – receptor pathway and likely significant effects on European sites can be excluded.
Chapter 14 Land Use Zoning	Delete text in	Land Use Zoning Objectives - Sections <b>14.7.1, 14.7.2, 14.7.4, 14.7.5, 14.7.10, 14.7.12, 14.7.13,</b>	No. Therefore there is no possible source – receptor pathway and likely significant effects on European sites can be excluded.
Chapter 15 Development Standards	Delete text in	<b>Section 15.8</b> Residential Development <b>Section 15.9.1</b> Unit Mix <b>Section 15.9.2</b> Unit Size / Layout	No. Therefore there is no possible source – receptor pathway and likely significant effects on European sites can be excluded.



Chapter Development Standards	15	Delete <u>all</u> text	<b>Section 15.10</b> Build to Rent Residential Development (BTR), including policies QHSN40, QHSN41 and QHSN42 And including 15.10.1 and 15.10.2	No. Therefore there is no possible source – receptor pathway and likely significant effects on European sites can be excluded.
Glossary and Acronyms		Delete text in definition of	<b>Build to Rent Residential Accommodation</b>	No. Therefore there is no possible source – receptor pathway and likely significant effects on European sites can be excluded.
Appendix Statement Demonstrating Compliance with Section 28 Guidelines	14:	Delete rows from	Table 2  <b>SPPR7: BTR development</b> <b>SPPR8: Proposals that qualify as specific BTR development</b>	No. Therefore there is no possible source – receptor pathway and likely significant effects on European sites can be excluded.
Appendix 15: Land Use Definitions		Delete text in definition of Land Use	<b>Build to Rent Residential Accommodation</b>	No. Therefore there is no possible source – receptor pathway and likely significant effects on European sites can be excluded.

## Part B

The 2023 Apartment Guidelines contain transitional arrangements for those BTR proposals in the planning system on or before 21<sup>st</sup> December 2022. Proposed new Appendix 19 of the City Development Plan will reflect these transitional arrangements as set out under paragraphs 5.10 and 5.11 of the guidelines. It will also contains current Development Plan BTR policies, objectives and standards, including the requirement that BTR developments are to be located beside significant employment locations, public transport interchanges and within identified Strategic Development Regeneration Areas.

The current City Development Plan and therefore current BTR policies, objectives and standards were subject to Appropriate Assessment as part of the making of the Development Plan. Due to the nature of the proposed Variation no source-pathway-receptor link, by which significant effects on European sites could arise, exists.

The City Development Plan contains a statement at Section 1.5 that seeks to ensure that all plans and projects in the city which could, either individually or in combination with other plans and projects, have a significant effect on a European site or sites are subject to Screening for Appropriate Assessment.

This objective will ensure that all plans and projects including those arising from the CDP cannot be granted permission without first demonstrating that they do not pose a risk of likely significant effects on European sites.

Therefore, it is considered that the proposed variation will not undermine the conservation objectives of any of the qualifying interests or special conservation interests of the European sites and that likely significant effects can be excluded.

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

**Size and scale; Land-take; Distance from European site or key features of the site; (Full details are provided in Table 1 of Section X above) Resource requirements (water abstraction etc); Emission (disposal to land, water or air); Excavation requirements; Transportation requirements; Duration of construction, operation, decommissioning, etc; Other**

Due to the nature of the proposed Variation no source-pathway-receptor link, by which significant effects on European sites could arise, exists.

The Habitats Directive and the EC (Birds and Natural Habitats) Regulations 2011 as amended require the impacts on European sites as a result of the plan be assessed in combination with other plans and projects that could affect the same European sites.

However, as the proposed variation itself will not have any likely significant effects on the Qis/SCIs or conservation objectives of any European sites there is no potential for any other plan or project to act in combination with it to result in likely significant effects on any European sites.

In summary, the variation will not result in land use effects / impacts that have the potential, alone or in-combination with 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; Disturbance to key species; Habitat or species fragmentation; Reduction in species density; Changes in key indicators of conservation value; Climate change.**

Not applicable.

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

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

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

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

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

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

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

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

Not Applicable

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

Not applicable.

## 7.0 Consideration Conclusion - Finding of No Significance Effects Matrix

The consideration of the proposed Variation, as set out in Section 4.0 and assessed in Section 6.0 above, shows that the proposed variation will not have the potential, alone or in-combination with other plans or projects, to result in likely significant effects to European Sites. In light of the findings of this report, it is concluded by Dublin City Council 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 and their conservation objectives.

**TABLE 3 FINDING OF NO SIGNIFICANT EFFECTS MATRIX**

<b>Name of Project or Plan:</b>	Proposed Variation No. 5 of the Dublin City Development Plan 2022 – 2028.
<b>Name and location of European Sites:</b>	Natura 2000 sites in the city and within 15km of the city boundary are outlined in Section 5.0 above – see also Appendices 2 – 5.
<b>Description of the Project or Plan</b>	As provided in Section 4.0 above.
<b>Is the Project or Plan directly connected with or necessary to the management of the site (provide details)?</b>	No.

<b>Are there other projects or plans that together with the project or plan being assessed could affect the site (provide details)?</b>	No. See Table 2: Consideration Matrix in Section 6.0 above
<b>Describe how the project or plan (alone or in combination) is likely to affect the European Sites:</b>	No predicted likely effects on European Sites. See Table 2: Consideration Matrix in Section 6.0 above
<b>Explain why these effects are not considered significant:</b>	As no predicted likely effects on European Sites. See Table 2: Consideration Matrix in Section 6.0 above
<b>List of Agencies Consulted: Provide contact name and telephone or email address:</b>	<p>The following environmental authorities are to be consulted as part of the Strategic Environmental Assessment Screening process:</p> <ul style="list-style-type: none"> <li>• The Manager, Development Applications Unit, Department of Housing, Local Government, and Heritage</li> <li>• Minister for Housing, Local Government and Heritage</li> <li>• Minister for Agriculture, Food and the Marine. Minister for Environment, Climate and Communications,</li> <li>• Environmental Protection Agency, Regional Inspectorate, Iniscarra, County Cork.</li> <li>• Fingal County Council / Dun Laoghaire Rathdown County Council / South Dublin County Council.</li> </ul>
<b>Data Collected to Carry out the Assessment</b>	
<b>Who carried out the Assessment?</b>	Planning and Property Development Department of Dublin City Council carried out desktop study
<b>Sources of Data</b>	<p>Existing data 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"> <li>• <i>Managing Natura 2000 sites. The provisions of Article 6, of the 'Habitats' Directive 92/43/EEC.</i></li> <li>• Circular letter SEA 1/08 and NPWS 1/08. (February 2008) Department of the Environment Heritage and Local Government (DoEHLG)</li> </ul>

- Department of the Environment Heritage and Local Government (DoEHLG) Circular letter NPWS 1/10 and PSSP 2/10 (March 2010)
- *Appropriate Assessment of Plans and Projects in Ireland, Guidance for Planning Authorities*. Department of Environment, Heritage and Local Government (2010) DoEHLG,
- *Natura Impact Report (NIR) of the Dublin City Development Plan 2022-2028*. (Volume 6)
- Dublin City Council's Biodiversity Action Plan 2021 – 2025.
- Existing NPWS Data. (Source: <https://www.npws.ie/> Accessed **13th July 2023**)
- *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*. (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

<b>Level of Assessment Completed</b>	AA Screening - Desktop study.
<b>Where can the full results of the assessment be accessed and viewed</b>	This document contains the full results of the Appropriate Assessment Screening and it will be placed on the Council's Website with the proposed Variation.
<b>Overall Conclusion</b>	Stage 1 Appropriate Assessment Screening indicates that the proposed variation will not have any significant cumulative, direct or indirect impacts upon any of the Natura 2000 sites. Therefore it is not considered necessary to undertake any further stages of the Appropriate Assessment process during this plan stage.

## 8.0 AA Screening Conclusion

Proposed Variation No. 5 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 for their nature conservation importance.

The Screening Matrix in Section 6.0 above identifies the proposed variation itself will not have any likely significant effects on the Qis/SCIs or conservation objectives of any European sites and that there is no potential for any other plan or project to act in combination with it to result in likely significant effects on any European sites.

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.

Proposed variation No. 5 does not therefore require an Appropriate Assessment or the preparation of a Natura Impact Report (NIR).




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Deirdre Scully

City Planner

Date: 16<sup>th</sup> October 2023

# Appendix 1

## Proposed Variation No. 5 of the Dublin City Development Plan 2022 - 2028

### **PART A - Technical update to the 2022 – 2028 Dublin City Development Plan in relation to ‘Build-To-Rent’ accommodation**

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#### Table of Contents

##### Chapter 15: Development Standards

##### 15.10 Build to Rent Residential Development (BTR)

##### Proposed Amendment Reference No. 1

Delete the following from the Table of Contents:

~~15.10 Build to Rent Residential Development (BTR).....602~~

#### Chapter 5: Quality Housing and Sustainable Neighbourhoods

##### Section: 5.5.7 Specific Housing Typologies

##### Build to Rent (BTR) and Shared Accommodation

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##### Proposed Amendments Reference No. 2

Amend Section 5.5.7 as follows:

~~Build to Rent (BTR) and Shared Accommodation~~

New housing typologies have emerged and developed in recent years including Build to Rent and Shared Accommodation (also known as ‘co-living’). The ‘Design Standards for New Apartments - Guidelines for Planning Authorities’ were updated in 2020 and again in 2022 and 2023, and aim to enable a mix of apartment types, make better provision for building refurbishment and infill schemes and address the emerging the Build to Rent and Shared Accommodation sectors. **The 2022/23 technical update to the Design Standards for New Apartment Guidelines no longer identify Build to Rent accommodation as a distinct housing typology which requires separate guidance / design standards.**

It is recognised that Build to Rent (BTR) serves an important role in meeting housing demand and can fill a gap in tenure mix in established areas of owner-occupier housing. Recent emerging trends however, would indicate that the dominance of BTR in large schemes can be to the detriment of standard designed apartment units. Whilst such development has its place in the hierarchy of provision of homes across the city, the Planning authority will seek to avoid over proliferation of such use in certain areas and encourage such development as part of a healthy mix of tenure in order to create sustainable communities and neighbourhoods.

BTR should be concentrated in significant employment locations, within 500m of major public transport interchanges and within identified Strategic Development Regeneration Areas.

Furthermore, applications for BTR schemes should be required to demonstrate how the development supports housing need, particularly with regard to tenure, unit size and accessibility with particular reference to the Dublin City Council Housing Need and Demand Assessment and that there is not an over concentration of Build to Rent Accommodation within an area, including a map showing all such facilities within a 1km radius of a proposal. Such housing will be controlled in the interest of providing a mix of tenure and unit types. In assessing the matter of overconcentration, the Planning authority will have regard to factors such as:

- the number and scale of other permitted and proposed BTR development in the vicinity (within a 1km radius) of the site,
- the household tenure and housing type of existing housing stock in the approximate vicinity (within a 1km radius) of the site,
- and the proximity of the proposal to high capacity urban public transport stops and interchange (such as DART, Luas and BusConnects).

There will be a general presumption against large scale residential developments (in excess of 100 units) which comprise of 100% BTR typology. To ensure a sustainable mix of tenure and long term sustainable communities, a minimum of 60% of standard designed apartments will be required in such instances. BTR schemes of less than 100 units will generally not be supported. The concept of Built to Rent requires a critical mass of accommodation to provide a meaningful provision of communal facilities and services. Smaller BTR schemes with less than 100 units will only be considered where it can be demonstrated that there is a strong need for the development and a detailed justification is provided.



## It is the Policy of Dublin City Council:

<b>QHSN40</b>	<p><b>Build to Rent Accommodation</b></p> <p>To facilitate the provision of Build to Rent (BTR) Accommodation in the following specific locations:</p> <ul style="list-style-type: none"><li>▪ Within 500 metre walking distance of significant employment locations;</li><li>▪ Within 500 metres of major public transport interchanges (e.g. Connolly Station, Tara Street Station and Houston Station), and</li><li>▪ Within identified Strategic Development Regenerations Areas.</li></ul> <p>There will be a general presumption against large scale residential developments (in excess of 100 units) which comprise of 100% BTR typology. To ensure there are opportunities for a sustainable mix of tenure and long term sustainable communities, a minimum of 60% of units within a development must be designed as standard apartments in accordance with the requirements set out in the Sustainable Urban Housing: Design Standards for New Apartments, December 2020.</p> <p>There will be a presumption against the proliferation and over concentration of BTR development in any one area. In this regard, applications for BTR developments should be accompanied by an assessment of other permitted and proposed BTR developments within a 1km radius of the site to demonstrate:</p> <ul style="list-style-type: none"><li>▪ that the development would not result in the overconcentration of one housing tenure in a particular area and take into account the location of the proposed BTR.</li><li>▪ how the development supports housing need, particularly with regard to tenure, unit size and accessibility with particular reference to the Dublin City Council Housing Need and Demand Assessment.</li></ul>
<b>QHSN41</b>	<p><b>Built to Rent Accommodation</b></p> <p>To discourage BTR Accommodation schemes of less than 100 units due to the need to provide a critical mass of accommodation to provide a meaningful provision of communal facilities and services. Smaller BTR accommodation schemes with less than 100 units will only be considered in exceptional circumstances and where a detailed justification is provided.</p>
<b>QHSN42</b>	<p><b>Built to Rent Accommodation</b></p> <p>To foster community both within a BTR scheme and to encourage its integration into the existing community, the applicant will be requested to provide an evidenced based analysis that the proposed resident support facilities are appropriate to the intended rental market having regard to the scale and location of the proposal. The applicant must also demonstrate how the BTR scheme must contribute to the sustainable development of the broader community and neighbourhood.</p>

**It is the Policy of Dublin City Council:**

**QHSN44**

~~Build to Rent/Student Accommodation/Co-living Development~~

It is the policy of DCC to avoid the proliferation and concentration of clusters of ~~build to rent/student accommodation/co-living development~~ in any area of the city.

## **Chapter 14 Land Use Zoning**

### **Section 14.7.1 Sustainable Residential neighbourhoods – Zone Z1**

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

**Page 530**

#### **Proposed Amendment Reference No. 3**

Delete the third paragraph on page 530:

~~In order to achieve a sustainable tenure mix in neighbourhoods, the Build to Rent residential typology is predominantly in the open for consideration category.~~

## **Chapter 14: Land Use Zoning**

### **Section 14.7.1 Sustainable Residential neighbourhoods – Zone Z1**

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

**Z1 – Open for Consideration Uses**

**Page 531**

#### **Proposed Amendment Reference No. 4**

Delete the following text on page 531 under Z1 - Open for Consideration Uses:

~~Build to Rent residential,~~

## **Chapter 14: Land Use Zoning**

### **Section 14.7.2 Residential Neighbourhoods (Conservation Areas) – Zone Z2**

**Land-Use Zoning Objective Z2: To protect and/or improve the amenities of residential conservation areas**

**Z2-Open for Consideration Uses**

**Page 532**

#### **Proposed Amendment Reference No. 5**

Delete the following text on page 532 under Z2 - Open for Consideration Uses:

~~Build to Rent residential,~~

**Chapter 14: Land Use Zoning**  
**Section 14.7.4 Key Urban Villages and Urban Villages – Zone Z4**  
**Land-Use Zoning Objective Z4: To provide for and improve mixed-services facilities**  
**Z4-Open for Consideration Uses**  
**Page 534**

**Proposed Amendment Reference No. 6**

Delete the following text on page 534 under Z4 - Open for Consideration Uses:

~~Build to Rent residential,~~

**Chapter 14: Land Use Zoning**  
**Section 14.7.5 City Centre – Zone Z5**  
**Land-Use Zoning Objective Z5: To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity.**  
**Z5-Open for Consideration Uses**  
**Page 536**

**Proposed Amendment Reference No. 7**

Delete the following text on page 536 under Z5 - Open for Consideration Uses:

~~Build to Rent residential,~~

**Chapter 14: Land Use Zoning**  
**Section 14.7.10 Inner Suburban and Inner City Sustainable Mixed-Uses – Zone Z10**  
**Land-Use Zoning Objective Z10: To consolidate and facilitate the development of inner city and inner suburban sites for mixed-uses.**  
**Z10-Open for Consideration**  
**Page 541**

**Proposed Amendment Reference No. 8**

Delete the following text on page 541 under Z10 - Open for Consideration Uses:

~~Build to Rent residential,~~

**Chapter 14: Land Use Zoning**  
**Section 14.7.12 Institutional Land (Future Development Potential) – Zone Z12**  
**Land-Use Zoning Objective Z12: To ensure existing environmental amenities are protected in the predominantly residential future use of these lands.**  
**Z12-Open for Consideration**  
**Page 543**

**Proposed Amendment Reference No. 9**

Delete the following text on page 543 under Z12 - Open for Consideration Uses  
~~Build to Rent residential,~~

**Chapter 14: Land Use Zoning**

**Section 14.7.13 Strategic Development and Regeneration Areas - Zone 14**

**Land Use Zoning Objective 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.**

**Z14-Permissible Uses**

**Page 544**

**Proposed Amendment Reference No. 10**

Delete the following text on page 544 under Z14 Permissible Uses:  
~~Build to Rent residential,~~

**Chapter 15          Development Standards**

**Chapter 15**

**15.8 Residential Development**

**Page 581**

**1<sup>st</sup> Paragraph**

**Proposed Amendment Reference No. 11**

Delete the indicated text below:

New residential development in the city mainly comprises of apartment schemes with some limited residential housing schemes. This section sets out the general requirements for residential development followed by more specific guidance for apartments, ~~Build to Rent~~, student accommodation and houses.

**Chapter 15**

**15.9.1 Unit Mix**

**Last paragraph**

**Page 590**

**Proposed Amendment Reference No. 12**

Delete the text as indicated:

SPPR 2 provides some flexibility in terms of unit mix for building refurbishment schemes on sites of any size, urban infill schemes on sites up to 0.25 ha, schemes up to 9 units and for schemes between 10 and 49 units. The planning authority will assess each application having regard to SPPR 2 on a case by case basis. For further details, please refer to The Sustainable Urban Housing: Design Standards for New Apartments (December 2020) guidelines. ~~For clarity, in accordance with SPPR 8, the unit mix requirement for the North Inner City and Liberties Sub-City Areas does not apply to units that are designed to a BTR standard.~~

**Chapter 15**  
**15.9.2 Unit Size / Layout**  
**4th paragraph**  
**Page 591**

**Proposed Amendment Reference No. 13**

Delete the text as indicated:

The majority of all apartments in any proposed scheme of 10 or more apartments (~~excluding Build to Rent accommodation~~) shall exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3 bedroom unit types, by a minimum of 10% (any studio apartments must be included in the total, but are not included as units that exceed the minimum by at least 10%).

**Chapter 15**  
**15.10 Build to Rent Residential Developments (BTR)**  
**All Section including sub section 15.10.1 and 15.10.2**  
**Page 602 to 603**

**Proposed Amendment Reference No. 14**

Delete all section including subsections 15.10.1 and 15.10.2:

~~15.10 [Build to Rent Residential Developments \(BTR\)](#)~~

~~“Build to Rent” (BTR) refers to purpose built residential accommodation and associated amenities built specifically for long term rental that is managed and serviced in an institutional manner by an institutional landlord. Recent emerging trends would indicate that the dominance of BTR in large schemes can be to the detriment of standard designed apartment units. Dublin City Council will consider “Built to Rent” developments in specific locations as follows:~~

- ~~• Within 500 metre walking distance of significant employment locations.~~

- Within 500m of major public transport interchanges (e.g. Connolly Station, Tara Street Station and Heuston Station), and within identified Strategic Development Regenerations Areas.

There will be a general presumption against large scale residential developments (in excess of 100 units) which comprise of 100% BTR typology. To ensure a sustainable mix of tenure and long term sustainable communities, a minimum of 60% of standard designed apartments will be required in such instances.

Please refer to section 5.5.7 of this city development plan – Policy QHSN40.

Furthermore, whilst BTR is considered to be an integral part in achieving an appropriate mix of housing in the right locations, there will be a presumption against the proliferation and over concentration of Build to Rent development in any one area (refer to Section 5.5.7 of Chapter 5 Quality Housing and Sustainable Neighbourhoods). Applications for “Build to Rent” developments should be accompanied by an assessment of other permitted and proposed BTR developments within a 1km radius of the site to demonstrate:

- that the development would not result in the over concentration of one housing tenure in a particular area.
- how the development supports housing need, particularly with regard to tenure, unit size and accessibility with particular reference to the Dublin City Council Housing Need and Demand Assessment.

#### 15.10.1 Design Standards

The Sustainable Urban Development Design Standards for New Apartments set out specific planning policy requirements for “Build to Rent” developments. SPPR7 refers to the provision of resident support facilities (laundry, concierge, management facilities etc.) and resident services and amenities (sports facilities, resident lounge, function rooms, co-working spaces etc.).

Whilst the guidelines do not provide for a quantitative standard residential support facilities and resident services and amenities, a general guideline of 3 sq. m. per person is recommended. This will be assessed on a case by case basis where the applicant can demonstrate a high standard of services and facilities.

SPPR8 refers to specific relaxations that can be applied to BTR scheme which differentiate BTR schemes from standard residential developments.

SPPR8 (ii) states that flexibility can be applied to the provision of storage space, private amenity space and communal space within a scheme at the discretion of the planning authority.

There is a general presumption against excessive derogation of these requirements, in particular, private amenity space.

~~Where derogations of private amenity space are sought, there will be an onus on the applicant to demonstrate that the quality of the unit is of a higher standard, e.g. in excess of the minimum floor area, contains unique design features and that the loss/reduction of private amenity is compensated within the communal amenity provision, e.g. if a unit requires 5 sq. m. of private amenity space, this quantum should be offset to provide for an additional 5 sq. m. communal amenity space.~~

~~Dublin City Council will seek to ensure a high level of amenity is provided within BTR schemes. All applications should seek to demonstrate compliance with the relevant standards for storage, private and communal open space as set out in Appendix 1 of the Sustainable Urban Housing: Design Standards for New Apartments.~~

~~In all cases, the onus will be on the project proposer to demonstrate the overall quality of the facilities provided and that residents will enjoy an enhanced overall standard of amenity.~~

#### ~~15.10.2 Communal and Public Open Space~~

~~All Built to Rent developments will be required to provide for the same quantum of external communal open space and public open space as set out for standard apartment developments, see Section 15.6.12 and 15.8.6.~~

## Glossary and Acronyms

### Glossary

#### Build to Rent Residential Accommodation

Page 661

#### Proposed Amendment Reference No. 15

Delete as indicated:

**Build to Rent Residential Accommodation:** Purpose-built residential accommodation and associated amenities built specifically for long-term rental that is managed and serviced in an institutional manner by an institutional landlord. ~~(see also Section 5.2 of the DHLG&H's Section 28 Guidelines, "Sustainable Urban Housing: Design Standards for new Apartment's" (2020).~~

## Appendix 14: Statement Demonstrating Compliance with Section 28 Guidelines

### Volume 2 Appendices

#### Appendix 14: Statement Demonstrating Compliance with Section 28 Guidelines

#### Table 2: Implementation of SPPRs from DLPLG (2018) Sustainable Urban Housing

Page 371

#### Proposed Amendment Reference No. 16

Delete text below from Table 2: Implementation of SPPRS from DLPLG (2018) Sustainable Urban Housing as indicated:

<b>SPPR 7:</b> BTR development	Chapter 15 Development Standards, which sets out the relevant standards relating to BTR developments, complies with SPPR7.
<b>SPPR 8:</b> Proposals that qualify as specific BTR development	Chapter 15 Development Standards, which sets out the relevant standards relating to BTR developments, complies with SPPR8.

## Appendix 15: Land Use Definitions

### Volume 2 Appendices

### Appendix 15: Land Use Definitions

Page 377

#### Proposed Amendment Reference No. 17

Delete as indicated:

#### Build to Rent Residential Accommodation

Purpose-built residential accommodation and associated amenities built specifically for long-term rental that is managed and serviced in an institutional manner by an institutional landlord. (~~see also section 5.0 of the DHPLG Section 28 Guidelines, Sustainable Urban Housing: Design Standards for new Apartments (2020).~~)



**PART B: Insert new Appendix 19 into Volume 2: Appendices of the Dublin City Development Plan 2022 – 2028 containing transitional arrangements for Build-To-Rent accommodation proposals that are subject to consideration within the planning system on or before 21st December 2022.**

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## **Volume 2 Appendices**

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**After Appendix 18: Ancillary Residential Accommodation**

**Page iv**

### **Proposed Amendment Reference No. 18**

**Insert 'Appendix 19: Transitional Arrangements for Build-To-Rent Accommodation proposals.....428**

## **Volume 2 Appendices**

**New Appendix to the 2022 – 2028 Dublin City Development Plan (Appendix 19)**

**Insert After Appendix 18: Ancillary Residential Accommodation**

**Insert After Page 427**

### **Proposed Amendment Reference No. 19**

**Insert new Appendix 19 as set out below.**

## **Appendix 19: Transitional Arrangements for Certain Development Proposals for or including Build-To-Rent Accommodation**

### **1.0 Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, DHLGH, 2023**

Build-To-Rent (BTR) development was established as a separate class of development for planning purposes, arising from *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities*, as published in 2018 and updated in 2020.

For the purposes of the planning system the Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, DHLGH, 2023 no longer identify Build to Rent (BTR) accommodation as a specific housing typology which require specific guidance / design standards. A technical update in relation to 'Build-To-Rent' (BTR) accommodation has been made to the development plan.

## **2.0 Transitional Arrangements**

In amending the apartment guidelines transitional arrangements were put in place to allow BTR proposals at formal application / appeal stage or at formal pre-application stage on or before 21<sup>st</sup> December 2022 to be considered with reliance to the 2020 guidelines (see paragraphs 5.10 and 5.11 of the 2023 guidelines).

To comply with the 2023 guidelines, under these transitional arrangements relevant BTR proposals will be considered and decided in accordance with (1) the 2020 Guidelines and, (2) the interim development plan BTR policies, objectives and standards as set out below.

A reference to proposed Build-To-Rent accommodation below in sub sections 3.1 – 3.3 is a reference to BTR proposals as per paragraphs 5.10 and 5.11 of the 2023 guidelines. New BTR accommodation development proposals made after this date will not be assessed under the 2020 Guidelines or these interim development plan policies, objectives and standards.

## **3.0 Build-To-Rent Accommodation**

### **3.1 Specific Housing Typologies - Build to Rent (BTR) Accommodation**

BTR accommodation shall only be concentrated in significant employment locations, within 500m of major public transport interchanges and within identified Strategic Development Regeneration Areas.

Furthermore, applications for BTR schemes are required to demonstrate how the development supports housing need, particularly with regard to tenure, unit size and accessibility with particular reference to the Dublin City Council Housing Need and Demand Assessment and that there is not an over-concentration of Build to Rent Accommodation within an area, including a map showing all such facilities within a 1km radius of a proposal. Such housing will be controlled in the interest of providing a mix of tenure and unit types. In assessing the matter of overconcentration, the Planning authority will have regard to factors such as:

- the number and scale of other permitted and proposed BTR development in the vicinity (within a 1km radius) of the site,
- the household tenure and housing type of existing housing stock in the approximate vicinity (within a 1km radius) of the site,
- and the proximity of the proposal to high capacity urban public transport stops and interchange (such as DART, Luas and BusConnects).

There will be a general presumption against large scale residential developments (in excess of 100 units) which comprise of 100% BTR typology. To ensure a sustainable mix of tenure and long term sustainable communities, a minimum of 60% of standard designed apartments will be required in such instances.

BTR schemes of less than 100 units will generally not be supported. The concept of Build to Rent requires a critical mass of accommodation to provide a meaningful provision of communal facilities and services. Smaller BTR schemes with less than 100 units will only be considered where it can be demonstrated that there is a strong need for the development and a detailed justification is provided.

### It is the Policy of Dublin City Council:

#### **Build to Rent Accommodation**

To facilitate the provision of Build to Rent (BTR) development proposals which, on or before 21<sup>st</sup> December 2022, were at formal application / appeal stage or at formal pre-application stage (as per paragraphs 5.10 and 5.11 of the 2023 apartment guidelines) in the following specific locations:

- Within 500 metre walking distance of significant employment locations,
- Within 500 metres of major public transport interchanges (e.g. Connolly Station, Tara Street Station and Heuston Station), and
- Within identified Strategic Development Regenerations Areas.

There will be a general presumption against large scale residential developments (in excess of 100 units) which comprise of 100% BTR typology. To ensure there are opportunities for a sustainable mix of tenure and long term sustainable communities, a minimum of 60% of units within a development must be designed as standard apartments in accordance with the requirements set out in the Sustainable Urban Housing: Design Standards for New Apartments, December 2020, as updated.

There will be a presumption against the proliferation and over concentration of BTR development in any one area. In this regard, applications for BTR developments should be accompanied by an assessment of other permitted and proposed BTR developments within a 1km radius of the site to demonstrate:

- that the development would not result in the overconcentration of one housing tenure in a particular area and take into account the location of the proposed BTR.
- how the development supports housing need, particularly with regard to tenure, unit size and accessibility with particular reference to the Dublin City Council Housing Need and Demand Assessment.

**QHSN40(a)**

## It is the Policy of Dublin City Council:

<b>QHSN41(a)</b>	<b>Build to Rent Accommodation</b> To discourage BTR Accommodation schemes of less than 100 units due to the need to provide a critical mass of accommodation to provide a meaningful provision of communal facilities and services. Smaller BTR accommodation schemes with less than 100 units will only be considered in exceptional circumstances and where a detailed justification is provided.
<b>QHSN42(a)</b>	<b>Build to Rent Accommodation</b> To foster community both within a BTR scheme and to encourage its integration into the existing community, the applicant will be requested to provide an evidenced based analysis that the proposed resident support facilities are appropriate to the intended rental market having regard to the scale and location of the proposal. The applicant must also demonstrate how the BTR scheme must contribute to the sustainable development of the broader community and neighbourhood.
<b>QHSN44(a)</b>	<b>Build to Rent</b> It is the policy of DCC to avoid the proliferation and concentration of clusters of build to rent development in any area of the city.

### 3.2 Land Use Zoning

The following should be read in conjunction with Chapter 14 of Volume 1: Written Statement of the Development Plan (Land Use Zoning) and with Maps A to H of the Plan.

In order to achieve a sustainable tenure mix in neighbourhoods, the Build-To-Rent residential typology is predominantly in the open for consideration category.

In brief Build-To-Rent residential is open for consideration as a transitional arrangement only as set out in QHSN40(a) under Land Use Zoning Objectives Z1, Z2, Z4, Z5, Z10, Z12.

Build-To-Rent residential is a permissible use under Land Use Zoning Objective Z14 only as a transitional arrangement as described in QHSN40(a).

### 3.3 Development Standards for Build to Rent

This section sets out specific guidance for Build to Rent.

For clarity, in accordance with SPPR 8, the unit mix requirement for the North Inner City and Liberties Sub-City Areas does not apply to units that are designed to a BTR standard.

### 3.3.1 Build to Rent Residential Developments (BTR)

“Build to Rent” (BTR) refers to purpose build residential accommodation and associated amenities build specifically for long term rental that is managed and serviced in an institutional manner by an institutional landlord. Recent emerging trends would indicate that the dominance of BTR in large schemes can be to the detriment of standard designed apartment units. Dublin City Council will consider “Build to Rent” developments in specific locations as follows:

- Within 500 metre walking distance of significant employment locations.
- Within 500m of major public transport interchanges (e.g. Connolly Station, Tara Street Station and Heuston Station), and within identified Strategic Development Regenerations Areas.

There will be a general presumption against large scale residential developments (in excess of 100 units) which comprise of 100% BTR typology. To ensure a sustainable mix of tenure and long-term sustainable communities, a minimum of 60% of standard designed apartments will be required in such instances.

Please refer to Policy QHSN40(a) above.

Furthermore, whilst BTR is considered to be an integral part in achieving an appropriate mix of housing in the right locations, there will be a presumption against the proliferation and over concentration of Build to Rent development in any one area. Applications for “Build to Rent” developments should be accompanied by an assessment of other permitted and proposed BTR developments within a 1km radius of the site to demonstrate:

- that the development would not result in the over concentration of one housing tenure in a particular area.
- how the development supports housing need, particularly with regard to tenure, unit size and accessibility with particular reference to the Dublin City Council Housing Need and Demand Assessment.

### 3.3.2 Design Standards

The Sustainable Urban Development Design Standards for New Apartments set out specific planning policy requirements for “Build to Rent” developments. SPPR7 refers to the provision of resident support facilities (laundry, concierge, management facilities etc.) and resident services and amenities (sports facilities, resident lounge, function rooms, co-working spaces etc.).

Whilst the guidelines do not provide for a quantitative standard residential support facilities and resident services and amenities, a general guideline of 3 sq. m. per person is recommended. This will be assessed on a case by case basis where the applicant can demonstrate a high standard of services and facilities.

SPPR8 refers to specific relaxations that can be applied to BTR scheme which differentiate BTR schemes from standard residential developments.

SPPR8 (ii) states that flexibility can be applied to the provision of storage space, private amenity space and communal space within a scheme at the discretion of the planning authority.

There is a general presumption against excessive derogation of these requirements, in particular, private amenity space. Where derogations of private amenity space are sought, there will be an onus on the applicant to demonstrate that the quality of the unit is of a higher standard, e.g. in excess of the minimum floor area, contains unique design features and that the loss/reduction of private amenity is compensated within the communal amenity provision, e.g. if a unit requires 5 sq. m. of private amenity space, this quantum should be offset to provide for an additional 5 sq. m. communal amenity space.

Dublin City Council will seek to ensure a high level of amenity is provided within BTR schemes. All applications should seek to demonstrate compliance with the relevant standards for storage, private and communal open space as set out in Appendix 1 of the Sustainable Urban Housing: Design Standards for New Apartments.

In all cases, the onus will be on the project proposer to demonstrate the overall quality of the facilities provided and that residents will enjoy an enhanced overall standard of amenity.

### 3.3.3 Communal and Public Open Space

All Build to Rent developments will be required to provide for the same quantum of external communal open space and public open space as set out for standard apartment developments, see Section 15.6.12 and 15.8.6.

# APPENDIX 2

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 <sup>1</sup> for – QIs or SCIs (*=Priority Annex I Habitat) Conservation Objectives
<b>Special Areas of Conservation (SAC)</b>		
North Dublin Bay SAC [000206]	Within the city boundary	<p>Annex I Habitats:</p> <ul style="list-style-type: none"> <li>• Mudflats and sandflats not covered by seawater at low tide [1140];</li> <li>• Annual vegetation of drift lines [1210];</li> <li>• Salicornia and other annuals colonising mud and sand [1310];</li> <li>• Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>) [1330];</li> <li>• Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410];</li> <li>• Embryonic shifting dunes [2110];</li> <li>• Shifting dunes along the shoreline with <i>Ammophila arenaria</i> ('white dunes') [2120];</li> <li>• Fixed coastal dunes with herbaceous vegetation ('grey dunes') [2130]* ; and</li> <li>• Humid dune slacks [2190].</li> </ul> <p>Annex II Species:</p> <ul style="list-style-type: none"> <li>• Petalwort (<i>Petalophyllum ralfsii</i>) [1395].</li> </ul> <p>To <b>Maintain</b> 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 <b>Restore</b> 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"> <li>• Mudflats and sandflats not covered by seawater at low tide [1140];</li> <li>• Annual vegetation of drift lines [1210];</li> <li>• Salicornia and other annuals colonising mud and sand [1310]; and</li> </ul>

<sup>1</sup> "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 <sup>1</sup> for – QIs or SCIs (* = Priority Annex I Habitat) Conservation Objectives
		<ul style="list-style-type: none"> <li>Embryonic shifting dunes [2110].</li> </ul> <p>To <b>maintain</b> 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"> <li>Mudflats and sandflats not covered by seawater at low tide [1140];</li> <li>Salicornia and other annuals colonising mud and sand [1310];</li> <li>Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>) [1330]; and</li> <li>Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410].</li> </ul> <p>To <b>maintain</b> 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"> <li>Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]; and</li> <li>European dry heaths [4030].</li> </ul> <p>To <b>maintain</b> 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"> <li>Perennial vegetation of stony banks [1220]; and</li> <li>Vegetated sea cliffs of the Atlantic and Baltic coasts [1230].</li> </ul> <p>To <b>maintain</b> the favourable conservation condition of the qualifying interest habitats [1220, 1230], as defined by the list of attributes and targets set out in:</p>



European Site Name and code	Distance from Plan	Reasons for Designation <sup>1</sup> for – QIs or SCIs (* = Priority Annex I Habitat) Conservation Objectives
		<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"> <li>• Mudflats and sandflats not covered by seawater at low tide [1140];</li> <li>• Salicornia and other annuals colonising mud and sand [1310];</li> <li>• <i>Spartina</i> swards (<i>Spartinion maritimae</i>) [1320]<sup>2</sup>;</li> <li>• Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330];</li> <li>• Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410];</li> <li>• Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]; and</li> <li>• Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]*.</li> </ul> <p>To <b>Maintain</b> 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 <b>Restore</b> 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"> <li>• Estuaries [1130];</li> <li>• Mudflats and sandflats not covered by seawater at low tide [1140];</li> <li>• Salicornia and other annuals colonising mud and sand [1310];</li> <li>• Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330];</li> <li>• Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410];</li> <li>• Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]; and,</li> <li>• Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]*.</li> </ul>

<sup>2</sup>1320 *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

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		<p>To <b>Maintain</b> the favourable conservation condition of the qualifying interest habitats [1130, 1140, 1310 &amp; 1410], as defined by the list of attributes and targets set out in:  “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 <b>Restore</b> 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  “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"> <li>• Reefs [1170]; and,</li> <li>• Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]</li> </ul> <p>Annex II Species:</p> <ul style="list-style-type: none"> <li>• Grey seal (<i>Halichoerus grypus</i>) [1364]; and,</li> <li>• Harbour seal (<i>Phoca vitulina</i>) [1365].</li> </ul> <p>To <b>Maintain</b> 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:  “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"> <li>• Reefs [1170].</li> </ul> <p>Annex II Species:</p> <ul style="list-style-type: none"> <li>• Harbour porpoise (<i>Phocoena phocoena</i>) [1351].</li> </ul> <p>To <b>Maintain</b> 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:  “NPWS (2013) Conservation Objectives: Rockabill to Dalkey Island SAC 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</p>

European Site Name and code	Distance from Plan	Reasons for Designation <sup>1</sup> for – QIs or SCIs (* = Priority Annex I Habitat) Conservation Objectives
		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.
Wicklow Mountains SAC [002122]	Approximately 6.7km from the city boundary	<p>Annex I Habitats:</p> <ul style="list-style-type: none"> <li>• Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) [3110];</li> <li>• Natural dystrophic lakes and ponds [3160];</li> <li>• Northern Atlantic wet heaths with <i>Erica tetralix</i> [4010];</li> <li>• European dry heaths [4030];</li> <li>• Alpine and Boreal heaths [4060];</li> <li>• Calaminarian grasslands of the <i>Violetalia calaminariae</i> [6130];</li> <li>• Species-rich <i>Nardus</i> grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) [6230];</li> <li>• Blanket bogs (* if active bog) [7130];</li> <li>• Siliceous scree of the montane to snow levels (<i>Androsacetalia alpinae</i> and <i>Galeopsietalia ladani</i>) [8110];</li> <li>• Calcareous rocky slopes with chasmophytic vegetation [8210];</li> <li>• Siliceous rocky slopes with chasmophytic vegetation [8220]; and</li> <li>• Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles [91A0].</li> </ul> <p>Annex II Species:</p> <ul style="list-style-type: none"> <li>• Otter (<i>Lutra lutra</i>) [1355].</li> </ul> <p>To <b>Maintain</b> 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:</p> <p>“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 <b>Restore</b> 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:</p> <p>“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>
<b>Special Protection Areas</b>		
North Bull Island SPA [004006]	Within the city boundary	<ul style="list-style-type: none"> <li>• Light-bellied Brent Goose <i>Branta bernicla hrota</i> [A046];</li> <li>• Shelduck <i>Tadorna tadorna</i> [A048];</li> <li>• Teal <i>Anas crecca</i> [A052];</li> <li>• Pintail <i>Anas acuta</i> [A054];</li> <li>• Shoveler <i>Anas clypeata</i> [A056];</li> <li>• Oystercatcher <i>Haematopus ostralegus</i> [A130];</li> </ul>

European Site Name and code	Distance from Plan	Reasons for Designation <sup>1</sup> for – QIs or SCIs (*Priority Annex I Habitat) Conservation Objectives
		<ul style="list-style-type: none"> <li>• Golden Plover <i>Pluvialis apricaria</i> [A140];</li> <li>• Grey Plover <i>Pluvialis squatarola</i> [A141];</li> <li>• Knot <i>Calidris canutus</i> [A143];</li> <li>• Sanderling <i>Calidris alba</i> [A144];</li> <li>• Dunlin <i>Calidris alpina</i> [A149];</li> <li>• Black-tailed Godwit <i>Limosa limosa</i> [A156];</li> <li>• Bar-tailed Godwit <i>Limosa lapponica</i> [A157];</li> <li>• Curlew <i>Numenius arquata</i> [A160];</li> <li>• Redshank <i>Tringa tetanus</i> [A162];</li> <li>• Turnstone <i>Arenaria interpres</i> [A169];</li> <li>• Black-headed Gull <i>Chroicocephalus ridibundus</i> [A179]; and</li> <li>• Wetlands and Waterbirds [A199].</li> </ul> <p>To <b>Maintain</b> 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"> <li>• Light-bellied Brent Goose <i>Branta bernicla hrota</i> [A046];</li> <li>• Oystercatcher <i>Haematopus ostralegus</i> [A130];</li> <li>• Ringed Plover <i>Charadrius hiaticula</i> [A137];</li> <li>• Grey Plover <i>Pluvialis squatarola</i> [A140];</li> <li>• Knot <i>Calidris canutus</i> [A143];</li> <li>• Sanderling <i>Calidris alba</i> [A144];</li> <li>• Dunlin <i>Calidris alpina</i> [A149];</li> <li>• Bar-tailed Godwit <i>Limosa lapponica</i> [A157];</li> <li>• Redshank <i>Tringa totanus</i> [A162];</li> <li>• Black-headed Gull <i>Chroicocephalus ridibundus</i> [A179];</li> <li>• Roseate Tern <i>Sterna dougallii</i> [A192];</li> <li>• Common Tern <i>Sterna hirundo</i> [A193];</li> <li>• Arctic Tern <i>Sterna paradisaea</i> [A194]; and</li> <li>• Wetlands and Waterbirds [A999].</li> </ul> <p>To <b>Maintain</b> 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: “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>

European Site Name and code	Distance from Plan	Reasons for Designation <sup>1</sup> for – QIs or SCIs (*Priority Annex I Habitat) Conservation Objectives
		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.
Baldoye Bay SPA [004016]	Approximately 890m from the city boundary	<ul style="list-style-type: none"> <li>• Light-bellied Brent Goose <i>Branta bernicla hrota</i> [A046];</li> <li>• Shelduck <i>Tadorna</i> [A048];</li> <li>• Ringed Plover <i>Charadrius hiaticula</i> [A137];</li> <li>• Golden Plover <i>Pluvialis apricaria</i> [A140];</li> <li>• Grey Plover <i>Pluvialis squatarola</i> [A141];</li> <li>• Bar-tailed Godwit <i>Limosa lapponica</i> [A157]; and</li> <li>• Wetlands and Waterbirds [A999].</li> </ul> <p>To <b>Maintain</b> 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"> <li>• Kittiwake <i>Rissa tridactyla</i> [A188].</li> </ul> <p>To <b>Maintain</b> or <b>Restore</b> 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"> <li>• Cormorant <i>Phalacrocorax carbo</i> [A017];</li> <li>• Herring Gull <i>Larus argentatus</i> [A184];</li> <li>• Kittiwake <i>Rissa tridactyla</i> [A188];</li> <li>• Guillemot <i>Uria aalge</i> [A199]; and</li> <li>• Razorbill <i>Alca torda</i> [A200].</li> </ul> <p>To <b>Maintain</b> or <b>Restore</b> 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>

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		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.
Malahide Estuary SPA [004025]	Approximately 4.1km from the city boundary	<ul style="list-style-type: none"> <li>• Great Crested Grebe Podiceps cristatus [A005];</li> <li>• Light-bellied Brent Goose Branta bernicla hrota [A046];</li> <li>• Shelduck Tadorna [A048];</li> <li>• Pintail Anas acuta [A054];</li> <li>• Goldeneye Bucephala clangula [A067];</li> <li>• Red-breasted Merganser Mergus serrator [A069];</li> <li>• Oystercatcher Haematopus ostralegus [A130];</li> <li>• Golden Plover Pluvialis apricaria [A140];</li> <li>• Grey Plover Pluvialis squatarola [A141];</li> <li>• Knot Calidris canutus [A143];</li> <li>• Dunlin Calidris alpina [A149];</li> <li>• Black-tailed Godwit Limosa [A156];</li> <li>• Bar-tailed Godwit Limosa lapponica [A157];</li> <li>• Redshank Tringa totanus [A162]; and,</li> <li>• Wetland and Waterbirds [A999].</li> </ul> <p>To <b>Maintain</b> 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: “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"> <li>• Greylag Goose Anser anser [A043];</li> <li>• Light-bellied Brent Goose Branta bernicla hrota [A046];</li> <li>• Shelduck Tadorna [A048];</li> <li>• Shoveler Anas clypeata [A056];</li> <li>• Oystercatcher Haematopus ostralegus [A130];</li> <li>• Ringed Plover Charadrius hiaticula [A137];</li> <li>• Grey Plover Pluvialis squatarola [A141];</li> <li>• Knot Calidris canutus [A143];</li> <li>• Dunlin Calidris alpina [A149];</li> <li>• Black-tailed Godwit Limosa [A156];</li> <li>• Redshank Tringa totanus [A162]; and,</li> <li>• Wetland and Waterbirds [A999].</li> </ul> <p>To <b>Maintain</b> 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:</p>

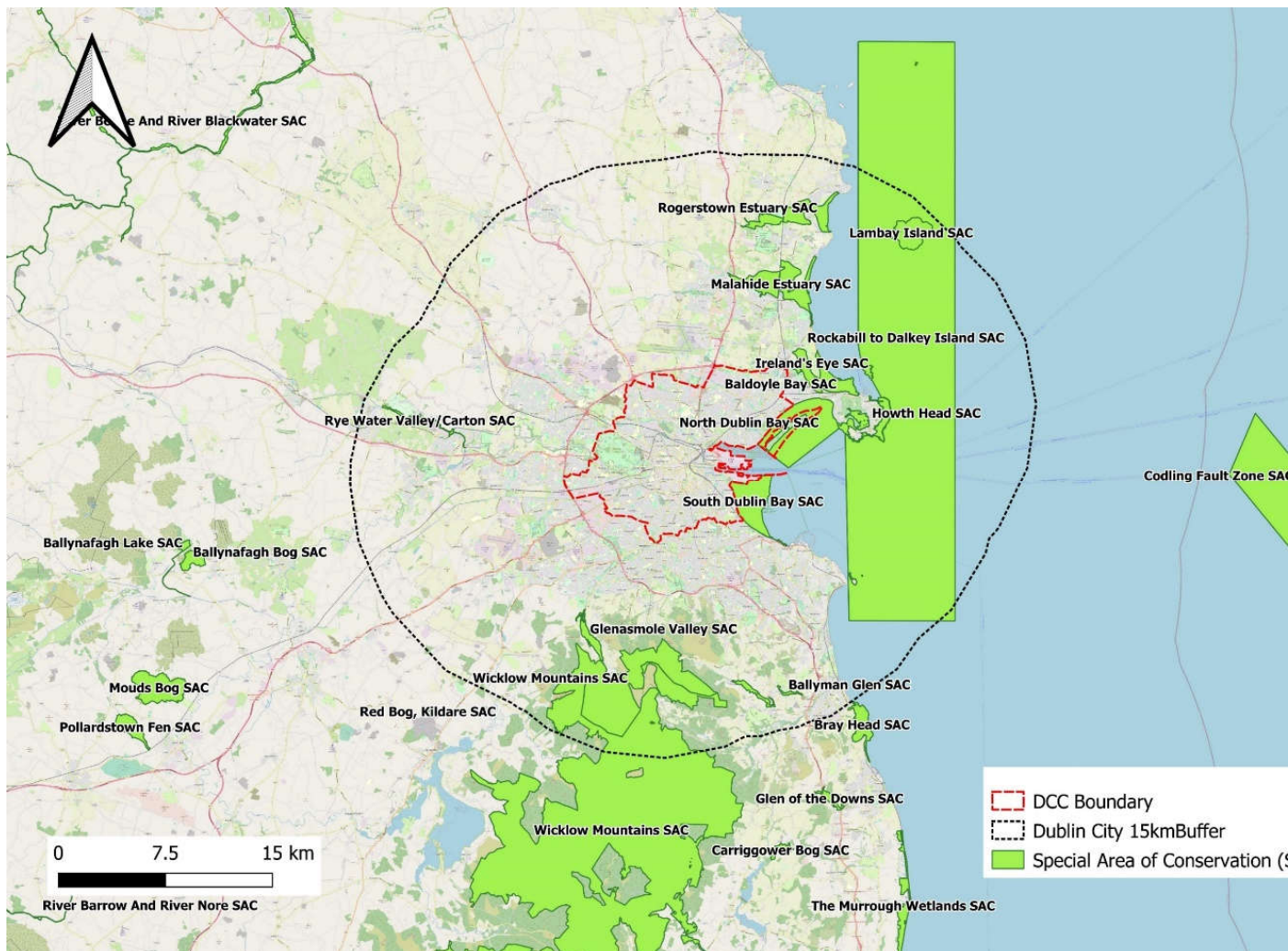
European Site Name and code	Distance from Plan	Reasons for Designation <sup>1</sup> for – QIs or SCIs (*Priority Annex I Habitat) Conservation Objectives
		<p>“NPWS (2013) Conservation Objectives: Rogerstown Estuary SPA 004015. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage 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"> <li>• Cormorant <i>Phalacrocorax carbo</i> [A017];</li> <li>• Shag <i>Phalacrocorax aristotelis</i> [A018];</li> <li>• Greylag Goose <i>Anser anser</i> [A043];</li> <li>• Lesser Black-backed Gull <i>Larus fuscus</i> [A183]</li> <li>• Herring Gull <i>Larus argentatus</i> [A184];</li> <li>• Kittiwake <i>Rissa tridactyla</i> [A188];</li> <li>• Guillemot <i>Uria aalge</i> [A199];</li> <li>• Razorbill <i>Alca torda</i> [A200]; and</li> <li>• Puffin <i>Fratercula arctica</i> [A204].</li> </ul> <p>To <b>Maintain</b> or <b>Restore</b> 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:</p> <p>“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"> <li>• Roseate Tern <i>Sterna dougallii</i> [A192];</li> <li>• Common Tern <i>Sterna hirundo</i> [A193]; and</li> <li>• Arctic Tern <i>Sterna paradisaea</i> [A194].</li> </ul> <p>To <b>Maintain</b> or <b>Restore</b> 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:</p> <p>“NPWS (2022) Conservation objectives for Dalkey Islands SPA [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"> <li>• Merlin <i>Falco columbarius</i> [A098]; and</li> <li>• Peregrine <i>Falco peregrinus</i> [A103].</li> </ul> <p>To <b>Maintain</b> or <b>Restore</b> 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>

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		<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"> <li>• Cormorant <i>Phalacrocorax carbo</i> [A017];</li> <li>• Shag <i>Phalacrocorax aristotelis</i> [A018];</li> <li>• Light bellied Brent Goose <i>Branta Bernicla hrota</i> [A046];</li> <li>• Purple Sandpiper <i>Calidris maritima</i> [A148];</li> <li>• Turnstone <i>Arenaria interpres</i> [A169]; and</li> <li>• Herring Gull <i>Larus argentatus</i> [A184].</li> </ul> <p>To <b>Maintain</b> or <b>Restore</b> 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"> <li>• Greylag Goose <i>Anser</i> [A043]; and</li> <li>• Lesser Black-backed Gull <i>Larus fuscus</i> [A183].</li> </ul> <p>To <b>Maintain</b> or <b>Restore</b> 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 <i>Gavia stellata</i> A001</p> <p>Greylag Goose <i>Anser</i> A043</p> <p>Light Bellied Brent Goose <i>Branta bernicla hrota</i> A046</p> <p>Wigeon <i>Anas penelope</i> A050</p> <p>Teal <i>Anas crecca</i> A052</p> <p>Black-headed Gull <i>Chroicocephalus ridibundus</i> A179</p> <p>Herring Gull <i>Larus argentatus</i> A162</p> <p>Little Tern <i>Sterna albifrons</i> A195</p> <p>Wetlands A999</p> <p>To <b>Maintain</b> or <b>Restore</b> the favourable conservation condition of the special conservation interest bird species of The Murrough SPA, as defined by the list of attributes and targets set out in:</p> <p>“NPWS (2022) Conservation objectives for The Murrough SPA [004186]. Generic Version 9.0. Department of Housing, Local Government and Heritage”.</p>



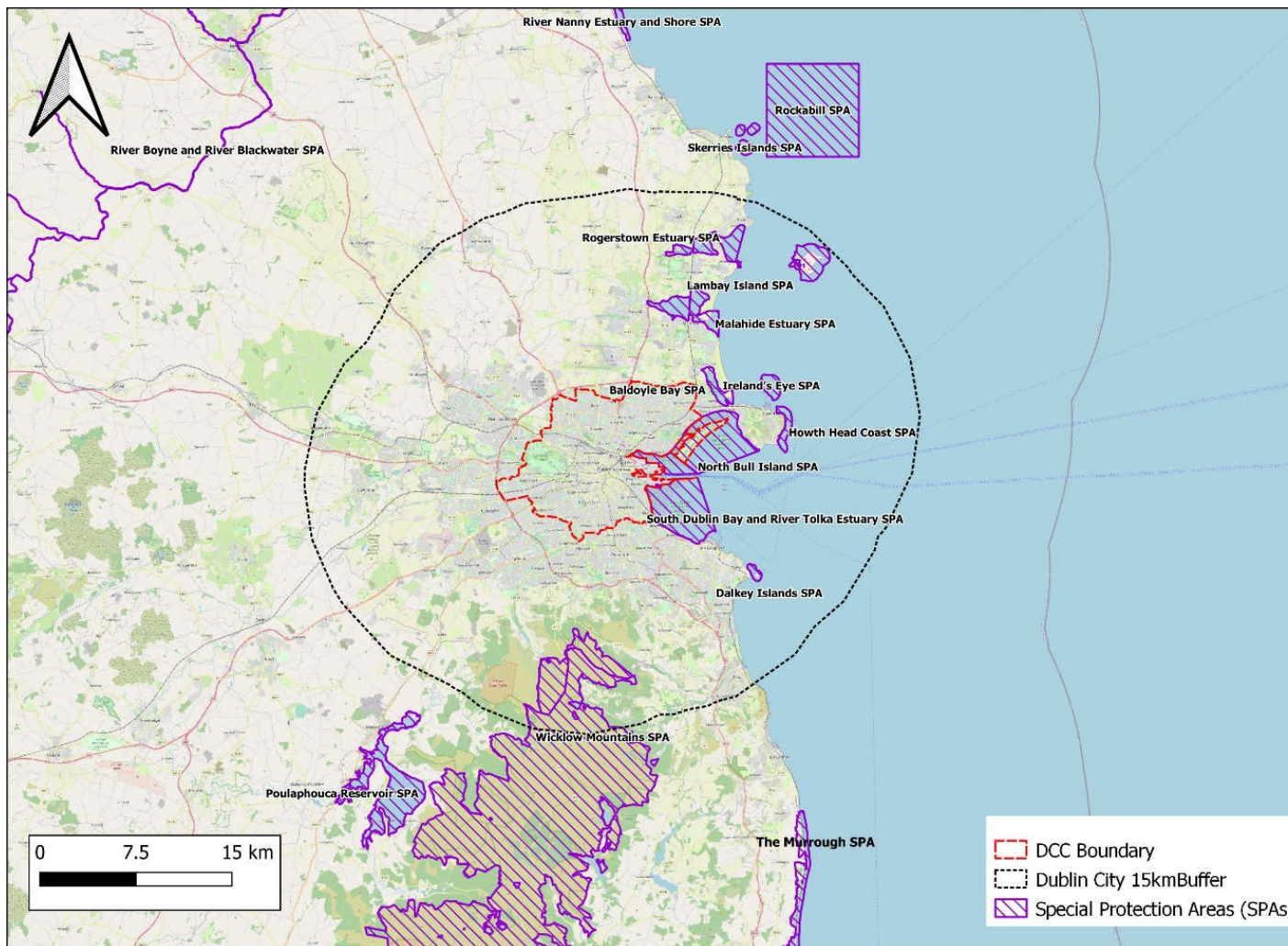
European Site Name and code	Distance from Plan	Reasons for Designation <sup>1</sup> for – QIs or SCIs (*=Priority Annex I Habitat) Conservation Objectives
North-West Irish Sea cSPA 004236		<ul style="list-style-type: none"> <li>• Common Scoter (<i>Melanitta nigra</i>) [A065]</li> <li>• Red-throated Diver (<i>Gavia stellata</i>) [A001]</li> <li>• Great Northern Diver (<i>Gavia immer</i>) [A003]</li> <li>• Fulmar (<i>Fulmarus glacialis</i>) [A009]</li> <li>• Manx Shearwater (<i>Puffinus puffinus</i>) [A013]</li> <li>• Shag (<i>Phalacrocorax aristotelis</i>) [A018]</li> <li>• Cormorant (<i>Phalacrocorax carbo</i>) [A017]</li> <li>• Common Tern (<i>Sterna hirundo</i>) [A193]</li> <li>• Little Tern (<i>Sterna albifrons</i>) [A195]</li> <li>• Kittiwake (<i>Rissa tridactyla</i>) [A188]</li> <li>• Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179]</li> <li>• Common Gull (<i>Larus canus</i>) [A182]</li> <li>• Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183]</li> <li>• Great Black-backed Gull (<i>Larus marinus</i>) [A187]</li> <li>• Little Gull (<i>Larus minutus</i>) [A177]</li> <li>• Herring Gull (<i>Larus argentatus</i>) [A184]</li> <li>• Roseate Tern (<i>Sterna dougallii</i>) [A192]</li> <li>• Arctic Tern (<i>Sterna paradisaea</i>) [A194]</li> <li>• Puffin (<i>Fratercula arctica</i>) [A204]</li> <li>• Razorbill (<i>Alca torda</i>) [A200]</li> <li>• Guillemot (<i>Uria aalge</i>) [A199]</li> </ul>

# APPENDIX 3



Special Areas of Conservation (SACs)

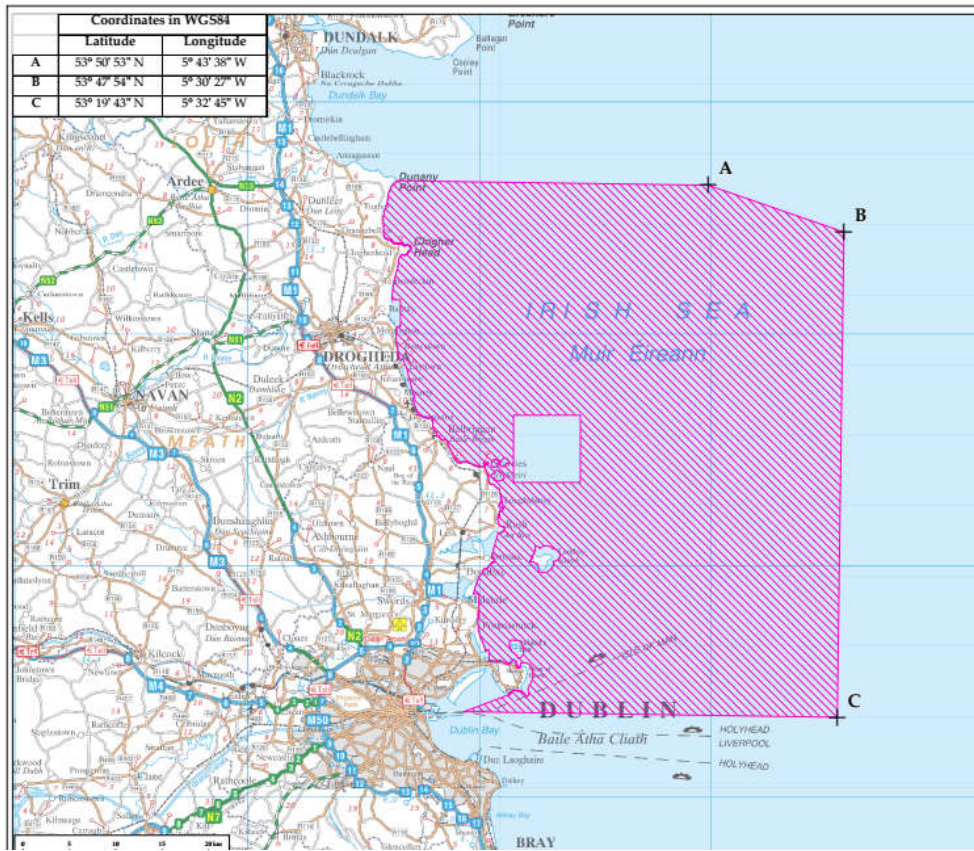
# APPENDIX 4



**Special Protection Areas (SPAs)**



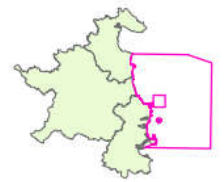
# APPENDIX 5



LIMISTÉAR FAOI  
CHOSAINT SPEISIALTA MOLTA  
CANDIDATE  
SPECIAL PROTECTION AREA

 Limistéar faoi Chosaint Speisialta  
Candidate Special Protection Area

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



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



Beathúireadh (Dúdaire Éireann) Caidéad Uisce (2007/155)\_01 01/04/17 (Rialas na MÍ) agus  
Chosaint Speisialta Molta (2007/155)\_01 01/04/17 (Rialas na MÍ) © Roinn Tíreochta, Rialtas Átha Cliath agus Oidhreacht  
Cairde Comhcheiliúcháil Tíreochta agus Míreann / Candidate Special Protection Area