



Appropriate Assessment (AA) Screening Determination for Variation No. 2 to the Fingal Development Plan 2023-2029

Fingal County Council has prepared Variation No. 2 to the Fingal Development Plan 2023 – 2029. The Variation has been screened for Appropriate Assessment (AA) in accordance with Article 6(3) of the Habitats Directive (92/43/EEC of 21 May 1992), Regulation 42 of the European Communities (Birds and Natural Habitats) Regulations 2011. The AA Screening report was written by Brady Shipman Martin on behalf of Fingal County Council.

The AA Screening Report comprises an appraisal of Variation No. 2 and its potential to impact on European sites as well as an appraisal of whether the implementation of Variation No. 2 is likely to have a significant effect on any European sites.


Section 3 of the AA Screening Report describes Variation No. 2 itself. The study area, surrounding environment and “zone of influence” of Variation No. 2 are described in Section 4. Section 5 appraises the likelihood of significant effects of Variation No. 2 in the context of the European sites within the zone of influence and Section 6 confirms that no mitigation measures are required. In addition, the AA Screening Report, in Section 7, examines the potential for other plans and/or projects to act in combination with Variation No. 2 and to result in significant cumulative effects on European sites within the zone of influence.

The AA Screening Report concludes the following:

Following review of Variation No. 2 of the Fingal Development Plan 2023-2029 against the Conservation Objectives of the relevant European sites, it is concluded that there is no possibility that the implementation of the Variation could result in any likely significant effects on European sites on its own or in combination with other plans and programmes.

In view of best scientific knowledge therefore, this report concludes that Variation No. 2 of the Fingal Development Plan 2023-2029, individually or in combination with another plan or project, is not likely to have a significant effect on European sites under Article 6 of the Habitats Directive (92/43/EEC) in light of their conservation objectives. The Variation No.2 does not require an Appropriate Assessment and the preparation of a Natura Impact Report.

The undersigned, having carefully considered the information referred to above, agrees with and adopts the reasoning and conclusion presented above and in the Appropriate Assessment Screening Report. The undersigned hereby determines pursuant to Regulation 42 of S.I. No. 477 of 2011, as amended, and for the purposes of Article 6(3) of the Habitats Directive that Variation No. 2 is not foreseen to give rise to any significant adverse effects on any designated European sites, alone or in combination with other plans or projects. Consequently, it is determined that a Stage Two AA (and the preparation of a Natura Impact Report) is not required.

Name/Signature: 

Title: Senior Planner, Fingal County Council

Date: 14th April 2026



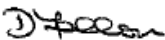
**Strategic Environmental Assessment (SEA) Screening Determination under:
S.I. No. 436/2004 - Planning and Development (Strategic Environmental
Assessment) Regulations 2004, as amended by S.I. No. 201/2011 - Planning
and Development (Strategic Environmental Assessment) (Amendment)
Regulations 2011 for Variation No. 2 to the Fingal County Development Plan
2023-2029.**

In order to comply with the requirements of Article 13K(4) of the Planning and Development Act 2000, as amended and S.I. 436/2004, as amended by 201/2011, this determination has been made by Fingal County Council in relation to the potential for Variation No. 2 to the Fingal County Development Plan 2023-2029 to give rise to significant effects on the environment.

This determination has been made by Fingal County Council following consideration of information contained in the SEA Screening Report prepared by Brady Shipman Martin (accompanying this determination), the content of higher level plans and the submissions/responses received from the environmental authorities. Following analysis and evaluation of the information, Fingal County Council, as the competent authority responsible for preparing Variation No. 2, has reached the conclusion that a SEA is not required for Variation No. 2 to the Fingal County Development Plan 2023-2029, based on the following conclusions:

The finding of the screening assessment is that due to the limited extent, nature and scope of Variation No.2 to the Fingal Development Plan 2023-2029, it will not result in likely significant environmental effects and will provide for an appropriate land use zoning compliant with the findings of the Strategic Flood Risk Assessment.

The undersigned hereby determines pursuant to Article 13K(4) of the Planning and Development Act 2000, as amended and S.I. 436/2004, as amended by 201/2011, that Strategic Environmental Assessment (SEA) is not required.

Name/Signature: 

Title: Senior Planner, Fingal County Council

Date: 14th April 2026