

Variation No. 2 of Fingal  
Development Plan 2023-2029  
Screening for Strategic Environmental  
Assessment (SEA)

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Client:

Fingal County Council

Date:

22 December 2025

## DOCUMENT CONTROL SHEET

### 7079\_RP-01\_Screening for Strategic Environmental Assessment (SEA)

Project No. 7079  
Client: Fingal County Council  
Project Name: Variation No. 2 of Fingal Development Plan 2023-2029  
Report Name: Screening for Strategic Environmental Assessment (SEA)  
Document No. RP-01  
Issue No. 03  
Date: 30 March 2026

This document has been issued and amended as follows:

Issue	Status	Date	Prepared	Checked
01	Draft	16 Dec 2025	Namrata Kaile	Thomas Burns
02	Final – Public Consultation	22 Dec 2025	Namrata Kaile	Thomas Burns
03	Adopted	30 March 2026	Namrata Kaile	Thomas Burns



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## 1 Introduction

### 1.1 Overview

This is the Screening for Strategic Environmental Assessment (SEA) of *Variation No. 2 of Fingal Development Plan 2023-2029* (hereafter referred to as “Variation No. 2”).

In accordance with Section 13 of the Planning and Development Act 2000, as amended, Fingal County Council has prepared Variation No.2 of the Fingal County Development Plan 2023-2029.

Fingal County Council commissioned Brady Shipman Martin (BSM) to carry out the Screening for Strategic Environmental Assessment (SEA) of Variation No.2 in accordance with the requirements of Article 13K(1) of the Planning and Development Regulations 2001 as amended, and the following SEA Regulations:

- S.I. 436 of 2004 – European Communities (Strategic Environmental Assessment) Regulations 2004,  
...as amended by:
- S.I. 201 of 2011 – European Communities (Strategic Environmental Assessment) (Amendment) Regulations 2011.

This Screening for SEA has been prepared with reference / regard to the relevant legislation, plans, guidance and data / information – refer to Appendix A of this report for detailed information.

## 2 Summary of Variation No.2

### 2.1 Overview and Background

Variation No. 2 to the Fingal Development Plan 2023 – 2029 adopts a formal land use zoning objective for lands known as Áras Mhuire Field, Barberstown Lane South, Barnhill, County Dublin.

The subject Lands comprises c.4.3 hectares southeast of Barberstown Lane, located within the Blanchardstown Development Boundary bounded by Royal Canal and the Irish Rail line to the east and an unnamed stream/river to the south and southwest. The site currently hosts 1no. dwelling house on the smaller of the two plots in southwestern corner with the larger plot appearing to be an agricultural field.

In 2023, the Fingal Development Plan 2023-2029 was the subject of a legal challenge by the landholder of the subject Lands. As a consequence of the subsequent court order the subject lands were unzoned and required to be zoned. This also necessitates the revision of the relevant flood mapping in the Strategic Flood Risk Assessment (SFRA) of the Fingal Development Plan 2023-2029 as this relates to the extent of the subject lands, in order to reflect the zoning objective.

The zoning of the subject lands is considered in the context of the revised flood risk assessment carried out by JBA Consulting Ireland. The SFRA which is included as Appendix 3 to the Variation is to ensure that flood risk is fully integrated into the Variation process regarding the subject lands.

The Court Order in effect quashed the ‘OS’ Open Space zoning objective attached to the subject lands in the Fingal Development Plan 2023-2029 rendering the subject lands ‘Unzoned land’ and quashed the relevant part of the Flood Maps in the Fingal Strategic Flood Risk Assessment (SFRA 2023) in the Fingal Development Plan 2023-2029 to the extent of the subject lands.

The Planning Authority is of the view that the most appropriate zoning objective for these lands, is ‘OS’ – Open Space (refer to **Figure 2.1**). This Open Space zoning is considered appropriate for these lands, following the carrying out of a Strategic Flood Risk Assessment which indicates the lands are not suitable for vulnerable uses. The proposed zoning adheres to the current guidance contained within The Planning System and Flood Risk Management, OPW (2009) considering the extent of present-day flood risk, as established in Appendix 3 of the Variation. Furthermore, there is a requirement for the provision of open space lands across the County and these lands will form part of a larger open space which will provide an important amenity for the residents in Barnhill.

The ‘OS’ Open Space zoning objective, as set out in Chapter 13 of the Fingal Development Plan, seeks to preserve and provide for open space and recreational amenities. The vision for this zoning is to provide recreational and amenity resources for urban and rural populations subject to strict development controls, where only community facilities and other recreational uses will be considered and encouraged by the Planning Authority.

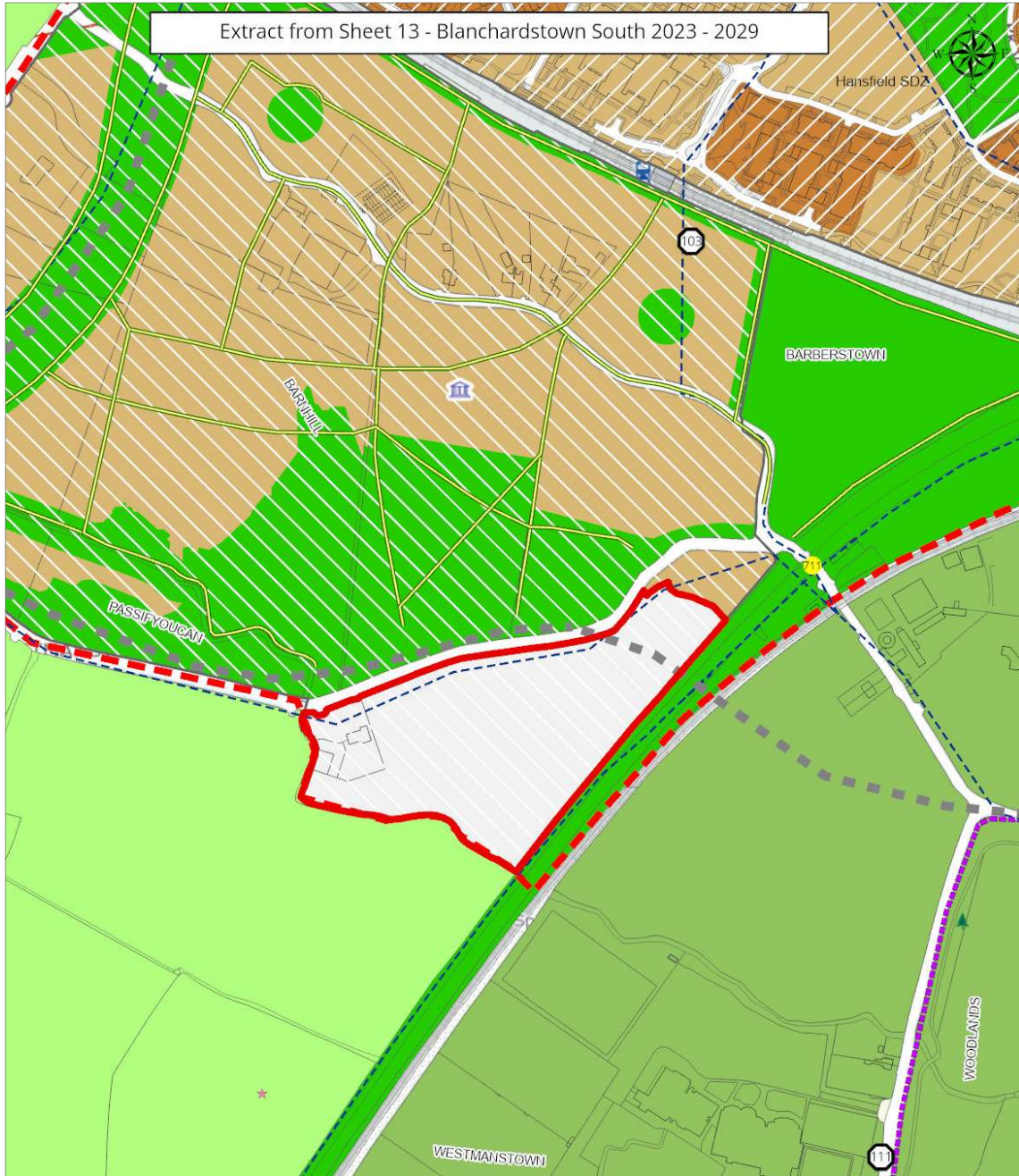


Figure 2.1: Extract from Sheet No.13 Blanchardstown South showing extent of the lands subject to Variation No.2 (white lands outlined in red).

## 2.2 Strategic Flood Risk Assessment (SFRA)

JBA Consulting was commissioned by Fingal County Council to undertake a Strategic Flood Risk Assessment for the subject lands informing Variation 2 to the Fingal Development Plan 2023-2029.

The SFRA notes (Section 7 Conclusion, JBA 2025), that the Barnhill Stream (which runs along the southern / southwestern boundary of the lands), while not included in the CFRAM project, is covered under the National Indicative Fluvial Mapping (NIFM), which indicates that most of the lands of the Variation lie within the 1% AEP and 0.1% AEP flood extents. Accordingly, the Fingal Development Plan

## Variation No. 2 of Fingal Development Plan 2023-2029

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Flood Zones classify much of the area as Flood Zone A/B. Previous hydraulic studies were reviewed but deemed unsuitable, as they do not fully reflect the post-development conditions of the Ongar Road Project or other structures and therefore cannot accurately assess flood risk to the Subject Lands. To address this, additional survey work and hydrological and hydraulic analysis were undertaken to produce a detailed Stage 3 Strategic Flood Risk Assessment that incorporates recent local infrastructure improvements/changes.

While including one residential property, the Variation lands are mainly undeveloped / pastoral and 95% of the area functions as a floodplain which also offers storage for residual risk culvert blockage events as well as future additional storage for climate change impacts. When considering the combination of the present day Flood Zones in addition to the scale of residual risk, climate change risk (which shows 99% of the land to be impacted) and the inability to effectively mitigate risk through design levels set by the SFRA (land raising) and the necessary Flood Compensatory Storage, the conclusion is that the proposed Open Space land use zoning is appropriate. Designation of the Subject Lands for more vulnerable uses would not be appropriate or in accordance with local, regional or national policy.

By prioritising avoidance of highly and less vulnerable uses in areas of highest risk and encouraging water-compatible uses the Variation ensures that flood risk management is fully integrated with spatial planning. This approach supports sustainable land use in accordance with the NPF, OPW Section 28 Guidelines and the Fingal Development Plan policy/objectives.

### 2.3 Screening for Appropriate Assessment (AA)

Variation No. 2 has been screened for Appropriate Assessment (AA) (BSM, 2025) in accordance with Article 6(3) of the Habitats Directive (92/43/EEC of 21 May 1992<sup>1</sup>) and Regulation 42 of the European Communities (Birds and Natural Habitats) Regulations 2011, as amended. It has been concluded that potential for effects on the integrity of European sites can be excluded beyond all reasonable scientific doubt and Stage 2 Appropriate Assessment (AA) and preparation of a Natura Impact Report (NIR) is not required.

### 2.4 Requirement for Consideration of Environmental Effects of the Proposed Variation

In accordance the requirements of Article 13K(1) of the Planning and Development Regulations 2001 as amended, the Variation must be subject to a determination of the need for environmental assessment (i.e. SEA) and consideration whether or not the Variation would be likely to have significant effects on the environment taking into account of relevant criteria set out in Schedule 2A (of the Regulations). This Screening for SEA is being prepared to inform this determination.

### 2.5 Consultation in relation to Consideration of Environmental Effects of the Proposed Variation

In accordance the requirements of Article 13K(3) on the 1 December 2025 Fingal County Council gave notice to the environmental authorities specified in Article 13A(4), as appropriate, of:

- *their intention to vary the Fingal Development Plan 2023-2029,*

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<sup>1</sup> [https://environment.ec.europa.eu/topics/nature-and-biodiversity/habitats-directive\\_en](https://environment.ec.europa.eu/topics/nature-and-biodiversity/habitats-directive_en)

Variation No. 2 of Fingal Development Plan 2023-2029  
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- *that the proposed Variation (No.2) is being screened for the need to undertake Strategic Environmental Assessment (SEA) under Article 7 (13K) of the Planning and Development (SEA) Regulations, as amended.*
- *that Fingal County Council must determine whether the Proposed Variation would or would not be likely to have significant effects on the environment and, in so doing, the Council must take account of relevant criteria set out in Schedule 2A 'Criteria for determining whether a plan is likely to have significant effects on the environment' of the Planning and Development Regulations, as amended, and*
- *that a submission or observation in relation to whether the Proposed Variation No. 2 would or would not be likely to have significant effects on the environment may be made to the Council by 22 December 2025.*

Two submissions / observations were received from the following environmental authorities (refer to **Appendix B** of this report).

**1. Environmental Protection Agency (EPA)**

The submission / observation from the EPA provided information in relation to SEA guidance and practice, sources of environmental information, and legislative requirements for SEA, which is of assistance in the preparation of this screening.

**2. Development Applications Unit (DAU) of the Department of Housing, Local Government and Heritage (DoHLGH)**

The submission / observation from DAU considers that *'no significant effects on flora, fauna or ecologically significant habitats should result from the re-zoning of the lands subject to proposed Variation No. 2'*, and that...*'retention of the Open Space zoning for the land concerned should help protect biodiversity in the adjacent Royal Canal proposed Natural Heritage Area (pNHA) by maintaining a buffer area of undeveloped land between the pNHA and lands to the north-west, mainly zoned to be developed for residential purposes and is, therefore, supported by the Department.'*

### 3 Strategic Environmental Assessment (SEA)

#### 3.1 Introduction

SEA is a process for evaluating, at the earliest appropriate stage, the environmental quality and consequences of plans or programmes. The purpose is to ensure that the environmental consequences of plans or programmes are assessed both during their preparation and prior to their adoption. The SEA process also gives specified environmental authorities, interested parties and the general public, an opportunity to comment on the environmental impacts of the proposed plans or programmes and to be kept informed during the decision-making process.

Directive 2001/42/EC<sup>2</sup> of the European Parliament and of the Council on the assessment of the effects of certain plans and programmes on the environment (the 'SEA Directive') requires EU Member States to assess the 'likely significant environmental effects' of plans and programmes prior to their adoption. This provides for the assessment of strategic environmental considerations at an early stage in the decision-making process.

Article 1 of the SEA Directive states that:

*"The objective of this directive is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that, in accordance with this directive, an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment."*

The SEA Directive was transposed into Irish law through:

- *Statutory Instrument (S.I.) No. 435 of 2004 (the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004), as amended by S.I. No. 200 of 2011 (the European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011); and*
- *S.I. No. 436 of 2004 (the Planning and Development (Strategic Environmental Assessment) Regulations 2004), as amended by S.I. No. 201 of 2011 (the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011).*

S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011, relates to the requirement for SEA as it applies to plans or programmes prepared for *"agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism and town and country planning or land use, and which set the framework for future development consent of projects listed in Annexes I and II to the Environmental Impact Assessment Directive."*<sup>3</sup>.

S.I. No. 436 of 2004, as amended by S.I. No. 201 of 2011, relates to the requirement for SEA as it applies to plans or programmes where the context requires, *"a development plan, a variation of a development plan, a local area plan (or an amendment thereto), regional planning guidelines or a planning scheme"*<sup>4</sup>.

Therefore, this Screening for SEA for Variation No.2 is being prepared under the requirements of S.I. No. 436 of 2004, as amended by S.I. No. 201 of 2011.

<sup>2</sup> SEA Directive: <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32001L0042&from=EN>

<sup>3</sup> See Section 9(1)(a)

<sup>4</sup> Section 5(c)

### 3.2 Overview of SEA Stages and Process

The key focus of SEA is to take environmental issues, and in particular ‘likely significant environmental effects’ of a plans or programmes, into consideration during the plan or programme making process. The key stages in the SEA process is outlined in **Figure 2.1** below. This report is prepared as a Screening for SEA i.e. the first stage in the process.

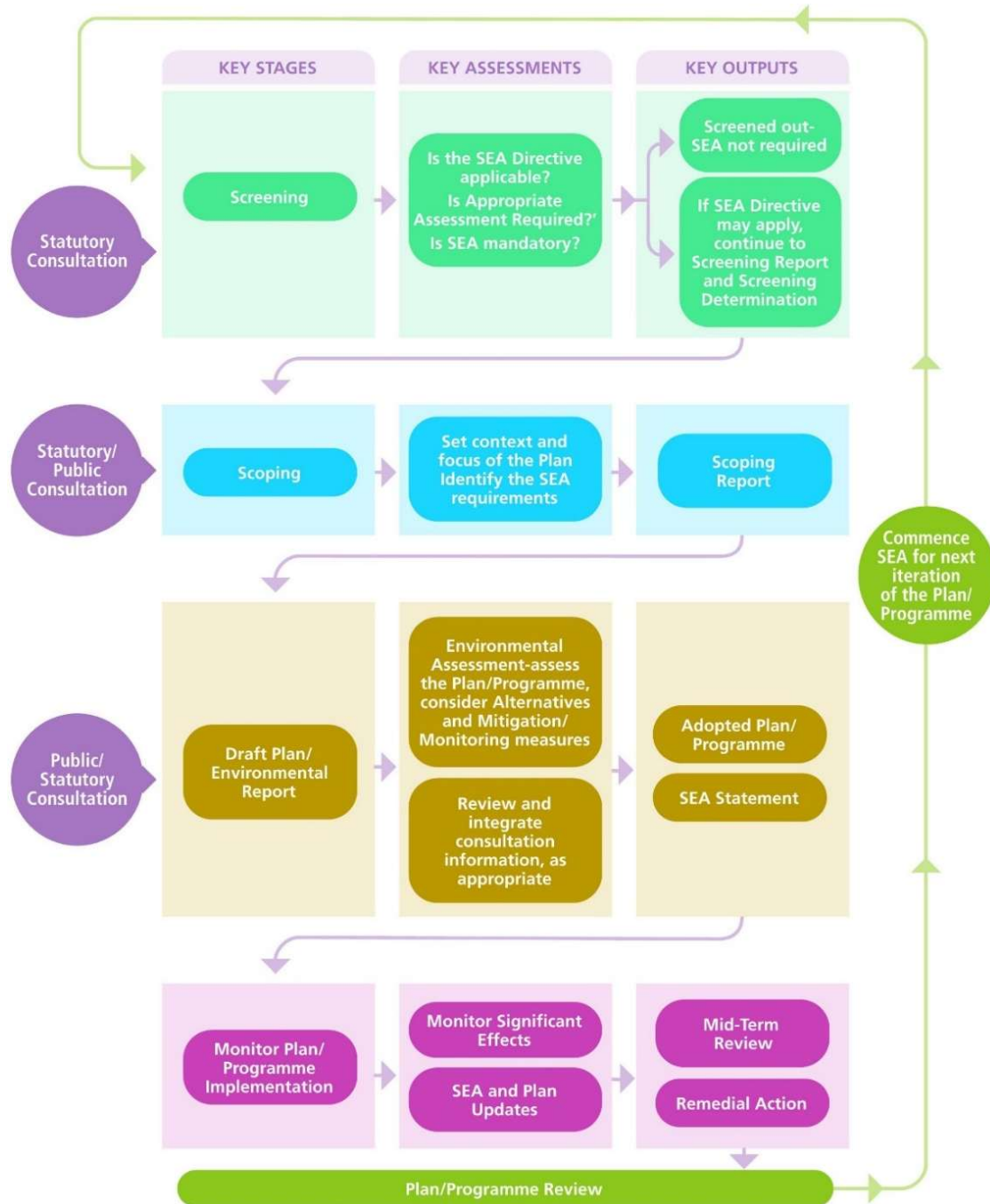


Figure 3.1 Overview of SEA Process (EPA SEA Process Flow, 2021<sup>5</sup>)

<sup>5</sup> EPA: <http://www.epa.ie/pubs/advice/ea/SEA%20Process%20Checklist.pdf>

### 3.3 Screening for the Requirement for SEA

The requirement to undertake a SEA is mandatory for certain plans or programmes that are above specified thresholds. Where SEA is not a mandatory requirement, the plans or programmes is subject to a ‘Screening process’, to consider if it is likely to have significant effects on the environment, and therefore, if SEA is required.

As set out under Article 13K of the Planning and Development Regulations 2001, as amended, SEA is not a mandatory requirement for a proposed variation to a development plan. However, the variation must be subject to a screening for SEA having regard to the criteria in Schedule 2A of the Planning and Development Regulations 2001, as amended.

Screening for the purposes of SEA is defined as “*the determination of whether implementation of a P / P [Plan or Programme] would be likely to have significant environmental effects on the environment. The process of deciding whether a P / P [Plan or Programme] requires SEA.*”<sup>6</sup> The criteria for screening, i.e. determining whether a particular plan is likely to have significant environmental effects are set out in Annex II of the SEA Directive. These criteria are reproduced in Schedule 2A of S.I. No. 436 of 2004, as amended by S.I. No. 201 of 2011. The criteria are set out under two principal headings, each of which have a number of sub-criteria:

- Characteristics of a Plan / Programme; and
- Characteristics of the effects and of the area likely to be affected.

Article 13K – ‘*Determination of need for environmental assessment of variation of development plan*’ of S.I. No. 436 of 2004, as amended requires that:

- (1) *Where a planning authority proposes to make a variation of a development plan under section 13 of the Act, it shall, before giving notice under section 13(2) of the Act, consider whether or not the proposed variation would be likely to have significant effects on the environment, taking into account of relevant criteria set out in Schedule 2A.*
- (2) *Where the planning authority, following consideration under sub-article (1), determines that the proposed variation would be likely to have significant effects on the environment [..]*

Notwithstanding a screening conclusion under Schedule 2A, it is also noted that in accordance with Circular Letter SEA 1/08 & NPWS 1/087, SEA for a plans or programmes is also a mandatory requirement where the plans or programmes requires Appropriate Assessment (AA) under Article 6(3) of the Habitats Directive (92/43/EEC). However, as noted in Section 2.3 of this report Variation No. 2 has been screened (BSM, 2025-2026) for Appropriate Assessment (AA) and it has been concluded that potential for effects on the integrity of European sites can be excluded beyond all reasonable scientific doubt and Stage 2 Appropriate Assessment and preparation of a Natura Impact Report (NIR) is not required.

<sup>6</sup> EPA: <http://www.epa.ie/pubs/advice/ea/SEA%20Pack%202018.pdf>

<sup>7</sup> <https://www.npws.ie/sites/default/files/general/circular-sea-01-08.pdf>

## 4 Screening of Proposed Variation No.2 for Strategic Environmental Assessment (SEA)

In accordance the requirements of Article 13K(1) of the Planning and Development Regulations 2001, as amended, the proposed Variation must be subject to a determination of the need for environmental assessment (i.e. SEA) and consideration whether or not the proposed variation would be likely to have significant effects on the environment taking into account of relevant criteria set out in Schedule 2A (of the Regulations).

### 4.1 Assessment in terms of Schedule 2A

Schedule 2A of the Planning and Development Regulations 2001, as amended (PDR, 2001), sets out the ‘Criteria for determining whether a plan or programme is likely to have significant effects on the environment’. The assessment is presented in Table 4.1.

Table 4.1 Schedule 2A of PDR 2001 Assessment

<p><b>1.The characteristics of the plan or programme having regard, in particular, to:</b></p>
<p><b>— the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources:</b></p> <p>The proposed Variation – of the Fingal Development Plan 2023-2029 – relates to the zoning of a small area of land (c.4.3ha.) to ‘OS’ – Open Space. Therefore, while the Development Plan does set the framework for projects and other activities in Fingal, the proposed Variation is extremely limited in terms of operation conditions or allocation of resources by reason of the nature of the proposed zoning (open space) and the small area involved.</p>
<p><b>— the degree to which the plan or programme influences other plans, including those in a hierarchy:</b></p> <p>The proposed Variation – of the Fingal Development Plan 2023-2029 – relates to the zoning of a small area of land (c.4.3ha.) to ‘OS’ – Open Space. Therefore, while the Development Plan does influence lower level plans (e.g. local area plans) in Fingal, the proposed Variation is extremely limited in the degree to which it influences other plans by reason of the nature of the proposed zoning (open space) and the small area involved.</p>
<p><b>— the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development:</b></p> <p>The proposed Variation – of the Fingal Development Plan 2023-2029 – relates to the zoning of a small area of land (c.4.3ha.) to ‘OS’ – Open Space. Therefore, while the Development Plan is of relevance for the integration of environmental considerations and in promoting sustainable development in Fingal, the proposed Variation is extremely limited in terms of relevance for the integration of environmental considerations and in promoting sustainable development by reason of the nature of the zoning (open space) and the small area involved.</p> <p>It is also noted that the proposed land use zoning (open space) on the lands has had regard to the consideration of flood risk (refer to Section 2.2 of this report). The lands subject to proposed Variation will also be subject, as appropriate, to the integration of environment considerations and to promoting sustainable development and the existing provisions of the Fingal Development Plan 2023-2029.</p>
<p><b>— environmental problems relevant to the plan or programme:</b></p>

**1. The characteristics of the plan or programme having regard, in particular, to:**

The proposed Variation relates to the zoning of a small area of land (c.4.3ha.) to 'OS' – Open Space. It is noted that the lands predominantly fall within Flood Zones A and B as defined in the SFRA (JBA 2025).

In preparing the proposed Variation, a detailed Stage 3 Strategic Flood Risk Assessment (SFRA), which incorporates up to date changes and improvements in infrastructure has been prepared (JBA 2025). The SFRA finds that *[w]hen considering the combination of the present day Flood Zones in addition to the scale of residual risk, climate change risk (which shows 99% of the land to be impacted) and the inability to effectively mitigate risk through design levels set by the SFRA (land raising) and the necessary Flood Compensatory Storage, the conclusion is that Open Space land use zoning is appropriate. Designation of the Subject Lands for any more vulnerable uses would not be appropriate or in accordance with the aforementioned local, regional or national policy.* (Refer also to Section 2.2 of this report and to Section 7 SFRA, JBA 2025)

No further environmental problems are relevant to the proposed Variation.

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

The proposed Variation – of the Fingal Development Plan 2023-2029 – relates to the zoning of a small area of land (c.4.3ha.) to 'OS' – Open Space. Therefore, while the Development Plan is of relevance for the implementation of European Union legislation on the environment in Fingal, the proposed Variation is extremely limited in terms of relevance for implementation of such measures by reason of the nature of the proposed zoning (open space) and the small area involved.

It is also noted that the lands subject to the proposed Variation will also be subject, as appropriate, to the implementation of European Union legislation on the environment and the existing provisions of the Fingal Development Plan 2023-2029.

**2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:**

**– the probability, duration, frequency and reversibility of the effects,**

The proposed Variation relates to the zoning of a small area of land (c.4.3ha.) to 'OS' – Open Space. No significant environmental effects are anticipated and therefore the probability, duration, frequency and reversibility of the effects is not material to the assessment of effects.

**– the cumulative nature of the effects,**

No cumulative effects are anticipated.

**– the transboundary nature of the effects,**

The proposed Variation relates to the zoning of a small area of land (c.4.3ha.) located in the southwest of the Development Plan area to 'OS' – Open Space. No national, regional or inter-county transboundary considerations arise.

**– the risks to human health or the environment (e.g. due to accidents),**

**2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:**

The proposed Variation will not result in any risks to human health or the environment, including due to accidents.

**— the value and vulnerability of the area likely to be affected due to:**

**(a) special natural characteristics or cultural heritage,**

The proposed Variation relates to the zoning of a small area of land (c.4.3ha.) to 'OS' – Open Space.

The Royal Canal corridor adjoining the eastern boundary of Variation lands is identified as a proposed NHA (No. 002103). The proposed zoning of the lands as 'OS' – Open Space will have no effect on the pNHA designation.

There are no features identified on the Sites and Monuments Record or on the Record of Protected Structures on or directly adjoining the Variation lands.

A ring-ditch (SMR No. DU013-047) is located at Westmanstown c.250m south of the lands. The proposed zoning of the lands as 'OS' – Open Space will have no effect on the site.

Packenham Bridge (a late 18th century single-arched stone road bridge over Royal Canal) – a Protected Structure – is located c.200m to the east of the lands. The proposed zoning of the lands as 'OS' – Open Space will have no effect on the Protected Structure.

**(b) exceeded environmental quality standards or limit values,**

The proposed Variation, which relates to the zoning of a small area of land (c.4.3ha.) to 'OS' – Open Space, will have no effect on environmental quality standards or limit values.

**(c) intensive land-use,**

The proposed Variation, which relates to the zoning of a small area of land (c.4.3ha.) to 'OS' – Open Space, does not involve intensive land use and will have no effect on intensive land use.

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

The proposed Variation relates to the zoning of a small area of land (c.4.3ha.) located in the southwest of the Development Plan area to 'OS' – Open Space.

There are no areas or landscapes of recognised European Union or International protection status (e.g. Natura 2000 site designation) on or in the vicinity of the Variation lands. The closest European sites to the Variation lands (via the Royal Canal) are located in Dublin Bay, c.17.5km (straight-line) to the east and on the Rye Water at Leixlip c.4km to the west/southwest. The proposed Variation will not result in effects on European sites (refer also to Screening for Appropriate Assessment (BSM, 2025)).

The closest international site is the Dublin Bay Biosphere, a UNESCO recognised site. The proposed zoning of the lands as 'OS' – Open Space will have no effect on the Biosphere designation.

There are no Natural Heritage Areas (NHA) on or in the vicinity of the Variation lands.

The Royal Canal corridor adjoining the eastern boundary of Variation lands is identified as a proposed NHA (No. 002103). The proposed zoning of the lands as 'OS' – Open Space will have no effect on the pNHA designation.

**2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:**

There are no features identified on the Sites and Monuments Record or on the Record of Protected Structures on or directly adjoining the Variation lands.

A ring-ditch (SMR No. DU013-047) is located at Westmanstown c.250m south of the lands. The proposed zoning of the lands as 'OS' – Open Space will have no effect on the site.

Packenhams Bridge (a late 18th century single-arched stone road bridge over Royal Canal) – a Protected Structure – is located c.200m to the east of the lands. The proposed zoning of the lands as 'OS' – Open Space will have no effect on the Protected Structure.

#### **4.2 Public Display and Pre-adoption of Variation No.2**

The proposed Variation No. 2 to the Fingal Development Plan 2023-2029 along with accompanying, Strategic Flood Risk Assessment, Development Plan Mapping, SEA, AA screening reports were placed on public display for inspection from Tuesday 23rd December 2025 to Thursday 29th January 2026 (both dates inclusive) during normal opening hours (Monday to Thursday 9am to 5pm and Friday 9am to 4.30pm) at

- Fingal County Council Offices at County Hall, Main Street, Swords, Co. Dublin,
- Fingal County Council Civic Offices, Grove Road, Blanchardstown, Dublin 15
- Fingal County Council's Offices, George's Square, Balbriggan, Co. Dublin,
- Fingal Branch Libraries during normal opening hours for each library. See [www.fingal.ie](http://www.fingal.ie) for local library opening hours.

The documents were also available to be viewed on Fingal County Council's website at <https://consult.fingal.ie/en/browse>.

Twelve submissions were received on the Draft Variation, two of which were withdrawn.

Seven of the submissions, received from the Environmental Protection Agency (EPA), Office of the Planning Regulator (OPR); Office of Public Works (OPW (x2)); Uisce Éireann; Health and Safety Authority (HSA); and Transport Infrastructure Ireland (TII), either broadly supported the proposed zoning and the findings of the Screening for SEA or stated that they had no specific comment.

The OPW requested maintenance of 10m wide maintenance access route along drainage channels. This request is not impacted by the proposed Variation.

The HSA noted the approach of the Health and Safety Authority (the Authority) to Land-use Planning is set out in the document '*Guidance on technical land-use planning advice*'.

Three further submissions were also received.

One local resident objected to the proposed variation on the grounds that the area is not suitable for further development until amenity demands are met. However, the proposed zoning is to OS – Open Space, which can provide for amenities. Development is not proposed.

One landowner requested zoning of other lands from Rural to Residential use. However, this is outside of the scope of the proposed Variation.

A community campaigner recommended the use of Traditional Architecture for all new construction and place a ban on demolition of all buildings constructed prior to 1950. However, the proposed zoning is to OS – Open Space and no development is not proposed.

### **4.3 Adoption of Variation No.2**

The proposed Variation and its supporting documentation was brought to a meeting of Fingal County Council on the 30 March 2026 without any proposed amendments. Variation No.2 was formally adopted by the members of Fingal County Council on the 30 March 2026.

### **4.4 Conclusion on Screening for SEA**

The Variation No. 2 to the Fingal Development Plan 2023-2029 rezones the subject lands from 'Unzoned Land' to 'OS' Open Space.

Screening for Strategic Environmental Assessment (SEA) as required under S.I. 436 of 2004, as amended by S.I. 201 of 2011 (the SEA Regulations) and by Article 13K(1) of the Planning and Development Regulations 2001, as amended has been carried out with reference to Schedule 2A of the aforementioned regulations: '*Criteria for determining whether a plan or programme is likely to have significant effects on the environment*'.

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.

It is concluded that Strategic Environmental Assessment is not required.

## Appendix A

### SEA Guidance & Information

The Screening for SEA reflects the requirements of *Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment* (the SEA Directive) and the national implementing Regulations S.I. No. 436 of 2004, as amended by S.I. No. 201 of 2011, and by the Planning and Development Regulations 2001, as amended.

The following principal sources of guidance / information were used in the Screening for SEA process including in the preparation of this report:

#### Legislation

- Directive 2001/42/EC on the assessment of Certain Plans and Programmes on the Environment.
- S.I. No. 436 of 2004 - Planning and Development (Strategic Environmental Assessment) Regulations 2004.
- S.I. No. 201 of 2011 - Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011.
- Planning and Development Act 2000, as amended.
- Planning and Development Regulations 2001, as amended.
- Circular Letter PL 9/2013: Article 8 (Decision Making) of EU Directives 2001/42/EC on Strategic Environmental Assessment (SEA) as amended. Department of Environment, Community and Local Government, 2013.
- Circular Letter PSSP 6/2011: Further Transposition of EU Directive 2001/42/EC on Strategic Environmental Assessment (SEA). Department of Environment, Community and Local Government, 2011.
- Circular Letter SEA 1/08 & NPWS 1/08: Appropriate Assessment of Land Use Plans. Department of Environment, Heritage and Local Government, 2008.

#### Plans

- Fingal Development Plan 2023-2029. Fingal County Council
- SEA Environmental Report and SEA Statement for the Fingal Development Plan 2023-2029. Fingal County Council
- Barnhill Local Area Plan 2019 available at: [https://www.fingal.ie/sites/default/files/2019-09/barnhill\\_lap\\_-\\_text\\_0.pdf](https://www.fingal.ie/sites/default/files/2019-09/barnhill_lap_-_text_0.pdf)
- Proposed Draft Variation No. 2. Fingal County Council

#### Guidance

- SEA of Local Authority Land Use Plans - EPA Recommendations and Resources. EPA, Version 1.27 updated October 2025 available at: <https://www.epa.ie/publications/monitoring--assessment/assessment/strategic-environmental-assessment/sea-of-local-authority-land-use-plans---epa-recommendations-and-resources.php>
- SEA Spatial Information Sources Inventory. EPA, May 2025 available at: <https://www.epa.ie/publications/monitoring--assessment/assessment/strategic-environmental-assessment/sea-spatial-information-sources-inventory-.php>
- SEA Pack. EPA, Updated January 2024 available at: <https://www.epa.ie/publications/monitoring--assessment/assessment/strategic-environmental-assessment/sea-pack.php>

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### Screening for Strategic Environmental Assessment (SEA)

- SEA Resource Manual for Local and Regional Planning Authorities. EPA, 2015 available at: <https://www.epa.ie/publications/monitoring--assessment/assessment/strategic-environmental-assessment/sea-resource-manual-for-local-and-regional-planning-authorities.php>
- Guidelines for Planning Authorities. The Planning System and Flood Risk Management. Department of Environment, Heritage and Local Government (DEHLG) (2009) available at: <https://www.gov.ie/en/department-of-housing-local-government-and-heritage/publications/the-planning-system-and-flood-risk-management-guidelines-for-planning-authorities-nov-09/>
- Appropriate Assessment of Plans and Projects in Ireland. National Parks and Wildlife Service, 2009, at: [https://www.npws.ie/publications/archive/NPWS\\_2009\\_AA\\_Guidance.pdf](https://www.npws.ie/publications/archive/NPWS_2009_AA_Guidance.pdf)

#### Information / Data Sources

- EPA Mapping. Environmental Mapping / Geographical Information System (GIS) tools available at: <https://gis.epa.ie/SeeMaps>
- SEA (EPA) Spatial Information Sources available at: <https://www.epa.ie/our-services/monitoring--assessment/assessment/strategic-environmental-assessment/sea-resources-and-guidance-/>
- Geological Survey of Ireland Data and Maps available at: <https://www.gsi.ie/en-ie/data-and-maps/Pages/default.aspx>

## Appendix B

### Submissions / Observations from Environmental Authorities

The following submissions / observations were received from the environmental authorities in response to the notice issued by Fingal County Council in accordance with Article 13K(3) of the Planning and Development Regulations 2001, as amended.

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