# FÓGRA AR ATHRÚ BEARTAITHE UIMH. 2 AR PHLEAN FORBARTHA CHONTAE ÁTHA CLIATH THEAS (2022-2028)

## FÓGRA FAOI ALT 58(7) DEN ACHT UM PLEANÁIL & FORBAIRT, 2024 (ARNA LEASÚ)

Tugtar fógra leis seo de bhun Alt 58 den Acht um Pleanáil agus Forbairt, 2024 (arna leasú) go molann Comhairle Contae Átha Cliath Theas, arb í údarás pleanála an limistéir í, athrú ar Phlean Forbartha Átha Cliath Theas 2022-2028.

**ATHRÚ BEARTAITHE UIMH. 2 (CUR I BHFEIDHM CNP: RIACHTANAIS FÁIS TITHÍOCHTA AGUS TREOIRLÍNTE MAIDIR LE LONNAÍOCHT DHLÚTH)**

**An Chúis leis an Athrú Beartaithe:**

Is éard is feidhm leis an Athrú Beartaithe freagairt ar athruithe a rinneadh le déanaí ar an mBeartas náisiúnta pleanála, is é sin foilsiú an Chéad Athbhreithnithe ar an gCreat Náisiúnta Pleanála agus foilsiú Threoirlínte an Aire a foilsíodh faoi alt 28 den Acht um Pleanáil agus Forbairt, 2000 (arna leasú), lena n-áirítear:

- Cur i bhFeidhm CNP: Riachtanais Fáis Tithíochta, agus
- Forbairt Chónaithe Inbhuanaithe agus Treoirlínte maidir le Lonnaíochtaí Dlútha d'Údaráis Phleanála.

Agus aghaidh á tabhairt ar na riachtanais nua fáis tithíochta agus ar athruithe eile ar an mBeartas náisiúnta pleanála, moltar san athrú beartaithe athrú ar ráiteas scríofa, léarscáileanna agus aguisíní Phlean Forbartha Chontae Átha Cliath Theas 2022-2028 lena n-áirítear, inter alia: athruithe ar chuspóirí a bhaineann le zónáil úsáide talún do roinnt tailte sainaitheanta ar mhaithe le húsáidí cónaithe a éascú; sainaithint láithreacha chun riachtanais fhadtéarmacha tithíochta a shásamh i ndiaidh shaolré an Phlean Forbartha reatha; breiseanna agus/nó athruithe ar bheartais, chuspóirí agus bearta chun tacú le forbairt agus le gníomhachtú na dtailte zónáilte cónaithe atá ann cheana, agus chun iad sin a éascú; agus leasuithe gaolmhara eile chun leanúnachas leis an mbeartas nuashonraithe pleanála agus Treoirlínte an Aire faoi Alt 28 a chinntiú.

**I dteannta leis an Athrú Beartaithe tá:**

- Cinneadh scagthástála Measúnachta Straitéisí Timpeallachta (MST) agus Tuarascáil Comhshaoil MST de bhun na Treorach Eorpaí maidir le Measúnacht Straitéiseach Timpeallachta (2001/42/CE) agus na Rialacháin um Pleanáil agus Forbairt (Measúnacht Straitéiseach Timpeallachta) 2004 (arna leasú).
- Cinneadh scagthástála Measúnachta Cuí agus Tuarascáil Measúnachta Cuí Chéim 2 (Tuarascáil Tionchair Natura) – de bhun Airteagal 6(3) den Treoir Eorpach um Ghnáthóga (92/43/CEE); agus
- Tuarascáil ar Mheasúnú Straitéiseach Riosca i gcás Tuilte i gcomhréir le Treoirlínte ábhartha Alt 28.

**Taispeáint an Athraithe Bheartaithe:**

Beidh cóip den Athrú Leasaithe agus de na cáipéisí gaolmhara ar fáil le breathnú orthu ag https://consult.sdublincoco.ie/ ó **Dé hAoine, 13 Feabhra 2026 go dtí Dé hAoine, 13 Márta 2026 (an dá dháta sin san áireamh).**

Is féidir breathnú ar an Athrú Beartaithe i Leabharlann Leamhcáin agus i Halla an Chontae i dTamhlacht freisin, le linn gnáthuaireanta oscailte (seachas laethanta saoire poiblí).

**Seisiún Faisnéise Poiblí Buail Isteach**

Reáchtálfar dhá sheisiún faisnéise phoiblí buail isteach faoi Athrú Beartaithe Uimh. 2 ar an bPlean Forbartha Contae 2022-2028. Beidh baill foirne de chuid na Comhairle ar fáil le ceisteanna a fhreagairt lena linn. Seo a leanas ionad, dáta agus am na seisiún buail isteach:

| Ionad | Dáta | Am |
|---|---|---|
| Halla an Chontae, Tamhlacht, D24 A3XC | Dé Céadaoin, 25 Feabhra 2026 | 14.00 – 20.00 |
| Leabharlann Leamhcáin, Ionad Siopadóireachta Leamhcáin, Bóthar an Chaisleáin Nua, Leamhcán, K78 V295 | Dé Céadaoin, 4 Márta 2026 | 14.00 – 20.00 |

**Aighneacht a Dhéanamh:**

Iarrtar ar an bpobal agus ar eagrais leasmhara aighneachtaí a dhéanamh nó tuairimí a thabhairt maidir leis an Athrú Beartaithe agus na cáipéisí gaolmhara. Is féidir aighneachtaí nó tuairimí scríofa a chur isteach idir **Dé hAoine, 13 Feabhra 2026 agus Dé hAoine, 13 Márta 2026 (agus an dá dháta sin san áireamh)** ar cheann amháin de na bealaí seo a leanas:

1. Tríd an tairseach chomhairliúcháin ar líne ag https://consult.sdublincoco.ie/ga.

**NÓ**

2. Sa phost chuig: Athrú Uimh. 2, An tOifigeach Feidhmiúcháin Sinsearach, An Rannóg Pleanála Chun Cinn, Pleanáil agus Iompar, Comhairle Contae Átha Cliath Theas, Halla an Chontae, Tamhlacht, Baile Átha Cliath 24, D24 A3XC

Gach aighneacht nó tuairim scríofa maidir le hAthrú Uimh. 2 (Cur i bhFeidhm CNP: Riachtanais Fáis Tithíochta agus Lonnaíocht Dhlúth) ar an bPlean Forbartha Contae 2022-2028 agus cáipéisí gaolmhara a chuirtear faoi bhráid Chomhairle Contae Átha Cliath Theas laistigh den tréimhse thuasluaite, cuirfidh an Chomhairle san áireamh iad sula gcuirfear aon leasú ábhartha i bhfeidhm.

Bíodh a leanas ar eolas agat maidir le haighneacht nó tuairim a dhéanamh:

- Tá páistí, nó grúpaí nó cumainn a oibríonn ar son leasanna páistí, i dteideal aighneachtaí nó tuairimí a chur isteach.
- Ba cheart an t-eolas seo a leanas a lua i ngach aighneacht nó tuairim: d'ainm agus seoladh teagmhála agus, más cuí, sonraí aon eagraíochta, grúpa pobail nó cuideachta, srl., a ndéanann tú ionadaíocht orthu.
- Ba cheart aighneachtaí agus tuairimí a dhéanamh trí aon mheán amháin, i.e. trí chóip chrua sa phost nó tríd an tairseach chomhairliúcháin.
- Ní ghlacfar le haighneachtaí ar ríomhphost ná le haighneachtaí deireanacha.

**Eoin Burke,**
**An Stiúrthóir Pleanála agus Iompair.**

**Web: www.sdcc.ie**

# NOTICE OF PROPOSED VARIATION NO. 2 TO THE SOUTH DUBLIN COUNTY DEVELOPMENT PLAN 2022-2028

## NOTICE UNDER SECTION 58(7) OF THE PLANNING & DEVELOPMENT ACT 2024 (AS AMENDED)

Notice is hereby given pursuant to Section 58 of the Planning and Development Act 2024 (as amended) that South Dublin County Council, being the planning authority for the area, proposes a variation to the South Dublin County Development Plan 2022-2028.

**PROPOSED VARIATION NO. 2 (NPF IMPLEMENTATION HOUSING GROWTH REQUIREMENTS AND COMPACT SETTLEMENT GUIDELINES)**

**Reason for the Proposed Variation:**

The Proposed Variation is to respond to recent changes in National planning policy, namely the publication of the National Planning Framework First Revision and the publication of Ministerial Guidelines published under Section 28 of the Planning and Development Act 2000 (as amended), including:

- NPF Implementation: Housing Growth Requirements, and
- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities.

In addressing the new housing growth requirements and other changes to National planning policy, the proposed variation proposes changes to the written statement, maps and appendices of the South Dublin County Development Plan 2022-2028 including, inter alia: changes to land use zoning objectives for a number of identified lands to facilitate residential uses; the identification of locations to provide for long-term housing needs beyond the lifetime of the current Development Plan; additions to and/or changes of policies, objectives and measures to support and facilitate the development and activation of existing residential zoned lands; and other related amendments to ensure consistency with updated national planning policy and Section 28 Ministerial Guidelines.

**The Proposed Variation is accompanied by:**

- A Strategic Environmental Assessment (SEA) screening determination and SEA Environmental Report pursuant to the European Strategic Environmental Assessment Directive (2001/42/EC) and the Planning and Development (Strategic environmental Assessment) Regulations 2004 (as amended).
- An Appropriate Assessment (AA) screening determination and Appropriate Assessment Stage 2 Report (Natura Impact Report) – pursuant to Article 6(3) of the European Habitats Directive (92/43/EEC); and
- A Strategic Flood Risk Assessment, in accordance with the relevant Section 28 Guidelines.

**Display of the Proposed Variation:**

A copy of the Proposed Variation and accompanying documents will be available to view at https://consult.sdublincoco.ie/ from **Friday 13th February 2026 to Friday 13th March 2026 (inclusive).**

The Proposed Variation can also be viewed at Lucan Library and County Hall, Tallaght during normal opening hours (excluding public holidays).

**Public Information Drop-In**

Two public information drop-in sessions will be held in respect of the Proposed Variation No. 2 to the County Development Plan 2022-2028 during which Council staff will be available to answer questions. The location, date and time of the drop-in sessions are as follows:

| Venue | Date | Time |
|---|---|---|
| County Hall, Tallaght, D24 A3XC | Wednesday 25th February 2026 | 14.00 – 20.00 |
| Lucan Library, Lucan Shopping Centre, Newcastle Road, Lucan, K78 V295 | Wednesday 04th March 2026 | 14.00 – 20.00 |

**Making a Submission:**

Submissions or observations regarding the Proposed Variation and the associated documents are hereby invited from the public and interested bodies. Written submissions or observations may be made between **Friday 13th February 2026 to Friday 13th March 2026 (inclusive)** in one of the following ways:

1. Through the online consultation portal at https://consult.sdublincoco.ie/en.

**OR**

2. By post to: Variation No. 2, Senior Executive Officer, Forward Planning Section, Planning and Transport, South Dublin County Council, County Hall, Tallaght, Dublin 24, D24 A3XC

All written submissions or observations with respect to the Proposed Variation No. 2 (NPF Implementation Housing Growth Requirements and Compact Settlement) to the County Development Plan 2022-2028 and associated documents, made to South Dublin County Council within the above stated period, shall be taken into consideration by the Council before the making of any material alteration.

In respect of making a submission or observation please note the following:

- Children, or groups or associations representing the interests of children, are entitled to make submissions or observations.
- All submissions or observations should include your name and a contact address and, where relevant, details of any organisation, community group or company etc., which you represent.
- Submissions and observations should be made in one medium only i.e. hard copy by post or via the consultation portal.
- Email submissions and late submissions will not be accepted.

**Eoin Burke,**
**Director of Planning and Transport.**