



South Dublin County Development Plan 2022-2028

Proposed Variation No. 2

February 2026



Introduction

Proposed Variation No. 2 to the South Dublin County Development Plan 2022-2028 (the Development Plan) 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 primarily:

- *NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities, 2025* and
- *Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities 2024*.

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 to address specific immediate updates that are needed to implement national policy.

Changes are proposed to land use zoning objectives for a number of identified lands to facilitate residential uses.

Locations for Future Strategic Long-Term Development Areas are identified to commence preparatory work to inform future rezoning of these lands and plan-led development to provide for the housing growth requirements of the County beyond the current Development Plan period.

Changes to, and/or additions of, policies, objectives and measures to support and facilitate the activation of existing zoned lands for residential use are proposed.

Other related amendments are proposed to ensure consistency with updated national planning policy, Section 28 Ministerial Guidelines (National Planning Policy Guidance, as they are now under Section 27(2) of the Planning and Development Act, 2024 (as amended)) and existing policy objectives of the South Dublin County Development Plan 2022-2028.

The proposed variation is also responding to Pillar 1: Activating Supply as set out in the Government Action Plan on Housing Supply and Targeting Homelessness “Delivering Homes, Building Communities, 2025 – 2030” (November 2025). The zoning of sufficient land is seen as a key enabler to delivery.

For the purposes of clarity and the avoidance of doubt, this proposed variation has taken due account of the relevant National Planning Policy Guidance, noting that under section 27 of the Planning and Development Act 2024, section 28 guidelines under the 2000 Act are deemed to be National Planning Policy Guidance until a National Planning Statement is issued. The focussed scope of this proposed variation is acknowledged pending the future full County Development Plan review

leading to the next 10-year development plan, as introduced in the recently commenced sections of the Planning and Development Act, 2024 (as amended). It should be noted that this variation does not constitute a comprehensive review of all relevant policies, objectives, or guidance.

Structure of Proposed Variation No. 2

The proposed variation to the Plan is broken down in this document and the accompanying mapping by individual amendments which are grouped by Chapter of the Plan. An amendment typically relates to a sub-section of the Plan. Where there are a number of changes to a sub-section, these may be grouped together under one reference number or may be split as separate amendments for legibility. Where appropriate, extracts of unchanged text are included to show the proposed amendments in context. Proposed changes may relate to text, images, tables, figures, mapping or other.

Each amendment is introduced by a table heading with an amendment reference number, relevant section or sub-section of the Plan and relevant page(s) of the Plan to which the amendment relates.

A brief bullet point description of the change is given in black text, for example:

- “Amend text and tables in Section x.x, page xx as follows:....”

Proposed changes to the text are shown with:

- new text **in green**
- text for deletion **~~in red strikethrough~~**

On adoption all green text will revert to normal text and red strikethrough text will be deleted from the Plan.

For ease of reference, the proposed amendments to the County Development Plan are detailed in the order of page numbers in the County Development Plan document.

Changes to the Development Plan maps are shown on a separate booklet of maps. Mapping changes comprise of proposed changes to land use zoning objectives and changes to specific objectives, such as roads or site-specific objectives. Each proposed mapping changes is identified and they are listed as Amendment Reference Nos. 1-23 in the booklet of maps where both the existing zoning and the proposed new zoning or specific objective under this Proposed Variation are shown. On adoption, the proposed changes will become part of the Development Plan maps.

Accompanying Documents

Proposed Variation No. 2 is made up of and accompanied by:

- Proposed Variation 2 to County Development Plan 2022-2028 Book of Maps, including Amendment Ref Nos. 1-23.
- This document ‘Proposed Variation No. 2’, including Amendment Ref Nos. 24-64 to the written statement and relevant appendices of the County Development Plan.
- 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.
- The Proposed Variation is informed by a Settlement Capacity Audit, 2025 (this is not part of the Proposed Variation but accompanies for information purposes).

Chapter 1 Introduction, Strategic Vision and Climate Action

Amendment Ref. No. 24	
Section(s)	Page(s)
n/a	12

- Amend Infographic on page 12 as follows:

~~299,793~~ 301,075 (2022 Current Population)

Amendment Ref. No. 25	
Section(s)	Page(s)
Section 1.0 Introduction	13

- Amend text in Section 1.0 as follows:

When adopted in 2022 the Plan sets out the strategy to co-ordinate and prioritise areas of population growth capable of accommodating up to 45,000 people by 2028 as South Dublin moved towards an additional 80,000 people and 32,000 new homes by 2040 in line with the then provisions of National and Regional population targets.

Following the publication of the *National Planning Framework – First Revision* (April 2025) and the *NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities* (July 2025), the Plan has been updated to reflect revised housing growth requirements and the need to plan for c.47,000 new homes from 2025 to 2040.

Amendment Ref. No. 26	
Section(s)	Page(s)
Section 1.2 Statutory Context	16

- Insert new paragraph at the end of Section 1.2, page 16 as follows:

Where policy objectives and supporting text refer to specific legislation, Planning Guidelines or Policy documents and in the event that new or updated versions of

these are published it shall be taken as read that the most up to date versions shall apply where legislation dictates that they override existing the existing policy objectives. In particular it should be noted that, where references are made to specific National Policy Objectives (NPOs) or National Strategic Outcomes (NSOs), these should be taken to refer to NPOs or NSOs as numbered in the National Planning Framework as adopted in 2018, unless specifically stated as being an NPO or NSO of the 'NPF – First Revision' or 'Revised NPF' (2025).

Amendment Ref. No. 27	
Section(s)	Page(s)
Section 1.9 Climate Action and the Role of the Development Plan	23

- Amend text in 4th paragraph of Section 1.9 as follows:

The policies and objectives set out in the Core Strategy and Settlement Strategy, Chapter 2 of this plan, have been framed in a manner to ensure consistency with the provisions of the NPF, and updated in line with the *National Planning Framework – First Revision* (April 2025) and the *NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities* ~~and RSES as required by Section 10 (2) of the Planning and Development Acts~~. This provides for a compact approach to growth with the aim of facilitating the delivery of climate resilient and sustainable communities throughout the County.

Chapter 2 Core Strategy and Settlement Strategy

Amendment Ref. No. 28	
Section(s)	Page(s)
Section 2.0 Introduction	28

- Amend text in Section 2.0 as follows:

The purpose of this Chapter is to set out the Core Strategy for the Plan which has informed the overall vision for future development within the County up to 2028. Climate Action is integrated as a central overarching theme for all aspects of the Development Plan, a key element of which is compact growth.

The Core Strategy is made up of the settlement hierarchy and growth strategy for South Dublin County and is an essential part of the Plan demonstrating that the quantum and location of development in the County is in line with National and Regional planning policy.

Following the adoption of the County Development Plan, the Core Strategy was updated in 2026 in accordance with the *National Planning Framework - First Revision 2025* which set national and regional targets for population and housing growth and the *NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025)* issued under Section 28 which translated national housing growth targets to housing growth requirements at a local authority level.

Amendment Ref. No. 29	
Section(s)	Page(s)
Section 2.2 Executive Summary	28

- Amend text in Section 2.2 as follows:

This Core Strategy and Settlement Strategy quantitatively demonstrates how much land is required to meet the residential and employment needs of ~~an additional 45,005 people~~ a growing population up to 2028. To provide for ~~the~~ this level of growth envisaged when the Plan was adopted in 2022 and the increased housing growth requirements set out in ~~line with~~ National policy in 2025, a need for ~~23,730~~ 19,570 new homes between ~~2022 the Census year 2016~~ to 2028 within the County has been identified.

Taking account of completed units between 2017/2022 and Q3 2021/25 (6,554/7,931 units) ~~plus an estimated delivery of 1600 units between Q3 2021 and Q3 2022 (total of 8,154 units)~~ there is an overall requirement of 15,576 units/11,699 new homes between 2022/25 and 2028 set by the *NPF Implementation: Housing Growth Requirements Guidelines*.

A Settlement Capacity Audit, including infrastructure, planning and deliverability analysis, was carried out by the Planning Authority on existing zoned lands. There is a total of 838 hectares of land capacity in the County with the potential for 57,106 dwellings. Of this, it is estimated that 282 hectares with potential for 21,695 dwellings is long-term zoned potential deliverable primarily beyond 2040 and it is estimated that there is 556 hectares of zoned land capacity with potential for 35,411 dwellings deliverable over the current and subsequent Development Plan periods.

The SCA forecasts that of the current zoned land capacity, 9,613 new dwellings on approximately 160 hectares of land could be delivered to the end of 2028 on a business-as-usual model. This equates to an anticipated shortfall of 2,000 dwellings to the 2028 baseline housing growth requirements in the *NPF Implementation: Housing Growth Requirements Guidelines*.

The *NPF Implementation: Housing Growth Requirements Guidelines* provide for 'additional provision' of up to 50% additional lands above the baseline housing growth requirements to allow for flexibility in the delivery of lands. Taking the requirement of 11,699 dwellings and the maximum additional provision (5,850 dwellings), the Plan can provide for 17,549 dwellings to 2028.

Considering the forecast housing supply and the baseline housing target including the maximum additional provision, the SCA identified the potential to zone additional lands with equivalent capacity for approx. 7,900 units.

Therefore, additional zoned land capacity of c.156 hectares with the potential capacity for 7,324 new dwellings has been identified and incorporated into the Core Strategy as part of Variation No. 2, to accommodate the identified 2,000-unit shortfall and build-in up to 50% additional provision.

With maximum additional provision built-in, the enhanced land capacity sufficient to accommodate 16,937 new homes between 2025 and 2028 should provide sufficient additional and alternative zoned lands to achieve the baseline housing growth requirement. The Core Strategy (Table 11) demonstrates how this target can be met up to 2028 taking into consideration units under construction. It has been developed by applying a four-step approach to the identification and assessment of lands capable of meeting this housing requirement.

- ~~The housing target for South Dublin County, as set by Ministerial Guidelines and the NPF Read Map, is 15,576 homes up to 2028.~~
- ~~The Council has assessed all appropriately zoned lands with the potential for residential development and has applied a residential density for each site in line with Ministerial Guidelines.~~
- ~~Informed by this work, there is a total Land Capacity of 990ha with the potential for 42,570 units. However, by excluding Long Term Strategic Lands the land capacity reduces to 428ha with the potential to accommodate 21,490 units.~~
- ~~An Infrastructure Assessment was carried out for these lands in 2021 as preparation for the Plan which identified the capacity of lands in Tier 1 (that is, zoned and serviced) which has a total of 11,597 homes and in Tier 2 (that is, zoned and serviceable within the lifetime of the plan) which has a total of 12,133. Based on known construction activity and estimated delivery up to Q3 2022 the total capacity of Tier 1 and Tier 2 lands is 21,490 units over the Plan period.~~
- ~~A further Planning and Deliverability assessment was carried out across the Tier 1 and 2 lands and found that there is sufficient capacity to meet the total housing target set for the County.~~
- ~~Based on above—the core strategy identifies that there is no requirement to zone additional lands to meet population or housing targets.~~

Amendment Ref. No. 30	
Section(s)	Page(s)
Section 2.3 Statutory Context	29, 30

- Amend text in 2nd paragraph of Section 2.3 as follows:

The principle of the Core Strategy therefore is to demonstrate that a Development Plan, its objectives and the Housing Strategy are consistent, as far as practicable, with National and Regional development objectives. These objectives ~~are~~ were set out in the National Planning Framework (2018), the National Planning Framework First Revision (since 2025) and the Regional Spatial and Economic Strategy (2019) and prevailing Ministerial Guidelines with specific reference to Specific Planning Policy Requirements.

Amendment Ref. No. 31	
Section(s)	Page(s)
Section 2.4.1 National Planning Framework (Project Ireland 2040)	30, 31

- Amend text in Section 2.4.1 as follows:

The *National Planning Framework* (NPF), initially published in 2018, supported by the *National Development Plan* (NDP), is was the Government's high-level strategic plan for shaping the future growth and development of the country to the year 2040.

The *National Planning Framework – First Revision* ('the Revised NPF') was published in April 2025. The Revised NPF takes account of changes that occurred since its original publication in 2018 and establishes the framework to plan for an additional 950,000 people in Ireland between 2022 and 2040. To accommodate this increased population the Revised NPF targets the delivery of housing to accommodate approximately 50,000 additional homes nationally per annum to 2040.

The Revised NPF provides the basis for the review and updating of regional strategies and local authority development plans. In July 2025 new housing targets from the Revised NPF were set out for each local authority in section 28 Guidelines, *NPF Implementation: Housing Growth Requirements*.

The Revised NPF continues to be is-centred around ten National Strategic Outcomes (NSOs) which are supported by ten Strategic Investment Priorities under the National Development Plan – Figure 1. Development Plans must align with these NSOs, which are underpinned by National Policy Objectives (NPOs). The preparation of the County Development Plan has been informed by these NSOs and related NPOs.

- Replace external link at footnote with the following:

<https://cdn.npf.ie/wp-content/uploads/National-Planning-Framework-First-Revision-April-2025-1.pdf>

- Replace existing infographic in Figure 1 with the following:



Figure 1: National Strategic Outcomes and Strategic Investment Priorities, Source: NPF First Revision (April 2025)~~2018~~

Amendment Ref. No. 32	
Section(s)	Page(s)
Section 2.4.2 Ministerial Guidelines	32

- Add/amend bullet points in Section 2.4.2 as follows:

The contents of the following Guidelines have informed the Core Strategy and the policies and objectives of the Development Plan:

- *Housing Supply Target Methodology for Development Planning, Guidelines for Planning Authorities, December 2020 and its replacement, the NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities, July 2025;*
- *Development Plans - Guidelines for Planning Authorities, June 2022;*
- *Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities - Guidelines for Planning Authorities, (2020) (the 'Apartment Guidelines') up to 2025;*
- *Urban Development and Building Height Guidelines, 2018;*
- *Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change, 2017;*
- *Sustainable Residential Developments in Urban Areas, May 2009 and its replacement, the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, 2024;*
- *The Planning System and Flood Risk Management - Guidelines for Planning Authorities, 2009;*
- *Appropriate Assessment of Plans and Projects in Irelands - Guidance for Planning Authorities, 2009; and the*
- *Implementation of the SEA Directive: Guidelines for Regional Authorities and Planning Authorities, 2004 and as updated 2022.*

Amendment Ref. No. 33	
Section(s)	Page(s)
Section 2.4.3 Eastern and Midland Regional Spatial and Economic Strategy 2019- 2031 (RSES)	35

- Insert text as last paragraph in Section 2.4.3 as follows:

As of early 2026, the RSES has not been updated to reflect the Revised NPF.

Amendment Ref. No. 34	
Section(s)	Page(s)
Section 2.5.1 South Dublin County Population - Baseline	37, 38

- Amend text of Section 2.5.1 as follows:

South Dublin County experienced continued population growth over the last 10-20 years. ~~While the rate of growth reduced between 2002 and 2006, the years thereafter have contributed to~~ There has been an overall increase of +26.06% (+62,240 persons) between 2002 and 2022, as illustrated under Table 1.

Understanding the spatial pattern of growth provides a picture of the pressures on existing need for infrastructure / services. Table 2 illustrates the growth in population ~~in the urban settlements and rural areas (rural areas are outside urban/town areas and population of towns with less than 1,500 persons)~~ between 2006 and 20~~16~~22 within the County.

The historic trend shows that South Dublin County has grown by ~~+12.9% or 31,832~~+13.5% or 35,870 persons over ~~a ten~~an eleven-year period. However, despite this general growth, there was an overall decline in rural population between 2011 and 20~~16~~22. ~~This trend follows national and international movement of people from rural to urban areas.~~ This is primarily due to the expansion of urban settlements to encompass previously rural areas.

- Amend Table 1 as follows:

Table 1: South Dublin County Population (persons) Trend 2002-~~2016~~ 2022, CSO

Year	Population	Change (No.)	Change (%)
2002	238,835	+20,107	+9.19%
2006	246,935	+8,100	+3.39%
2011	265,205	+18,270	+7.39%
2016	278,767	+13,562	+5.11%
2022	301,075	+22,308	+8%
2002- 2016 2022	-	+39,932 +62,240	+16.72% +26.06%

- Replace existing Table 2 with the following:

Table 2: South Dublin County Urban, Rural and Settlement Populations (2006-2022)

Settlement / Area	2006	2011	2016	2022	2022 % share of County	06 – 22 Change (No.)	06-22 Change (%)
South Dublin County ³	246,935	265,205	278,767	301,075	100%	+54,140	+21.9%
Urban	240,607	259,729	273,215	296,173	98.34%	+55,566	+23.1%
Dublin City and Suburbs ⁴	235,306	251,505	262,638	281,282	93.41%	+45,976	+19.5%
Saggart	868	2,144	3,133	4,573	1.52%	+3,705	+426.8%

Rathcoole	2,927	3,421	4,351	5,792	1.92%	+2,865	+97.9%
Newcastle	1,506	2,659	3,093	4,526	1.50%	+3,020	+200.5%
Rural	6,328	5,476	5,552	4,902	1.63%	-1,426	-22.5%

Amendment Ref. No. 35	
Section(s)	Page(s)
Section 2.5.2 Population - Projections	38, 39

- Amend text of Section 2.5.2 as follows:

2.5.2 Population – Projections

Population Projections (in effect at the time the Plan was made)

The RSES, guided by the National Planning Framework Implementation Roadmap (the Roadmap), has set low and high population projections for the region up to 2026 and 2031. This is broken down for each Local Authority and for South Dublin County; the high population target has been chosen for the Development Plan period.

- Insert text after last paragraph of Section 2.5.2 as follows:

Revised Population Projections (2025)

Since the Plan was adopted in 2022, Census 2022 results have been published which show the population of the County at 301,075 people.

The *National Planning Framework – First Revision (2025)* provides revised national, regional and city level population projections to 2040. The *NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities (2025)* translates these into average annual housing growth requirements for each local authority. Population projections at a local authority level via the RSES are not yet available as the RSESs have not yet been updated to reflect the Revised NPF.

Amendment Ref. No. 36	
Section(s)	Page(s)
Section 2.5.3 South Dublin County Housing - Baseline	39, 40

- Insert paragraph at the end of Section 2.5.3 after Table 6, page 40 as follows:

In 2022, there were 106,074 residential units within South Dublin County. Of this figure, 3,899 units were vacant representing 3.68%. This represents an increase in South Dublin County's housing stock by 7,867 since 2016 (an increase of 7.81%) and a slight increase in the vacant housing stock, noting that this is still below what might be considered normal vacancy rates.

Amendment Ref. No. 37	
Section(s)	Page(s)
Section 2.5.4 Planning and Construction Activity	40, 41

- Insert sub-heading ahead of first paragraph of Section 2.5.4, page 40 as follows:

Planning and Construction Activity (in effect at the time the Plan was made)

- Insert text and figure after last paragraph of Section 2.5.4 as follows:

Planning and Construction Activity (2025)

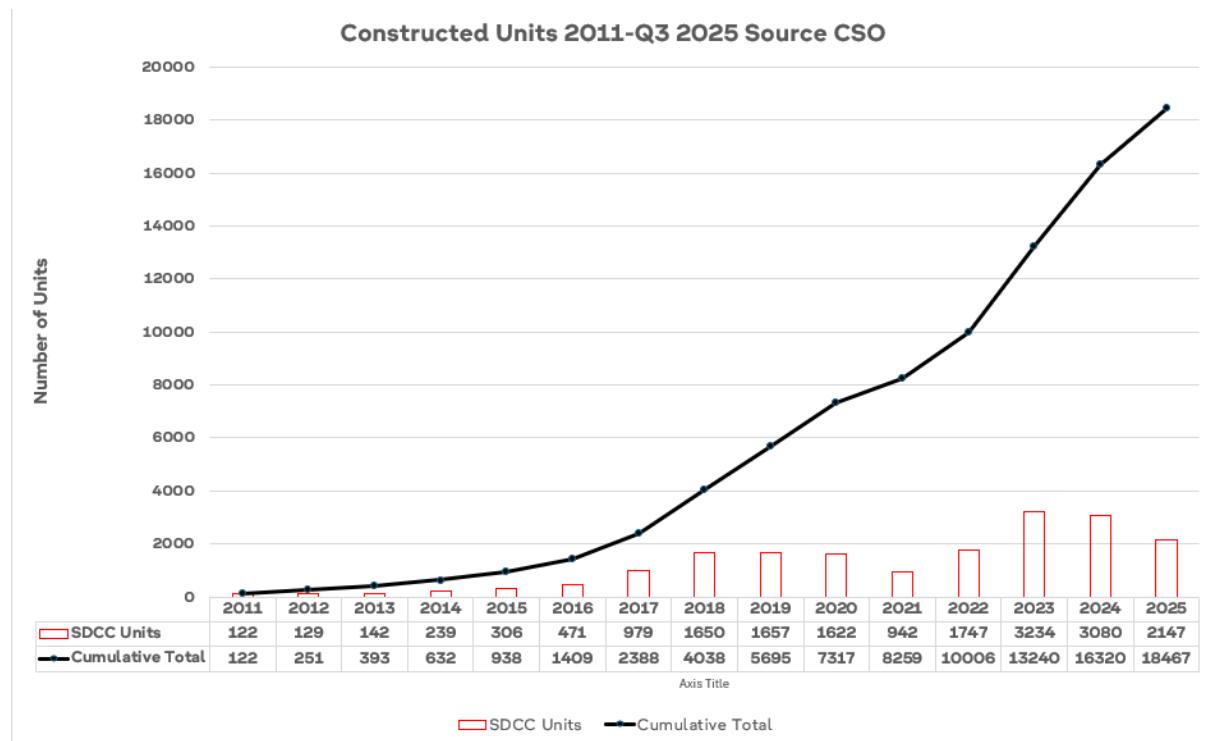


Figure 7.1: Constructed Units in SDCC and Cumulative Total 2011 – Q3 2025, Source: CSO¹

¹ Note: CSO New Dwelling Completions data is derived from ESB Networks electricity connection records and may differ slightly from SDCC or Housing Supply Coordination Task Force monitoring due to methodological differences.

Based on Central Statistics Office (CSO) New Dwelling Completions data, since the Development Plan was adopted in 2022, average annual completion levels have been consistent at approx. 2,600 dwellings per annum. At the end of 2025, there was permission for 12,616 dwelling units in South Dublin, almost 5,000 of which were under construction on 50 active sites.

Amendment Ref. No. 38	
Section(s)	Page(s)
Section 2.5.5 Housing Supply Targets	43, 44

- Amend text of Section 2.5.5 as follows:

2.5.5 Housing Supply Targets

Housing Supply Targets (in effect at the time the Plan was made)

The Department of Housing, Local Government and Heritage issued Section 28 Guidelines titled: “Housing Supply Target Methodology for Development Planning”, in December 2020 (‘the Supply Guidelines’) to assist in providing Planning Authorities with the figures and methodology to incorporate national and regional population and housing projections into their statutory functions.

The Supply Guidelines, informed by research carried out by the Economic and Social Research Institute (ESRI), outlined that of the three options put forward by ESRI in their projections; the option to be used by local authorities in their Core Strategy ~~is~~ was the NPF 50:50 City scenario. Table 7 showed the overall target for housing for South Dublin County for the Development Plan period ~~at the time the Plan was made~~.

Table 7: South Dublin Housing Demand Figures 2022-2028* **(as of Q3 2022)**

Figure 8: South Dublin County Council – Average Annual Housing Supply Requirement up to 2028. *CSO figures for the County indicate that 640 units have been constructed between Q1 and Q3 2021. **It is estimated that a further 1600 units will be delivered between Q3 2021 and Q3 2022 when the plan comes into effect. **(as of Q3 2022)**

- Amend last paragraph of Section 2.5.5 as follows:

The required housing figures, in the context of the NPF 50:50 scenario and units completed is outlined in Figure 8. The specific calculations and methodologies in arriving at the above figures, in line with the Ministerial Guidelines, is set out under

Appendix 2B. Appendix 2B of the CDP sets out the methodology for arriving at the figures in Table 7, as adopted in 2022.

- Insert new sub-heading and text after last paragraph of Section 2.5.5 as follows:

Revised Housing Growth Requirements (2025)

The *NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities* (July 2025) interprets the national housing growth requirements set out in the Revised NPF (2025) and provides average annual housing growth requirements for each local authority to be implemented through development plans. Appendix A of the Guidelines provides the following housing growth requirement for South Dublin County Council:

Table 7.2 South Dublin County Council Housing Growth Requirement – extract from Appendix 1 of the *NPF Implementation: Housing Growth Requirements Guidelines* (2025)

Existing Annual 2020 Housing Requirement (Housing Supply Target)	1,932
Adopted Development Plan – Annual Housing Requirements (Housing Supply Target)	2,596
New Annual Housing Growth Requirement 2025 to 2034	3,270
New Annual Housing Growth Requirement 2035 to 2040	2,414

To give effect to these Ministerial Guidelines, the housing growth requirement for South Dublin County Council were updated for the remaining duration of the Plan period.

In addition to the annual housing growth requirements up to 2034 and 2040, the guidelines include Policy and Objective 2 which requests local authorities to reflect additional provision of land of up to 50% over and above what is required to meet the requirements set out in Appendix 1 of the guidelines. Additional provision does not change the baseline housing growth requirements but is a measure to provide additional flexibility in achieving the requirements.

Having regard to the housing growth requirements set out in the *NPF Implementation: Housing Growth Requirements Guidelines* plus the 50% maximum allowable additional provision, the equivalent total housing requirement for the County to relevant periods are set out in Table 7.3.

Table 7.3: Housing growth requirement and maximum additional provision for South Dublin County Council, 2025

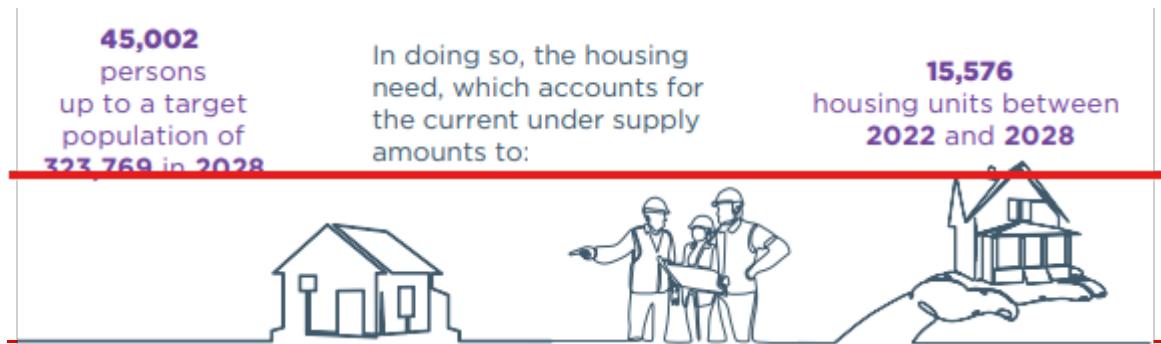
Housing Growth Requirement (No. of dwellings equivalent)	2025-28	2029-30	2031-34	2035-40
Annual baseline housing growth target	3,270	3,270	3,270	2,414
Cumulative baseline housing growth target (less completed in Q1 and Q2 2025)	11,699	18,239	31,319	45,803
Maximum additional provision (50% above baseline requirement)	5,850	9,120	15,660	22,902
Maximum Housing Growth Requirement and Additional Provision	17,549	27,359	46,979	68,705

Amendment Ref. No. 39	
Section(s)	Page(s)
Section 2.5.6 Development Plan Population and Housing Requirements	44

- Delete Section 2.5.6 in full, including infographic, as follows:

2.5.6 Development Plan Population and Housing Requirements

~~Based on the population targets and housing need set out within National and Regional planning policy, the Development Plan must accommodate an additional:~~



~~The combination of the additional housing units required alongside the population growth indicates an anticipated reduction in average household size for the overall County. By 2028, with a total population of 323,769 persons and a total housing stock of 118,632 houses, the household size will be an average of 2.73 per house. This is a reduction from 2.99 in 2016 and is consistent with the downward national~~

~~trend of household size, from 2.75 in 2016 to 2.5 in 2040, outlined in the National Planning Framework.~~

~~It is noted that there is variation above and below the household size depending on the typologies of extant planning permission, as well as demographic and household composition in each neighbourhood area whether urban or rural. This average household size has informed the population distribution as part of the Settlement Strategy, informed by the Core Strategy, as set out in the next section.~~

Amendment Ref. No. 40	
Section(s)	Page(s)
Section 2.6 Core Strategy	45

- Insert text at end of Section 2.6 as follows:

Following the publication of the National Planning Framework - First Revision 2025 and the *NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities* (2025) which translated national housing targets to housing growth requirements at a local authority level, the planning authority undertook a review of the adequacy of existing zoned lands under the current County Development Plan 2022-2028 to cater for the new housing growth requirements and the potential for 'additional provision' as set out in Appendix 1 of the Guidelines. There was a particular focus on the likelihood that lands identified for residential development within the plan will come forward for development within the remaining period of the plan. This review included an updated Settlement Capacity Audit (SCA) on existing lands zoned for residential development.

Amendment Ref. No. 41	
Section(s)	Page(s)
Section 2.6.1 – Land Capacity Study	45, 46

- Replace text after first paragraph, as follows:

The Development Plan is tasked with ensuring that sufficient and suitable land is zoned for residential use, or for a mixture of residential and other uses, to meet the requirements of the projected population and to ensure that a scarcity of such land does not occur at any time during the period of the Development Plan.

~~A Land Capacity analysis was carried out by the Planning Department to calculate the potential yield of undeveloped land (RES, RES N, TC, REGEN, VC, DC, LC and SDZ) zoned in the 2016-2022 County Development Plan.~~

~~The capacity figure has been prepared in the context of Section 28 Ministerial Guidelines promoting higher densities, especially near existing and proposed public transport services as set out in the ‘Sustainable Residential Development in Urban Areas’ (2009), ‘Sustainable Urban Housing: Design Standards for New Apartments’ Guidelines (2020) (the ‘Apartment Guidelines’) and ‘Urban Development and Building Heights Guidelines for Planning Authorities’ (2018).~~

~~The potential yield of undeveloped lands excludes units built and 1600 units estimated to be built between Q3 2021 and Q3 2022 since the previous capacity audit in 2015. Since then, 6,554 units have been built. These figures form part of the Core Strategy Table 11 and formation of the Settlement Strategy discussed further in this Chapter.~~

~~Therefore, the total land capacity including long term development land within the County is 990 hectares with capacity to accommodate 42,570 residential units. This equates to an average of 43 units per hectare.~~

~~Excluding those lands identified for strategic long-term development within SDZs and major regeneration sites, outside the Development Plan period (see below) allowable under Ministerial Circular, 20106, the analysis estimates a potential for 21,490 units on 428 hectares of developable land within the lifetime of the Development Plan period. This equates to an average yield of 50 units per hectare.~~

~~Zoned land with extant permission not commenced (estimated 8,234 units Q3 2021) has been recognised and factored into the Core Strategy figure. In considering such extant permissions a deliverability analysis has also been carried out and has informed the development of the Core Strategy.~~

~~The potential yield of undeveloped land in each settlement and neighbourhood area, identifying greenfield and brownfield lands, is contained within Table 9.~~

The *NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities* (2025) require planning authorities to ensure that there is sufficient zoned land within the current Development Plan to meet the **revised** housing growth requirements and to consider as an immediate priority the suitability of lands for development over a 12 year plus period (to encompass the remaining period of the current adopted plan and the lifespan of the new 10-year development plan).

In response to the *NPF Implementation: Housing Growth Requirements Guidelines* (2025) and having regard to the *Development Plans Guidelines for Planning Authorities* (2022) and the *Sustainable Residential Development and Compact Settlement Guidelines* (2024), a Settlement Capacity Audit (‘SCA’) was carried out

in 2025 to establish the revised housing growth requirement for the County and to review the development capacity of all undeveloped and/or underdeveloped zoned lands with potential for residential or mixed-use development within the County. The SCA comprised of a land capacity audit, infrastructure assessment, planning assessment and deliverability analysis to ascertain the adequacy of existing zoned lands to achieve the revised housing growth requirements.

The SCA builds upon and updates the methodology and output of the Land Capacity Study that was carried out for the County Development Plan 2022-2028 (see Appendix 2). Informed by SDCC's Housing Supply Monitor which records completions, construction activity and planning activity for residential development in the intervening period, the status of existing zoned lands was determined as: under construction, planning permission but not commenced, zoned lands without planning permission and long-term zoned potential (that is, zoned, but likely to be developable over a longer timeframe of primarily beyond 2040). The SCA assessed the development potential of all relevant currently zoned lands in the 2022-2028 County Development Plan (including RES, RES-N, REGEN, TC, DC, LC, VC and SDZ lands).

The SCA methodology, summarized in Appendix 2 (Part 3), reflects lessons learned since the initial Land Capacity Study and relevant Ministerial Guidelines parameters for urban design and higher densities as set out in the *Sustainable Residential Development and Compact Settlements Guidelines* (2024). Where relevant, the capacity audit reflects the parameters of statutory planning frameworks for the Strategic Long-Term Development Areas of Adamstown SDZ, Clonburris SDZ and Tallaght Town Centre LAP, as well as the City Edge Strategic Framework.

The SCA is a point-in-time assessment, valid as of Q3 2025, and based on notional development potential assumptions at a high-level.

The SCA identified a total potential residential yield on current zoned land of 57,106 dwellings across 838 hectares, summarised by status in Table 7.3, including the currently estimated residential development capacity of existing Strategic Long-Term Development Areas (SDAs).

In line with the *Development Plans - Guidelines for Planning Authorities* (2022) and the *NPF Implementation: Housing Growth Requirements Guidelines* (2025), it is recognised that lands that are not likely to be developed within the plan period may be identified for the purposes of residential development as 'long-term strategic and sustainable development sites'.

In this Development Plan such sites are termed "Strategic Long-Term Development Areas" (SDAs) and they include major urban regeneration and/or transport orientated development sites which may be delivered over a longer timescale than a single development plan period. This reflects their significant scale, complexity

and the need for alignment of development with investment in infrastructure and services. The *NPF Implementation Guidelines* (2025) set out that such SDAs may be considered as further ‘additional provision’ over and above the baseline housing growth requirements and the up to 50% ‘additional provision’.

In line with the *NPF Implementation Guidelines* (2025), SDCC has forecast the likely deliverability of lands within the current Development Plan period, up to 2040 (reflecting the Revised NPF target year and broadly reflecting the current and subsequent 10-year plan) and beyond 2040.

The SCA identified 21,695 dwellings across 282 hectares are estimated to be long-term zoned land capacity, reflecting lands expected to come forward around 2040 and beyond. These lands are typically developable over a longer timeframe given their scale, complexity and need for alignment with significant investment in infrastructure and services. The long-term zoned land capacity is primarily in City Edge and Tallaght LAP Regen lands which are forecast to deliver housing within the current Development Plan, the subsequent Development Plan and beyond 2040.

Excluding the long-term zoned land capacity, the SCA identified available zoned land capacity of 35,411 dwellings across 556 hectares developable within the lifetime of the current and subsequent Development Plan periods.

These figures exclude housing completions since adoption of the Development Plan up to Q3 2025. SDCC Housing Monitoring indicates that 7,931 dwellings have been completed in the current Development Plan period up to, and including, Q3 2025.

Table 7.3 Zoned Land Capacity and Status as of Q3 2025

Status	Total No. Dwellings	Total Area (Hectares)	SDAs ²	Non-SDAs ²	Average Densities
Under construction	5,540	96	3,633	1,907	58 dph
Permitted	6,994	136	4,043	2,951	52 dph
Zoned Available Non-Strategic	5,951	121	0	5,951	49 dph
Zoned Available Strategic	16,926	203	16,926	0	83 dph
Total Zoned land Capacity	35,411	556	24,602	10,809	64 dph
Long-term Zoned Potential (beyond 2040)	21,695	282	19,170	2,525	77 dph

² Strategic Development Areas

Total Long-term Zoned Land Capacity (up to and beyond 2040)	57,106	838	43,772	13,334	68 dph
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The distribution of undeveloped capacity across settlements and Neighbourhood Areas, including greenfield and brownfield components, is set out in Table 9.

Amendment Ref. No. 42	
Section(s)	Page(s)
Section 2.6.1 Land Capacity Study	46-48

- Amend text and tables (replace Table 8 with new Table 8) under ‘Strategic Long Term Development Areas (SDAs)’ as follows:

Existing Strategic Long-Term Development Areas (Existing SDAs)

As indicated above, South Dublin County has strategic long term development potential within the Strategic Development Zones (SDZs) and zoned regeneration areas. ~~The SDAs also include the Strategic Residential Reserve Lands.~~ These areas provide a strategic quantum of development for South Dublin along existing and planned rail corridors which are identified as key residential and employment growth areas within the Metropolitan Area Strategic Plan. Table 8 below illustrates the remaining unit capacity of these lands from 202~~25~~.

~~Table 8: Total Land Capacity within Strategic Development Areas~~

Settlement	Strategic Development Zones (SDZs)	Overall Unit Capacity from 2022	Total Land (Hectares)	
			Brownfield	Greenfield
Dublin City and Suburbs (Within and Contiguous)	Adamstown SDZ Planning Scheme	5,240	0	80
	Clonburris SDZ Planning Scheme	7,730-11,098	0	252
	City Edge lands	*	267	13
	Tallaght Local Area Plan (Regen Lands)	8,400-11,144	108	0
	Sub-Totals of SDAs	-	375 (51%)	345 (49%)
Rathcoole	West Rathcoole Strategic Residential Reserve	70-80		2

Totals	21,440 – 27,562	722
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*Final figure will be subject to the City Edge Local Area Plan / statutory plan.

Table 8: Total Land Capacity within Strategic Development Areas, 2025

Settlement	Strategic Development Areas (SDAs)	Overall Unit Capacity from 2025	Total Land (Hectares)	
			Brownfield	Greenfield
Dublin City and Suburbs (Within and Contiguous)	Adamstown SDZ Planning Scheme	3,281	0.8	46.9
	Clonburris SDZ Planning Scheme	6,938 – 10,306	9.4	170.2
	City Edge lands*	22,100*	239.9	8.4
	Tallaght Town Centre Local Area Plan	7,777 – 10,521	75.3	0.8
Totals		40,096-46,208	325.4	226.3

*Final figure will be subject to the City Edge statutory plan.

Significant areas of these lands have been excluded from the land capacity over the Development Plan period except where it is considered a percentage of development can occur within that timeframe. ~~Of~~ The total capacity for the SDA lands, ~~approximately 150 ha providing for more than 7500 units has been~~ identified as being deliverable over the remaining Development Plan period ~~and~~ is included in the land capacity figures in Table 9. This figure for SDA lands is informed by an understanding of the pipeline and potential for housing delivery on Council owned lands, historical trends of housing delivery on SDA lands within South Dublin and by delivery of similarly designated sites within the region.

It is recognised that a wide range of elements can influence the deliverability of strategic long term development areas, including market viability, site assembly, public / private funding streams, timelines and funding for delivering physical infrastructure, and pressure for piecemeal sites coming forward.

Having regard to the numerous variants, the need for developing a plan-led approach to these strategic lands is critical to their successful growth in a manner which contributes towards Quality Design and Healthy Placemaking in line with the provisions of Chapter 5 of this plan. In this regard, SDZ schemes are in place for Adamstown and Clonburris. Tallaght Town Centre is subject to a Local Area Plan adopted in 2020, ~~extended in 2025 to align with the expiry of this Development Plan.~~

The City Edge lands form a significant landbank within both South Dublin and Dublin City Council. The development of the City Edge lands, as noted under the RSES, is

a medium to long-term infrastructure sequence with potential for residential development and more intensive employment / mixed uses. The development of this area requires significant investment and site assembly to enable the full development potential and will be subject to a Statutory Plan in collaboration with Dublin City Council, which will be informed by a Strategic Framework. The full build out of these lands will take time, and ensuring it is plan-led is central to the successful development of the County and the wider region.

Future Strategic Long-Term Development Areas (Future SDAs)

The *NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025)* sets housing growth requirements to 2040 and requests that planning authorities consider the long-term housing needs of the County for the remaining period of the current adopted plan and the lifespan of the new 10-year development plan.

It is important to give clear strategic direction to future development locations under the next 10-year County Development Plan to enable the lead in time necessary for preparatory work by SDCC, utility providers, landowners and other key stakeholders to plan for release of such lands as the need arises in the 2030s. Lands are therefore identified in this Plan as Future Long-Term Strategic Development Areas ('Future SDAs') which will provide for housing needs in future development plans. While the lands are identified as Future SDAs under this Development Plan, they are subject to future rezoning.

The following locations are identified as Future SDAs:

- Newlands
- Belgard Road
- Adamstown South and West
- Grange Castle / R136

Detailed analysis will be undertaken to inform a future rezoning and to implement a plan-led approach to development to ensure that Future SDAs serve the housing growth requirements and other land use needs of the County as part of the next Development Plan period.

- Amend title of Policy CS1, page 47, as follows:

Policy CS1: Existing Strategic Development Areas

- Insert new Policy CS3 after Policy CS2 Objective 2, page 48, as follows:

Policy CS3: Future Strategic Long-Term Development Areas
To progress a plan-led approach to Future Strategic Long-Term Development Areas ('Future SDAs') to provide for the long-term housing growth and other land use requirements of the County beyond the current Development Plan period (subject to future rezoning) at the following locations: <ul style="list-style-type: none"> • Newlands • Belgard Road West • Adamstown South and West • Grange Castle / R136
CS3 Objective 1: To commence preparatory studies and analysis of the Future SDAs, as identified on the development plan maps, to understand the existing land uses and ecological sensitivities and to inform the preparation of future proposals for rezoning to meet the needs of the County through an holistic approach to plan making. The exact lands to be brought forward as future rezoning may change according to the outcome of these studies.
CS3 Objective 2: To ensure that future plan-led holistic development of the Future SDAs is not compromised by premature development.
CS3 Objective 3: To ensure development of Future SDAs (subject to rezoning) for residential and other uses will be in accordance with an approved plan-led approach, such as a Priority Area Plan or otherwise equivalent appropriate mechanism, which will align housing delivery with, <i>inter alia</i> , climate action objectives, supporting infrastructure, sustainable transport options, educational and community facilities, public open space, green infrastructure networks, cultural heritage and no net loss of important ecological features as surveyed, identified and mapped by a qualified ecologist.
CS3 SLO 1: To protect and enhance the Green Infrastructure Corridor along the western boundary with Kildare and protect the Grand Canal Corridor pNHA as part of any future development proposals for these lands to the south and west of Adamstown SDZ. Appropriate ecologically informed buffers for GI corridor and the Grand Canal pNHA will form part of any such proposal.
CS3 SLO 2: To carry out a study of the lands at Grange Castle / R136 to identify their future reallocation for alternative uses while retaining a golf course function within the lands and considering flood risk assessment, existing green infrastructure and riparian corridors.

Amendment Ref. No. 43	
Section(s)	Page(s)
Section 2.6.1 Land Capacity Study	48-50

- Amend text on page 48 as follows:

Current Land Capacity and Zoning Requirements

~~Excluding lands identified for strategic long-term development that will happen beyond the timescale of this Development Plan within SDZs, and major regeneration sites (allowable under Ministerial Circular, 2010), there is potential for 21,490 units on 428 hectares of developable land within the lifetime of the Development Plan period. The breakdown of the capacity per neighbourhood area and settlement and analysis of capacity against housing need is set out under Table 9 below.~~

~~Based on the housing capacity of existing undeveloped zoned land in South Dublin County, there was no requirement to zone additional land to serve the needs of population and housing targets set by the Ministerial Guidelines and the NPF Roadmap described under Sections: 2.3 (Statutory Context), 2.4 (Strategic Context – National, Regional and Ministerial Planning Policy), and 2.5 (Population and Housing Data) of this Chapter.~~

Following the updated SCA carried out in 2025, and excluding the long-term zoned land capacity, there is current zoned land capacity of 35,411 dwellings across 568 hectares considered to be developable within the lifetime of the current and subsequent Development Plan periods. The breakdown of the capacity per neighbourhood area is set out under Table 9 below.

- Delete Table 9 and 10:

Table 9: Capacity of undeveloped lands within South Dublin

Greenfield sites				Brownfield sites					
Settlement Type	Settlement Name	Residential (HA)	Residential (Units)	Mixed-Use (HA)		Mixed-Use (Units)		Total Potential (HA)	Total Potential (Units)
Dublin City and Suburbs	Fallaght	22.5	0	661	0	0	25.43	0	2,767
	Naas Road / Ballymount (City Edge)	0	0	0	0	0	21.73	0	1,123
	Templeogue, Walkinstown, Rathfarnham, Firhouse	91.5	0	3,946	0	0	11.88	0	890
	Glendalkin, Clonburris and Grange Castle	4.05	10.84	286	798	70.39	17.62	2,660	1,355
	Lucan, Adamstown, Palmerstown	5.92	0.36	464	20	39.62	16.93	1,099	1,226
	Citywest	31.54	2.64	1,884	159	2.45	2.25	245	135
Sub-total of Dublin City and Suburbs		155.51	13.84	7,241	977	112.46	95.84	4,044	7,496
Self-Sustaining Growth Town:		15.94	1.42	557	50	0	1.12	0	39
Newcastle									18.48
Self-Sustaining Growth Town:		21.22	1.13	699	39	1.94	0	0	68
Rathcoole									24.29
Self-Sustaining Town:		5.77	0.27	271	10	0	1.13	0	39
Saggart									7.17
Sub-total of Towns		42.93	2.82	1,527	99	1.94	2.25	0	146
Sub-total of Urban Area		198.44	16.66	8,768	1,076	114.4	98.09	4,004	7,642
Combined Totals		215.1		9,844		212.49		11,646	
A – Total Capacity South Dublin County					–		–		427.59
B – Housing Need for South Dublin County (Q3 2022 – Q3 2028)					–		–		21,490
C – Completed Units (2017-2021) Note: Q3 2021 to Q3 2022 Completions have been incorporated into the revised figures for each area in the above table.					–		–		5,914
D – Housing Need for South County Dublin (Q3 2022 – Q3 2028) (B minus C)					–		–		15,576
E – Units under construction (Estimated from Q3 2021 Housing Task Force Returns)					–		–		2,438
F – Net Housing Need for South Dublin County (Q3 2022 – Q3 2028) (D minus E)					–		–		13,138
G – Additional Capacity (A minus F) across Tier 1 and Tier 2					–		–		8,352

~~Note: Rural housing and population growth has not been included within the land capacity figure but has been considered in the context of the rural settlement strategy policy and past trends in order to inform the Core Strategy.~~

~~Table 10: Indicative Capacity of Additional Zoned Lands in the South Dublin County Development Plan 2022-2028~~

Settlement Type	Settlement Name	Additional Zoned Land	Residential (HA)		Residential (Units)		Mixed-Use (HA)		Mixed-Use (Units)		Total Potential (HA)	Total Potential (Units)
Dublin City and Suburbs	Tallaght	Lands at Kiltipper Road	0.48	0	±0	0	0	0	0	0	0.48	±0
		Whitestown Way Regen Lands	0	0	0	0	0	2.82	0	190-340	2.82	190-340
	Naas Road / Ballymount (City Edge)	-	0	0	0	0	0	0	0	0	0	
	Templeogue, Walkinstown, Rathfarnham, Firhouse	-	0	0	0	0	0	0	0	0	0	
	Clondalkin, Clonburris and Grange Castle	-	0	0	0	0	0	0	0	0	0	
	Lucan, Adamstown, Palmerstown	Ash Park Court	0.36	0	0	0	0	0	0	0	0.36	±
		Cooldrinagh	3.96	0	8	0	0	0	0	0	3.96	8*
	Citywest		0	0	0	0	0	0	0	0	0	
Total of Additional Zoned Land			4.8	0	19	0	0	2.82	0	190-340	7.62	209-359

~~*Low density housing subject to CS11 SLO 1 – Indicative potential for 3 to 8 units (c.3 units on existing greenfield lands / up to c.5 units on existing residential back land)~~

- Insert new Table 9 as follows:

Table 9: Capacity of undeveloped lands within South Dublin likely to be developable within the current and subsequent Development Plan periods, excluding long-term zoned potential

Greenfield sites			Brownfield sites			
Settlement Type	Settlement Name	Residential and Mixed-Use (HA)	Residential and Mixed-Use (Units)		Total Potential (HA)	Total Potential (Units)
Dublin City and Suburbs	Tallaght	24.3	41.5	821	4,938	65.8
	Naas Road / Ballymount (City Edge)	1.1	63.5	129	7,694	64.6
	Templeogue, Walkinstown, Rathfarnham, Firhouse	64.1	9.6	2,329	786	73.7
	Clondalkin, Clonburris and Grange Castle	186.3	22.7	9,777	1,117	209.0
	Lucan, Adamstown, Palmerstown	52.6	9.9	3,433	717	62.5
	Citywest	30.6	0.3	1,955	13	30.9
Sub-total of Dublin City and Suburbs		359.0	147.5	18,444	15,265	506.4
Self-Sustaining Growth Town:		18.9	1.7	531	67	20.6
Newcastle						598
Self-Sustaining Growth Town:		17.8	3.2	579	132	21.0
Rathcoole						711
Self-Sustaining Town:		6.9	0.8	353	40	7.7
Saggart						393
Sub-total of Towns		43.6	5.7	1,463	239	49.3
Sub-total of Urban Area		402.6	153.2	19,907	15,504	555.7
A - Total Capacity South Dublin County				-		555.7
						35,411

Amendment Ref. No. 44	
Section(s)	Page(s)
Section 2.6.1 Land Capacity Audit	50, 51

- Delete text on page 50 and delete Figure 9, page 51 (to be replaced further down) as follows:

Land Capacity Sites

~~The below map illustrates the extent of the total housing capacity sites of 42,570 on 990 Hectares on available already zoned land.~~

Amendment Ref. No. 45	
Section(s)	Page(s)
Section 2.6.2 Tiered Approach to Land Zoning	51, 52

- Amend text of Section 2.6.2, page 51 and 52 as follows:

2.6.2 Tiered Approach to Land Zoning

~~An Infrastructural Assessment of the available developable lands was undertaken guided by the requirements under NPO 72a of the NPF. Further detail of the assessment is set out under Appendix 2A of the Development Plan.~~

~~NPO 72a requires Planning Authorities to apply a standardised, tiered approach to differentiate between; i) zoned land that is serviced (Tier 1); and ii) zoned land that is serviceable within the life of the Plan (Tier 2) (Appendix E of the National Planning Framework, 2040).~~

Ahead of the Development Plan being adopted in 2022, an Infrastructural Assessment of available lands was undertaken, guided by the requirements of the NPF and relevant guidelines and circulars in place at the time. The methodology and findings of this Infrastructure Assessment is set out under Appendix 2 of the Development Plan.

The Infrastructural Assessment in 2021 determined that all existing zoned lands with potential to deliver homes could be categorised as either Tier 1 or Tier 2 lands in line with the NPF criteria capable of facilitating a potential total of 23,730 units.

~~Tier 1 lands had the potential to accommodate: 11,597 units on c.196 hectares and Tier 2 lands had the potential to accommodate: 12,133 units on c.281 hectares.~~

~~Based on known construction activity and an estimated delivery up to Q3 2022 (when the Plan comes into effect) the total capacity of Tier 1 and Tier 2 lands is 21,490 units.~~

~~Following from the above it is noted that the NPF specifically discusses the prioritising of development lands and states that there are many other planning considerations relevant to land zoning beyond the provision of basic enabling infrastructure including overall planned levels of growth, location, suitability for the type of development envisaged, availability of and proximity to amenities, schools, shops or employment, accessibility to transport services, and so on.~~

~~It is set out that weighing up these factors, together with the availability of infrastructure, will assist planning authorities in determining an order of priority to deliver planned growth and development.~~

Further to the *NPF Implementation: Housing Growth Requirements Guidelines* (2025), the SCA carried out in 2025 included an updated Infrastructure Assessment of the available developable lands guided by the requirements of the relevant Ministerial Guidelines and NPO 101 of the Revised NPF. Further detail of the 2025 assessment is provided in Appendix 2 Part 3 of the Development Plan.

The purpose of the infrastructure assessment is primarily to:

- Identify the strategic infrastructure projects that are of significance to the growth of the County and to the wider region,
- Identify the infrastructure requirements necessary to support growth at a local Neighbourhood Area level, and
- In accordance with NPO 101 of the Revised NPF, apply a tiered approach to sites to differentiate between Tier 1 zoned land that is serviced and Tier 2 zoned land that is serviceable within the life of the plan.

All of the lands categorized as ‘Total Current Zoned Land Capacity’ are classified as Tier 1 and Tier 2 when considering the timescales involved in the current CDP and the subsequent CDP.

- Tier 1 lands had the potential to accommodate: 21,325 dwellings on c.343 hectares and
- Tier 2 lands had the potential to accommodate: 14,086 dwellings on c.213 hectares.

There are a number of plans/projects that are necessary to facilitate the long-term growth of the County in line with National policy and to address foreseeable infrastructural constraints at a local and regional level. These have been considered in the forecasting of housing delivery to relevant time periods up to 2040, detailed further in Section 2.6.4.

It is critical for the achievement of SDCC's housing growth requirements, particularly from 2028 onwards, that the strategic infrastructure projects and local neighbourhood area projects, as highlighted in the Development Plan appendices, are delivered upon.

Amendment Ref. No. 46	
Section(s)	Page(s)
Section 2.6.3 Planning Analysis	52

- Amend text of Section 2.6.3, page 52 as follows:

2.6.3 Planning Analysis

Ahead of the Development Plan being adopted in 2022 and further to the Infrastructural Assessment carried out at that time, ~~Having established that all existing lands zoned within the County fall within Tier 1 or Tier 2 and to inform an order of priority to deliver planned growth and development in line with the NPF~~, a further planning analysis was carried out. This assessed existing zoned lands in respect of their ability to contribute towards National Strategic Outcomes relating to compact growth, enhanced regional accessibility, sustainable mobility, climate action and a transition to a low carbon and climate resilient society. (Appendix 2 refers).

~~Of the 477 hectares of existing zoned lands identified in the Infrastructure Assessment carried out in 2021, (which excludes those lands identified as long-term strategic lands within the SDAs), 343 ha capable of delivering 16,992 units achieved a high planning score and 134 Ha capable of delivering 6,738 units received a medium to high planning score. Based on known construction activity and an estimated delivery up to Q3 2022 the total capacity of Tier 1 and Tier 2 lands is 21,490 units on 428 hectares over the plan period 2022-2028.~~

The result of this further planning assessment indicated that all lands currently zoned and identified as being capable of delivering residential development within the County were capable of contributing in a positive manner to the achievement of the ~~above~~ NSOs.

Further to the *NPF Implementation: Housing Growth Requirements Guidelines* (2025), the SCA carried out in 2025 included an updated Planning Assessment of the available developable lands. Further detail of the 2025 assessment is provided in Appendix 2 Part 3 of the Development Plan.

The purpose of the Planning Assessment is primarily to identify locations which are considered to be well located / serviced from a sustainable planning perspective and to identify existing constraints and requirements to inform policy.

The vast majority of lands in both the ‘Current Zoned Land Capacity’ and the ‘Long-Term Zoned Potential’ received a positive planning score indicating that they were capable of delivering residential development within the County in a manner which contributes positively to the achievement of the shared goals outlined in the Revised NPF, RSES and the CDP in relation to Compact Growth, Accessibility, Sustainable Mobility, Climate Action and a transition to a low carbon climate resilient society.

Lands amounting to c.12 hectares with potential residential yield of 457 dwellings received a low score, indicating that further work is required to address locational requirements, such as proximity to services, retail and public transport.

Amendment Ref. No. 47	
Section(s)	Page(s)
Section 2.6.4 Deliverability Analysis	53, 54

- Amend text of Section 2.6.4, page 53 and 54, as follows:

2.6.4 Deliverability Analysis

~~As set out above, all existing zoned lands within the County were either Tier 1 or Tier 2 and were capable of contributing towards the achievement of the considered NSOs. consideration is also given to ensuring that the delivery of housing to meet the needs of current and future population in line with national targets during the course of the plan period can be sustainably achieved.~~

~~In this regard the balance between the deliverability of units and avoiding an overly rigid identification of specific capacity lands forms a key part of the Core Strategy. The approach taken considers the need to promote compact growth in a balanced way within each neighbourhood area according to its role and function within the settlement hierarchy.~~

~~To achieve this objective a prioritised level of growth of undeveloped land (excluding units / land under construction) for each Neighbourhood Area based on past construction and deliverability was applied with a focus on the SDAs identified under the MASP; amounting to 9,613 units representing a total of 61.7% of units being within the SDZs and Regeneration Lands (47.7% at 7,500) and within Fortunestown (14% at 2,113). In addition, a further allocation of 4,914 (31.5%) has been provided for within the Dublin City and Suburbs settlement of undeveloped land, excluding~~

~~land under construction. This facilitates the delivery of a total of 14,527 units, or 93% of the County's growth which exceeds the requirements of NPO 3b and RPO 3.2. The remaining balance has been allocated to the three settlements: Saggart, Newcastle and Rathcoole totaling 1,050 units (7%), providing for an overall total allocation of 15,576 units.~~

~~The Council is actively engaged with social and affordable housing delivery and has a strong supply pipeline which will be delivered over the Development Plan period and will provide for a significant proportion of the annual housing targets for the County. However, in terms of deliverability from a private development perspective, the following factors have been considered:~~

- ~~93% of the allocated unit growth is within Dublin City and Suburbs with approximately half of allocated lands identified as brownfield. Such lands can present challenges in terms of contaminated sites, landownership and site assembly, phasing and sequencing;~~
- ~~The housing data and trends within the County indicate that less than half (circa 46%) of all sites with permission are activated at any given time while the remainder may take time to commence based on a range of factors (for example, raising of funding, potential market changes) or that permissions may not be implemented at all during their lifetime; and~~
- ~~Larger developments (SHDs) comprise a significant element of permitted units throughout the County and delivery has been limited to certain neighbourhood areas to date.~~

~~This presents a challenge which the Council is closely monitoring and in recognition of the above, a flexible approach to provide for delivery has been incorporated into the Plan through Objective CS3 Objective 3. This will ensure an adequate supply of suitable lands come forward to complement the Council's supply pipeline and achieve the housing supply targets.~~

~~Therefore, while the County has an excess of zoned land required to deliver the supply targets this is considered necessary to facilitate a choice in sites that come forward recognising that not all sites may be available within the plan period. The analysis carried out identified that such lands are serviced (Tier 1) and / or serviceable (Tier 2) and achieve a medium to high planning score. As a result, they have the potential to contribute towards sustainable development, ensuring that any obstacles to delivery in one area or site can be overcome by provision within another site or area. This will ensure sufficient lands are available to meet the supply targets identified.~~

Key to ensuring this flexible approach and alignment with National and Regional Planning Policy is the Council's Active Land Management objective to monitor construction and planning activity throughout the County at a settlement level as

outlined under section 2.6.7: Monitoring of Growth / Active Land Management of this Chapter. The Core Strategy figures for each neighbourhood area serve as a benchmark for monitoring to ensure compliance with National and Regional figures.

Ahead of the Development Plan being adopted in 2022 and further to the Infrastructural and Planning Assessments carried out at that time, consideration was also given to ensuring that the delivery of housing to meet the needs of current and future population in line with national targets can be sustainably achieved.

In this regard the balance between the deliverability of units and avoiding an overly rigid identification of specific capacity lands forms a key part of the Core Strategy. The Development Plan, when adopted in 2022, prioritised growth of undeveloped lands across the Neighbourhood Areas with a focus on compact growth and past construction and deliverability. While there was an excess of zoned lands to meet the housing targets at that time, it was recognised that it was necessary to provide choice and flexibility having regard to numerous deliverability challenges.

The challenge of deliverability of zoned lands is recognised in the *NPF Implementation Housing Growth Requirements Guidelines (2025)*: “*Where the planning authority considers that lands may not come forward for development within the remaining period of the existing plan, it may be necessary to consider the zoning of alternative lands where there is capacity to deliver housing in the short to medium term.*”

As part of the SCA in 2025, a forecasting exercise was carried out which aimed to estimate the deliverability of existing zoned lands for housing supply within the current and subsequent development plan periods. This built on the earlier analysis carried out in 2022 when the Plan was initially adopted and made estimates and assumptions on the basis of various considerations, including:

- 91% of current zoned land capacity is within or directly contiguous to Dublin City and Suburbs with almost half of that identified as brownfield. Such lands can present challenges in terms of contaminated sites, landownership and site assembly, phasing and sequencing;
- The housing data and trends within the County indicate that less than half of all sites with permission are activated at any given time while the remainder may take time to commence based on a range of factors (for example, raising of funding, potential market changes) or that permissions may not be implemented at all during their lifetime;
- The infrastructure, planning and deliverability assessments; and
- anticipated phased delivery in adopted statutory plans or non-statutory frameworks and other known constraints to be addressed.

As set out in Table 9.1 and 9.2, the SCA forecasts that of the total current zoned land capacity, 9,613 new dwellings on approximately 160 hectares of land could be

delivered to the end of 2028 on a business-as-usual model. This equates to an anticipated shortfall of 2,000 dwellings to 2028 to achieve the revised baseline housing growth requirements set in the *NPF Implementation: Housing Growth Requirements Guidelines*.

This presents a challenge which the Council recognises and seeks to address through a flexible approach to provide for delivery has been incorporated into the Plan through Objective CS3 Objective 3. The Council's Active Land Management monitoring of construction and planning activity against Core Strategy figures throughout the County at a settlement level is also key to ensuring a flexible approach and alignment with National and Regional Planning Policy.

Key to delivering upon the revised housing growth requirements it is considered necessary to facilitate a choice in sites that come forward recognising that not all sites may be available within the plan period. In this regard, it is necessary to increase the availability of readily deliverable additional and alternative zoned lands for residential development.

Table 9.1: Estimated Forecast of Existing Zoned Land Capacity Delivery, as of Q3 2025 (no. of dwellings)

	2025- 2028	2029- 2030	2031- 2034	2035- 2040	TOTAL
SDAs	7,706	4,034	7,719	5,143	24,602
Non-SDAs	1,907	1,495	2,990	4,417	10,809
Forecast Land Capacity Delivery	9,613	5,530	10,710	9,560	35,411
Cumulative Forecast Land Capacity Delivery	9,613	15,142	25,852	35,411	

Table 9.2: Estimated Forecast of Existing Zoned Land Capacity Delivery to 2028 by CDP Settlement and Neighbourhood Area

Greenfield sites			Brownfield sites				
Settlement Type	Settlement Name	Residential and Mixed-Use (HA)	Residential and Mixed-Use (Units)		Total Potential (HA)	Total Potential (Units)	
Dublin City and Suburbs	Tallaght	6.0	10.2	202	1,217	16.2	1,419
	Naas Road / Ballymount (City Edge)	0	5.5	0	672	5.5	672
	Templeogue, Walkinstown, Rathfarnham, Firhouse	8.5	1.3	310	105	9.8	415
	Clondalkin, Clonburris and Grange Castle	61.7	7.5	3,237	370	69.2	3,607
	Lucan, Adamstown, Palmerstown	30.3	5.7	1,976	413	36.0	2,389
	Citywest	8.3	0.1	528	4	8.4	532
Sub-total of Dublin City and Suburbs		114.8	30.3	6,254	2,780	145.1	9,034
Self-Sustaining Growth Town:		5.2	0.5	147	19	5.7	166
Newcastle							
Self-Sustaining Growth Town:		3.0	0.5	97	22	3.5	119
Rathcoole							
Self-Sustaining Town:		5.1	0.6	264	30	5.7	294
Saggart							
Sub-total of Towns		13.4	1.6	508	71	15.0	579
Sub-total of Urban Area		128.2	31.9	6,763	2,850	160.1	9,613
A - Total Capacity South Dublin County				-		160.1	9,613

Amendment Ref. No. 48	
Section(s)	Page(s)
Section 2.6.4 Deliverability Analysis	53, 54

- Insert new sub-section after Section 2.6.4 and before Section 2.6.5, page 54 as follows:

2.6.4(a) Land Capacity and New Zoning Requirements

When the Plan came into effect in 2022 it was identified that, excluding lands identified for strategic long-term development that will happen beyond the timescale of this Development Plan, there was potential for 21,490 units on 428 hectares of developable land within the lifetime of the Development Plan period. There was no requirement to zone additional land based on population and housing targets set by the Ministerial Guidelines and the NPF Roadmap in place at that time.

Since then, through the adoption of the Revised NPF, reflecting new Census 2022 data, and the publication of the *NPF Implementation: Housing Growth Requirements Guidelines*, the new housing growth requirements have been significantly increased at a national and local level with a recognition of the need to plan for 2040, as well as the short-term.

As outlined in Section 2.6.1, excluding the long-term zoned land capacity, there is zoned land capacity of 35,406 dwellings across 568 hectares developable within the lifetime of the current and subsequent Development Plan periods.

As summarised in Tables 10 and 11 of Section 2.6.4, the SCA forecast that of the total current zoned land capacity, 9,613 new dwellings on approximately 160 hectares could be delivered to the end of 2028 on a business-as-usual model. This represents a shortfall of c.2,000 new dwellings to achieve the revised housing growth requirements to 2028. Therefore, there is a requirement to zone additional lands to provide sufficient suitable options to serve the needs of the population and housing growth requirements as set out in the Ministerial Guidelines.

In order to identify suitable lands, a high-level assessment of preference was followed, aligned with the shared national, regional and local goals primarily around Compact Growth, Accessibility, Sustainable Mobility, Climate Action and a transition to a low carbon climate resilient society. Early alternatives were considered as part of the Strategic Environmental Assessment process. This prioritised existing brownfield or underutilised lands within the built-up footprint of Dublin City and Suburbs and locations for large-scale transport orientated development.

A criteria-based approach was adopted to the assessment of lands either identified by SDCC or identified to SDCC during a non-statutory consultation held in October/November 2025. In summary, the assessment focussed on:

- The potential capacity of the lands to contribute to South Dublin's revised housing growth requirements and the 'additional provision' to provide for suitable flexibility; and
- The planning and infrastructure assessment criteria used for the SCA, as referenced in Sections 2.6.2 and 2.6.3, as well as an "Other Suitability" category (relating to deliverability, specific social infrastructure and site constraints), see Appendix 2 Part 3.

Following this review process, additional lands comprising of approx. 156 hectares with the indicative capacity for 7,234 new dwellings were zoned for residential purposes. These lands are summarised in Table 10.

The zoning of additional lands addresses the anticipated need for additional and alternative lands to achieve the baseline housing requirements and includes the maximum 'additional provision' as provided for in the *NPF Implementation: Housing Growth Requirements Guidelines* to 2028, while taking into account the anticipated delivery on currently zoned lands up to 2030.

In reviewing the Core Strategy, the Planning Authority utilised the full additional provision allowance for the Development Plan period in light of the urgent need to increase housing delivery, the existing and forecast housing need, the need to plan for unforeseen circumstances and to optimise the ability to deliver on the housing requirements of the Revised NPF. The need for future levels of additional provision will be determined as part of the preparation of subsequent Development Plans.

Table 10: Capacity of additional zoned lands in the South Dublin County Development Plan 2022-2028 as of 2026 in response to the *NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities* (2025)

Greenfield sites			Brownfield sites				
Settlement Type	Settlement Name	Residential and Mixed-Use (HA)	Residential and Mixed-Use (Units)	Total Potential (HA)	Total Potential (Units)		
Dublin City and Suburbs	Tallaght	8.4	0.0	237	0	8.4	237
	Naas Road / Ballymount (City Edge)	0.0	0.0	0	0	0.0	0
	Templeogue, Walkinstown, Rathfarnham, Firhouse	14.9	1.1	681	30	16.0	711
	Clondalkin, Clonburris and Grange Castle	3.2	10.3	234	428	13.5	662
	Lucan, Adamstown, Palmerstown	63.4	13.0	3,511	1,161	76.4	4,672
	Citywest	0.0	0.0	0	0	0.0	0
Sub-total of Dublin City and Suburbs		89.9	24.4	4,661	1,619	114.2	6,280
Self-Sustaining Growth Town:		13.0	6.5	234	116	19.5	350
Newcastle							
Self-Sustaining Growth Town:		2.0	0.0	69	0	2.0	69
Rathcoole							
Self-Sustaining Town:		20.8	0.0	625	0	20.8	625
Saggart							
Sub-total of Towns		35.8	6.5	928	116	42.3	1,044
Sub-total of Urban Area		125.7	30.9	5,589	1,735	156.5	7,324

Land Capacity Sites

The below map Figure 9 illustrates all of the zoned land within the County with potential for residential development, inclusive of zoned land as of 2022 when the Plan came into effect and the additional zoned land as of the Variation No. 2 to the

Development Plan in 2026. This includes all lands with potential for residential development across all statuses, including currently under construction, planning permission but not commenced, zoned without planning permission, newly zoned land and long-term zoned potential (i.e. zoned, but likely to be developable over a longer timeframe c.2040 and beyond).

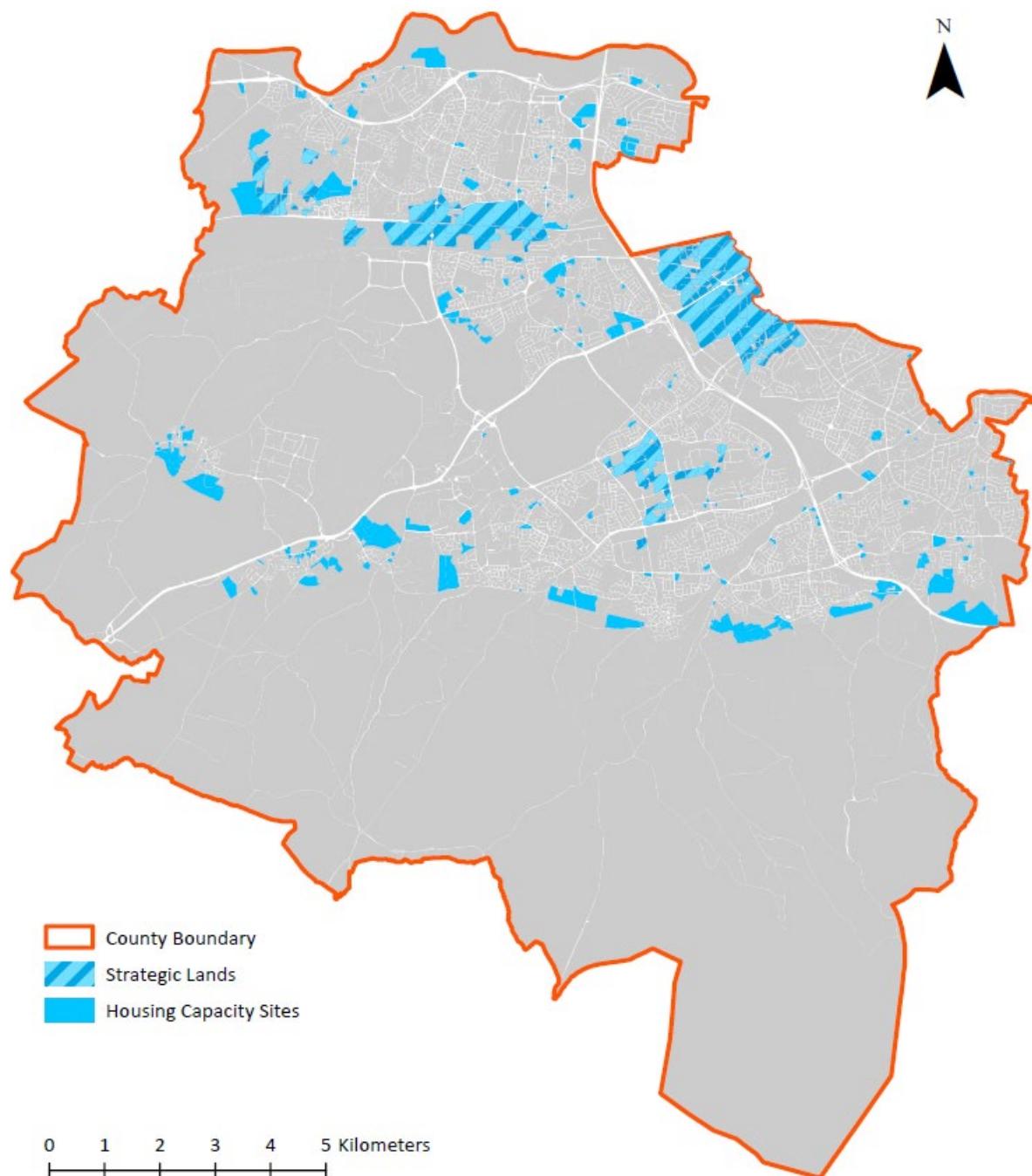


Figure 9: Housing Capacity Sites

Amendment Ref. No. 49	
Section(s)	Page(s)
Section 2.6.5 Core Strategy – 2022-2028 Development Plan	54, 55

- Amend text in Section 2.6.5, page 54 as follows:

Table 11 sets out the Core Strategy for this Development Plan. Figure 10 represents a diagrammatic map of the Core Strategy.

In line with the above, the Core Strategy figures set out in Table 11 factors in ~~forecast delivery of sites where housing is under construction, sites with planning permission but not commenced, zoned available lands (including newly zoned lands as of Variation No. 2 in 2026) and a proportion of deliverable units in Existing SDAs. built units alongside sites under construction, sites with planning permission but not commenced, a proportion of deliverable units within the strategic long term development areas (SDZs and Regeneration lands which may include Tier 2 lands in areas such as Clonburris where funding to service such lands has been allocated) and sites allocated government funding.~~

Growth was allocated based on an estimated year on year unit delivery within each Neighbourhood Area based on the considerations set out above.

This has been guided by the housing capacity of existing undeveloped zoned land in South Dublin, and the need for housing units set by the Ministerial Guidelines and other planning policy documents set out under Sections: 2.3 (Statutory Context), 2.4 (Strategic Context - National, Regional and Ministerial Planning Policy), 2.5 (Population and Housing Data), 2.6 (Core Strategy) of this Chapter.

- Replace existing Table 11, page 55, with new Table 11 as follows:

Table 11: Core Strategy Table 2022-2028

Settlement Type	Neighbourhood Area/ Settlement Name	2016 persons	2016 units and share(%)	Estimated Built 2016 to Q4 2020 and share (%)	Total Land (HA) 2022-2028	Total Housing Units 2022-2028 and share (%)	Total 2028 units and share (%)	Target 2028 persons and share (%)	Population Growth from 2016 persons No. (%)
	Tallaght	71,350	24,080 (25%)	700 (12%)	39.84	1,865 (12%)	26,780 (22%)	76,525 (24%)	+5,175 (7%)
	Naas Road / Ballymount (City Edge)	1,384	396 (0.4%)	15 (0%)	20.02	1,010 (6%)	1,421 (1%)	3,349 (1%)	+1,065 (142%)

Templeogue, Walkinstown, Rathfarnham, Firhouse	78,166	28,503 (-30%)	1,750 (-30%)	50.39	1,677 (+1%)	32,206 (-27%)	85,264 (-26%)	+7,098 (9%)
Clondalkin, Clonburris and Grange Castle	44,500	14,869 (-16%)	200 (-3%)	110.78	5,189 (-33%)	20,454 (-17%)	55,206 (-17%)	+10,706 (24%)
Lucan, Adamstown, Palmerstown	59,000	19,069 (-20%)	1,625 (-28%)	80.85	2,673 (-17%)	24,039 (-20%)	68,483 (-21%)	+9,483 (-16%)
Citywest	8,238	2,503 (-3%)	1,164 (-20%)	64.12	2,113 (-14%)	6,502 (-5%)	15,900 (-5%)	+7,662 (-93%)
Sub-Total	262,638	89,420 (94%)	5,454 (93%)	375	14,527 (93%)	111,402 (93.7%)	304,726 (93%)	42,088 (+16%)
Self-Sustaining Growth Town:	3,093	1,109 (-1%)	100 (-2%)	25.81	398 (-3%)	1,847 (-2%)	4,187 (-2%)	+1,094 (-35%)
Newcastle								
Self-Sustaining Growth Town:	4,351	1,599 (-2%)	250 (-4%)	21.18	487 (-3%)	2,429 (-2%)	5,690 (-2%)	+1,339 (-31%)
Rathcoole								
Self-Sustaining Town:	3,133	1,142 (-1%)	85 (-1%)	5.57	165 (-1%)	1,323 (-1%)	3,587 (-1%)	+494 (-14%)
Saggart								
Sub-Total of Towns	10,577	3,850 (-4%)	435 (-7%)	52.56	1,050 (-7%)	5,599 (-5%)	13,464 (-5%)	+2,887 (-26.7%)
Urban Aggregate	273,215	93,270 (98%)	5,914	428	15,576 (-100%)	117,001 (98.3%)	318,190 (98%)	+44,910 (-16.5%)
Aggregate Rural Area	5,552	1,622 (-2%)	0	0	0	1,622	5,579 (-2%)	+27 +(0.5%)
South Dublin Totals	278,767	94,892	5,914	428	15,576	118,623	323,769	45,002 (+16%)

* Percentages are rounded to the nearest whole number.

Note: The density figures set out in Table 11 provide for an average density of 40-50 units per hectare within Dublin City and Suburbs and a density of 30-35 units per hectare outside of the City and Suburbs.

Note: The allocation for Rural Housing and Population growth is based on new housing delivery over the previous plan period and will be managed through the rural settlement policy. **Note:** Estimated built units taken from the Housing Task force data which was cross referenced against the CSO figures to determine the Neighbourhood share.

Table 11: Core Strategy Table

Greenfield sites			Brownfield sites				
Settlement Type	Settlement Name	Residential and Mixed-Use (HA)	Residential and Mixed-Use (Units)	Total Potential (HA)	Total Potential (Units)		
Dublin City and Suburbs	Tallaght	14.4	10.2	437	1,217	24.6	1,654
	Naas Road / Ballymount (City Edge)	0	5.5	0	672	5.5	672
	Templeogue, Walkinstown, Rathfarnham, Firhouse	23.4	2.3	991	135	25.8	1,126
	Clondalkin, Clonburris and Grange Castle	64.8	17.8	3,471	798	82.7	4,269
	Lucan, Adamstown, Palmerstown	93.7	18.7	5,487	1,574	112.4	7,061
	Citywest	8.3	0.1	528	4	8.4	532
	Sub-total of Dublin City and Suburbs	204.7	54.7	10,915	4,399	259.3	15,314
Self-Sustaining Growth Town:		18.2	7.0	381	135	25.2	516
Newcastle							
Self-Sustaining Growth Town:		5.0	5.0	166	22	5.5	188
Rathcoole							
Self-Sustaining Town:		25.9	0.6	889	30	26.5	919
Saggart							
Sub-total of Towns	49.2	8.1	1,436	187	57.3	1,623	
Sub-total of Urban Area	253.8	62.8	12,352	4,585	316.6	16,937	
A - Capacity South Dublin County to 2028			-	-	316.6	16,937	
B - Housing Need to 2028 (NPF Implementation Guidelines)						11,699	
C - Housing Need to 2028 with Maximum Additional Provision (NPF Implementation Guidelines)						17,549	

Note: The equivalent density figures set out in Table 11 align with the recommended density ranges in the *Sustainable Residential Development and Compact Settlement Guidelines (2024)*

Note: The allocation for Rural Housing and Population growth is based on new housing delivery over the previous plan period and will be managed through the rural settlement policy.

Amendment Ref. No. 50	
Section(s)	Page(s)
Section 2.7.1 Dublin City and Suburbs	72

- Amend Policy CS7 text as follows:

Policy CS7: Consolidation Areas within and contiguous to the Dublin City and Suburbs Settlement

- Insert new Specific Local Objectives (SLOs) under Policy CS7 as follows:

CS7 SLO2:

Development on RES-N zoned lands at St. Edmundsbury, Lucan Road shall comply with the following:

1. The development of a park within the Liffey Valley (zoning objective HA-LV) with enhanced recreational amenity and accessibility of the area while protecting the valley's biodiversity and enhancing the green infrastructure network shall be provided for in tandem with, or prior to, residential development of the adjoining Res-N zoned lands. The park shall include lands within the HA-LV zoning objective to the north and west of the Res-N zoned lands extending to the River Liffey, including to the north and west of St. Patrick's Hospital grounds, and including connections westwards to Lucan Village and Chapel Hill. A detailed proposal to achieve this shall be agreed with the planning authority in advance of submission of a planning application for residential development on the Res-N zoned lands.
2. A masterplan for the lands shall be prepared by the planning authority or in consultation with, and approved by, the planning authority, in advance of the submission of a planning application for residential development informed by and addressing, *inter alia*:
 - a. An Ecological Impact Assessment to ascertain usage of the site and surrounding lands by mobile species,
 - b. Retention and enhancement of the east-west hedgerow and tree line in the north of the site as recorded on 1st Edition OS maps,
 - c. A Local landscape and historical character assessment,
 - d. Transport and Traffic Assessment detailing the impact of the proposed development and measures to alleviate its impact, and
 - e. A Design Statement outlining how the proposal responds to the setting and special interest of the Protected Structures and their curtilage.

CS7 SLO3:

Development on RES zoned lands at Finnstown Castle shall comply with the following:

1. Development may not commence until Dart+ Southwest has commenced construction.
2. An infrastructure masterplan shall be submitted to the planning authority as part of a planning application for residential development, addressing the water and wastewater network upgrades as necessary to serve the subject lands while demonstrating that the needs of zoned lands in the surrounding area, including Clonburris SDZ, are not compromised. To be agreed with Uisce Éireann in advance of submission of a planning application.
3. Through appropriate studies or otherwise and having regard to the cumulative development potential around and including the subject lands, planning applications for residential development on the subject lands shall be informed by and address, *inter alia*:
 - a. Retention and enhancement of the hedgerow and tree line on the north-western boundary of the site as recorded on 1st Edition OS maps,
 - b. A Social Infrastructure Audit and provision within development proposals to address any needs identified,
 - c. A Transport and Traffic Assessment detailing the impact of the proposed development and measures to alleviate its impact,
 - d. A Design Statement outlining how the proposal responds to the setting and special interest of the Protected Structure and its curtilage,
 - e. A Public Open Space Audit to inform proposals for public open space and recreational facilities, and
 - f. Provision for direct active travel connections from the subject lands into Adamstown SDZ.

CS7 SLO4:

Development on RES-N zoned lands to the west of Adamstown SDZ shall comply with the following:

1. Development may not commence until Dart+ Southwest has commenced construction.
2. An infrastructure masterplan shall be submitted to the planning authority as part of a planning application for residential development, addressing the water and wastewater network upgrades as necessary to serve the subject lands while demonstrating that the needs of zoned lands in the surrounding area, including Clonburris SDZ, are not compromised. To be agreed with Uisce Éireann in advance of submission of a planning application.
3. A masterplan for the lands, integrated with the existing parameters of the Adamstown SDZ Planning Scheme, shall be prepared by the planning authority or in consultation with, and approved by, the planning authority in advance of the submission of a planning application for residential development on the subject lands. Having regard to the cumulative development potential around and including the subject lands, the masterplan shall be informed by and address, *inter alia*:
 - a. Retention and enhancement of the east-west hedgerow in the northern part of the site as recorded on 1st Edition OS maps, unless required for

wider movement needs,

- b. A Social Infrastructure Audit and provision within development proposals to address any needs identified,
- c. A Transport and Traffic Assessment detailing the impact of the proposed development and measures to alleviate its impact,
- d. A Public Open Space Audit to inform proposals for public open space and recreational facilities, and
- e. Provision for future infrastructure and access connections to lands to the south and west, including reservation for a future vehicular bridge over the railway line, unless determined otherwise in writing by the planning authority.

CS7 SLO5:

Development on RES-N zoned lands north of Tubber Lane shall comply with the following:

1. Development may not commence until Dart+ Southwest has commenced construction.
2. Development may not commence until Tobermaclagg Park, a phasing requirement of the Adamstown SDZ Planning Scheme, has commenced construction.
3. An infrastructure masterplan shall be submitted to the planning authority as part of a planning application for residential development, addressing the water and wastewater network upgrades as necessary to serve the subject lands while demonstrating that the needs of zoned lands in the surrounding area, including Clonburris SDZ, are not compromised. To be agreed with Uisce Éireann in advance of submission of a planning application.
4. A masterplan for the lands, integrated with the existing parameters of the Adamstown SDZ Planning Scheme, shall be prepared by the planning authority or in consultation with, and approved by, the planning authority in advance of the submission of a planning application for residential development on the subject lands. Having regard to the cumulative development potential around and including the subject lands, the masterplan shall be informed by and address, *inter alia*:
 - a. Retention and enhancement of the north-south hedgerow as recorded on 1st Edition OS maps, unless required for wider movement needs,
 - b. Ensure compliance with G13 (Riparian Corridors) in relation to any watercourses on site,
 - c. A Social Infrastructure Audit and provision within development proposals to address any needs identified,
 - d. A Transport and Traffic Assessment detailing the impact of the proposed development and measures to alleviate its impact, and
 - e. A Public Open Space Audit to inform proposals for public open space and recreational facilities.

CS7 SLO6:

Development on RES zoned lands on Edmondstown Road shall comply with the following:

- a. A local centre to serve the day-to-day needs of surrounding residents shall be

provided unless otherwise agreed in writing by the planning authority.

- b. A Design Statement shall be prepared as part of a planning application for the subject lands outlining how the proposal responds to the setting and special interest of the Protected Structure and its curtilage.
- c. Retention and enhancement of the existing hedgerows as recorded on 1st Edition OS mapping.

CS7 SLO7:

A phasing and delivery plan for the REGEN zoned lands between the N7 and Knockmeenagh Lane shall be prepared by the planning authority or in consultation with, and approved by, the planning authority in advance of a planning application for development on the subject lands. It shall be integrated with adjoining land uses, deliver on the parameters of the Knockmeenagh Framework site in the Clondalkin Local Planning Framework and include a transport and movement plan, in liaison with TII, NTA and landowners.

CS7 SLO8:

Development on RES zoned lands between Elder Heath and Kiltipper Road shall comply with the following:

- 1. A Transport and Traffic Assessment shall be carried out and submitted to the planning authority as part of a planning application for residential development on the subject lands, addressing access to and from the subject lands, measures to alleviate the impact of the proposed development on the surrounding road network, proposals to upgrade Kiltipper Road where necessary and active travel links from the subject lands to the surrounding area, and
- 2. Existing hedgerows shall be retained insofar as possible within development proposals and the north-south hedgerow representing the townland boundary of Oldbawn-Killinarden shall be protected.

CS7 SLO9:

In tandem with, or prior to, development of the RES zoned lands to the south of Coldcut Road at the Dublin City Services Sports and Social Club, details as to how public access, permeability and recreational facilities will be improved on the remaining OS zoned lands shall be agreed with the planning authority.

Amendment Ref. No. 51	
Section(s)	Page(s)
Section 2.7.2 Self-Sustaining Growth Towns / Self-Sustaining Town	74-76

- Insert new Specific Local Objective (SLOs) under Policy CS8 as follows:

CS8 SLO2:

Development on RES-N zoned lands on the former golf course of the Citywest Hotel shall be in accordance with a masterplan for the lands to be prepared by the planning authority or in consultation with, and approved by, the planning authority, in advance of the submission of a planning application for residential development informed by and addressing, *inter alia*:

1. An Ecological Impact Assessment to ascertain usage of the site and surrounding lands by mobile species,
2. Transport and Traffic Assessment detailing the impact of the proposed development and measures to alleviate its impact, and
3. Provision for a direct active travel link through the subject lands between Mill Road and Garter Lane.

- Insert new Specific Local Objective (SLOs) under Policy CS9 as follows:

CS9 SLO5:

Development on RES-N zoned land south of Ballynakelly shall be in accordance with a masterplan for the lands to be prepared by the planning authority or in consultation with, and approved by, the planning authority in advance of the submission of a planning application for residential development which provides for, *inter alia*:

1. Delivery of a public park of a minimum of 2 hectares in tandem with, or prior to, development of the site,
2. Reservation of a secondary school site of 3 hectares unless otherwise agreed in writing by the planning authority having regard to the requirements of the Department of Education and Youth,
3. Active travel connections to the existing Taobh Chnoic Park and land to the east, and
4. Use of the existing unfinished structure on site in an early phase of development in a sustainable manner which is compatible with neighbouring residential uses.

Chapter 5 Quality Design and Healthy Placemaking

Amendment Ref. No. 52	
Section(s)	Page(s)
Section 5.2.7 Density and Building Heights	199

- Amend text in Section 5.2.7 from the second paragraph as follows:

National Policy Objective ~~13~~ 22 of the Revised NPF requires the inclusion of planning policy provisions and standards ‘*including in particular building height and car parking to be based on performance criteria that seek to achieve well-designed high-quality outcomes in order to achieve targeted growth*’. ~~Such standards shall be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected~~.

Residential Density

The *Sustainable Residential Development and Compact Settlement Guidelines* (2024) set policy and guidance in relation to residential density, including provision of ranges, expressed as ‘dwellings per hectare’ (dph), in various settlement categories and different area types within those settlements. The area types and the recommended net density ranges relevant to South Dublin County are outlined in Table 3.1 and 3.3 of the Guidelines. Section 3.4 of the Guidelines provide that the recommended density ranges should be further refined based on:

- consideration of centrality and accessibility to services and public transport; and
- considerations of character, amenity and the natural environment.

The applicable density ranges in a South Dublin County context are outlined here in Table 5.1 and are aligned with the *Sustainable Residential Development and Compact Settlement Guidelines* (2024). In relation to “Metropolitan Towns”, the centres of the settlements of Newcastle, Rathcoole and Saggart do not meet the characteristics of the “Metropolitan Towns (>1,500 population) – Centre and Urban Neighbourhoods” area type in the Guidelines as they are historic villages where the zoning is intended to support the protection and conservation of the special character of the traditional villages. The “Metropolitan Towns (>1,500 population) - Suburban / Urban Extension” area type and density range are appropriate for the entirety of these settlements, including the centres.

Table 5.1 Appropriate density ranges as per the Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024)

Settlement Category	Area Type and Description	Density Range (Net)	Applicable Areas within SDCC
Dublin City and Suburbs	<p>City – Urban Neighbourhoods</p> <p>i. the compact medium density residential neighbourhoods around the city centre that have evolved overtime to include a greater range of land uses,</p> <p>ii. strategic and sustainable development locations,</p> <p>iii. town centres designated in a statutory development plan, and</p> <p>iv. lands around existing or planned high-capacity public transport nodes or interchanges³.</p> <p>- all within the city and suburbs area.</p> <p>These are highly accessible urban locations with good access to employment, education and institutional uses and public transport.</p>	<p>50-250 dph shall generally be applied.</p>	<p>‘Regen’, ‘TC’, ‘MRC’ and ‘SDZ’ zoned lands, subject to statutory plans / schemes.</p> <p>The existing statutory plans for these areas, and forthcoming for City Edge, further refine densities within those areas on a plan-led basis based on considerations of centrality and accessibility to services and public transport, character, amenity and the natural environment.</p>
	<p>City – Suburban/Urban Extension</p> <p>Suburban areas are the lower density car-orientated residential suburbs constructed at the edge of cities in the latter half of the 20th and early 21st century, while urban extension refers to the greenfield lands at the edge of the existing built-up footprint that are</p>	<p>40-80 dph shall generally be applied.</p> <p>Densities of up to 150 dph shall be open for consideration at ‘accessible’ suburban / urban</p>	<p>All other areas within or directly contiguous to the Dublin City and Suburbs boundary not covered by the ‘City – Urban Neighbourhood’ area type.</p>

³ Defined in Table 3.8 of the ‘Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024)’

	zoned for residential or mixed-use (including residential) development	extension locations.	
Metropolitan Towns and Villages (>1,500 population)	<p>Suburban/Urban Extension</p> <p>Suburban areas are the low-density car-orientated residential areas constructed at the edge of the town, while urban extension refers to greenfield lands at the edge of the existing built-up footprint that are zoned for residential or mixed-use (including residential) development.</p>	<p>35-50 dph shall generally be applied.</p> <p>Densities of up to 100 dph shall be open for consideration at 'accessible' suburban / urban extension locations.</p>	<p>'VC', 'Res' and 'Res-N' zoned lands within or directly contiguous to the settlement boundaries of Newcastle, Rathcoole and Saggart.</p>

Section 3.3.6 of the *Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities* (2024) identifies exceptions to the recommended density ranges.

Plot Ratio and Mixed-use Density

Dwellings per hectare (dph) is generally a useful tool for measurement of intensity of land-use in primarily residential developments. In mixed-use town centre and regeneration areas where a range of uses are encouraged, both within the area and within individual development sites, plot ratio can be a more effective measurement of intensity of use, scale of buildings and urban design outcomes. It provides flexibility to measure a range of housing options and non-residential uses.

Tallaght Town Centre LAP area and City Edge are two such high-density regeneration areas within South Dublin where the current plan/framework uses plot ratio as the primary measurement of density. This approach assists in ensuring that development achieves the urban design outcomes for the scale of building, public realm, streets and mix of uses envisaged in these areas suitable to the emerging character of the area; that there is flexibility to accommodate a mix of uses; and that infrastructure/services can be planned for the anticipated quantum of workers, as well as residents, based on floor area targets.

Building Height

The *Urban Development and Building Height Guidelines* (2018) expand on the requirements of the NPF by setting relevant planning criteria for considering increased building height to achieve greater densities in various but principally urban city-centre locations and suburban and wider town locations. To ensure compliance

at local level with the overarching planning policy requirements at national level, SPPR1 states:

“In accordance with Government policy to support increased building height and density in locations with good public transport accessibility, particularly town / city cores, planning authorities shall explicitly identify, through their statutory plans, areas where increased building height will be actively pursued for both redevelopment, regeneration and infill development to secure the objectives of the National Planning Framework and Regional Spatial and Economic Strategies and shall not provide for blanket numerical limitations on building height.”

In response to such policy provisions and guidelines, in particular SPPR1, this plan is accompanied by South Dublin County’s Building Height and Density Guide (Appendix 10).

South Dublin County’s Building Height and Density Guide (BHDG)

The *Sustainable Residential Development and Compact Settlements Guidelines (2024)* and the Building Height and Density Guide (BHDG) for South Dublin County forms the primary policy basis and toolkits to employ the delivery of increased building height and density within the County in a proactive but considered manner.

South Dublin’s Building Height and Density Guide ~~The guide~~ contains a detailed set of performance-based criteria for the assessment of developments of greater density and increased height.

Amendment Ref. No. 53	
Section(s)	Page(s)
Section 5.2.7	201

- Amend Policy QDP8 as follows:

Adhere to the requirements set out in the *Urban Development and Building Height Guidelines* (2018) issued by the DHLGH through the implementation of the Assessment Toolkit set out in the South Dublin County’s Building Heights and Density Guide 2021 and taking due account of the requirements set out in the *Sustainable Residential Development and Compact Settlements Guidelines (2024)*.

Chapter 6 Housing

Amendment Ref. No. 54	
Section(s)	Page(s)
Section 6.0.1 Planning Policy Context	221

- Replace existing bullet point as follows:

~~NPO 32 – To target the delivery of 550,000 additional households to 2040 (Nationally).~~

NPO 42 (Revised NPF) – To target the delivery of housing to accommodate approximately 50,000 additional homes per annum to 2040.

Amendment Ref. No. 55	
Section(s)	Page(s)
Section 6.2 Supply of Housing	225

- Amend first paragraph of Section 6.2 as follows:

The Core Strategy in Chapter 2 identifies capacity for approximately ~~21,490~~ ^{16,937} units which are serviced and / or serviceable the lifetime of the Plan period. The Housing Need for the County is ~~15,576~~ ^{11,699} new homes ~~up~~ from 2025 to 2028. ~~When the homes on the sites already under construction are taken account of there is land required to provide for 13,138 new homes over the Plan period.~~

Amendment Ref. No. 56	
Section(s)	Page(s)
Section 6.8.1 Infill, Backland, Subdivision and Corner Sites	238

- Insert new objective under Policy H13 as follows:

H13 Objective 8:

To proactively encourage the inclusion of residential uses as part of development or redevelopment proposals on DC and LC zoned lands while maintaining the primary retail and service-led mixed-use function of those centres.

Chapter 7 Sustainable Movement

Amendment Ref. Nos. 22 and 23	
Section(s)	Page(s)
Section 7.7.2	277-279

- Insert the following to Table 7.5:

Road	Description	Function
Link between Edmondstown Road and Whitechurch Road	New road / street and associated junction upgrades connecting Edmondstown Road and Whitechurch Road.	To provide an active travel and vehicular connection between Edmondstown Road and Whitechurch Road providing access to the residential lands between the two roads. The alignment to be incorporated into a masterplan-led design approach to development of the residential lands.
Edmondstown Road Upgrade	Upgrade of existing road.	To enhance pedestrian, cycling and public transport facilities and access to new residential lands.

Chapter 8 Community Infrastructure and Open Space

Amendment Ref. No. 57	
Section(s)	Page(s)
Section 8.7 Parks and Public Open Space	306

- Amend text in second paragraph, page 306 as follows:

A number of strategies relevant to public open space, parks and recreation have been prepared by the Council including the *TeenSpace Programme* (2021), ~~and the Sports Pitch Strategy~~ (2020) *and the Parks and Open Space Strategy* (2025). The *Parks and Open Spaces Strategy* ~~is being prepared in parallel to the~~ was in preparation while the County Development Plan was being drafted and ~~will be~~ was subsequently subject to a separate public consultation process, ~~with a draft expected in 2022~~ resulting in its presentation to members in 2025. The County Development Plan contains policies and objectives which align with and complement these documents.

Amendment Ref. No. 58	
Section(s)	Page(s)
Section 8.7.2 Public Open Space Hierarchy	310

- Amend text in Table 8.1 under 'Smaller Residential Open Spaces' as follows:

These smaller open spaces are up to 0.2ha (2000 sq m) in size. They are usually provided as the smaller areas of public open space within a residential development but do not include grass verges, narrow strips of planting or incidental or 'left over' open space. They provide informal play / recreation activities usually for smaller children and have a visual and social function also. 'Amenity Green Spaces' as defined in the Parks and Open Space *Strategy* include smaller residential open spaces.

Amendment Ref. No. 59	
Section(s)	Page(s)
Section 8.7.3 Quantity of Public Open Space	311

- Amend text on page 311 and amend Table 8.2 as follows:

8.7.3 Quantity of Public Parks and Public Open Space

South Dublin County has a wide variety of public open space distributed throughout the County. The aggregate area **covered by these different types** of public open space in the County is over 1500 hectares with the spaces varying greatly in size, **function** and landscape character. In addition **to the larger parks**, the residents of South Dublin County also have access to extensive areas of smaller residential open spaces which have a more informal amenity function, contribute to green corridors and enhance the overall visual amenity of an area.

The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) provide guidance in relation to the provision of public open space and corridors within the plan area and recommend that “*The level of provision should take account of the needs of the planned population, protected zones, landscape character and statutory obligations to protect certain habitats and biodiversity. Ideally, all residents within a settlement will have access to a multi-functional public open space within walking distance of their home.*” The Development Plan should include objectives relating to the provision of:

- a) Regional, district and local level public parks and greenways.
- b) Public open space provided as part of new development proposals.

In terms of development standards for housing, the Guidelines distinguish between “public open space in residential schemes” and “public parks”. In this regard, the Development Plan standards and objectives aim to ensure that provision is made in new development proposals for a hierarchy of multifunctional public parks, public open spaces and corridors that are accessible and provide for the recreational needs of the planned population, while also creating space for nature and ecosystem services.

The SDCC’s overall standard for public open space, **including public parks**, is 2.4 hectares per 1,000 population. This will be applied to all developments with a residential element. Within that standard, there are specified percentages as set out in Table 8.2 which must, as a minimum, be provided on site. Only in exceptional defined circumstances, as set out in the objectives below, will flexibility be provided for.

Table 8.2: Minimum Public Parks and Public Open Space Standards

Land Use	Public Open Space and Public Parks Standards (minimum)
Overall Standard	2.4 Ha per 1,000 Population

New Residential Development on Lands Zone RES-N	Minimum 15% of net site area
New Residential Development on Lands in Other Zones including mixed use	Minimum 10% of net site area
Institutional Lands / ‘Windfall’ Sites	Minimum 20% of site area
‘Sensitive Sites’	General minimum 20% of gross site area, but to be determined by the Council based on context and site-specific considerations

~~Institutional lands or ‘windfall sites’ generally comprise large institutional buildings set in open space that in some cases may already be available as an amenity to the wider community. The Sustainable Residential Developments in Urban Areas, Guidelines for Planning Authorities (2009) require these sites to be developed in such a manner as to retain their open character and recommend that 20% of the site area should be set aside for open space.~~

The *Sustainable Residential Development and Compact Settlements Guidelines* (2024) recognise that in the case of sites that contain significant heritage, landscape or recreational features and sites that have specific nature conservation requirements, a higher proportion of public open space may need to be retained. In such ‘Sensitive Sites’, the Council’s minimum requirement of public parks and public open space applied to new developments in such areas will generally be a minimum of 20% of the gross site area; however, this shall be determined on a site-specific basis in the context of the quality and provision of existing or proposed open space in the wider area. This includes institutional lands and ‘windfall’ sites which are often characterised by a large private or institutional building set in substantial open lands and which in some cases may be accessible as an amenity to the wider community. Any proposals for higher density residential development must take into account the objective of retaining the “open character” of these lands, while at the same time ensuring that an efficient use is made of the land.

Amendment Ref. No. 60	
Section(s)	Page(s)
Section 8.7.5 Quality of Public Open Space	313

- Insert text in first paragraph of Section 8.7.5 on page 313 as follows:

The provision of high quality public open space that is appropriately designed, located and maintained is a key element of placemaking. Public open space should have active and passive recreational value and should enhance the identity and amenity of an area. ~~The Sustainable Residential Developments in Urban Areas, Guidelines for Planning Authorities (2009) require Planning Authorities to put a greater emphasis on the quality of public open space.~~ The *Sustainable Residential Development and Compact Settlements Guidelines* (2024) recommend that the availability of accessible and high quality public open spaces within all settlements that are part of a wider GBI network will be important in creating sustainable settlements. Public open spaces should be designed to cater for a range of active and passive recreational needs (including play, physical activity, active travel, cultural uses and community gardens and allotments, as appropriate to the context) and to conserve and restore nature and biodiversity.

Chapter 9 Economic Development and Employment

Amendment Ref. No. 61	
Section(s)	Page(s)
Section 9.5.2 Liffey Valley Shopping Centre	362, 363

- Amend text, policy and objectives in Section 9.5.2, pages 362 and 363, as follows:

Liffey Valley Shopping Centre is designated as a Major Retail Centre (MRC). This reflects the Level 2 Retail designation under the regional retail hierarchy set out in the RSES. The established shopping centre use allows for complementary leisure, retail warehouse and commercial land uses. A Major Retail Centre zoning objective applies to this area (see also Chapter 12: Implementation and Monitoring). On-going redevelopment of the shopping centre is taking place with new and expanded retail offer and improved transport mobility measures. The centre will develop as a key public transport hub, works for which will be completed within the life of this County Development Plan. This will provide opportunity for the centre to further expand its offering, **to facilitate residential uses as part of a more mixed-use centre** and to take advantage of the opportunities provided by the vacant sites within the area.

Policy EDE10: Liffey Valley Major Retail Centre
Support the Level 2 Major Town Centre retail function of Liffey Valley Shopping
Centre EDE10 Objective 1: To support Liffey Valley as a Major Retail Centre (MRC) and allow for the growth of the existing shopping centre and complementary leisure / entertainment, retail warehouse, and commercial and residential land uses.

Chapter 12 Implementation and Monitoring

Amendment Ref. No. 16	
Section(s)	Page(s)
Section 12.2.1 Land Use Zoning Tables	434, 435

- Amend Table 12.8 as follows:

Table 12.8: Zoning Objective ‘MRC’: ‘To protect, improve and provide for the future development of a Major Retail Centre’

Use Classes Related to Zoning Objective	
Permitted in Principle	Advertisements and Advertising Structures, Betting Office, Car Park, Childcare Facilities, Community Centre , Enterprise Centre, Funeral Home, Garden Centre, Hotel / Hostel, Housing for Older People , Live-Work Units , Motor Sales Outlet, Offices less than 100 sq m, Off-Licence, Open Space, Petrol Station, Public House, Public Services, Recreational Facility, Recycling Facility, Residential , Restaurant / Café, Retail Warehouse, Service Garage, Shop-Local, Shop-Major Sales Outlet, Shop-Neighbourhood, Veterinary Surgery, Wholesale Outlet, Traveller Accommodation , Work-Live Units .
Open for Consideration	Allotments, Bed & Breakfast , Conference Centre , Crematorium, Cultural Use, Data Centre, Doctor / Dentist, Education, Embassy , Guest House , Health Centre, Home Based Economic Activities , Hospital, Industry-Light, Nightclub, Nursing Home , Office-Based Industry , Offices 100 sq m-1,000 sq m, Offices over 1,000 sq m , Outdoor Entertainment Park, Place of Worship, Primary Health Care Centre, Residential Institution , Retirement Home , Social Club, Sports Club / Facility, Stadium, Transport Depot, Warehousing
Not Permitted	Abattoir, Aerodrome / Airfield, Agriculture, Bed & Breakfast , Boarding Kennels, Camp Site, Caravan Park-Residential, Cemetery, Community Centre , Concrete / Asphalt Plant in or adjacent to a Quarry, Conference Centre , Embassy , Fuel Depot, Guest House , Heavy Vehicle Park, Home Based Economic Activities , Housing for Older People , Industry-Extractive, Industry-General, Industry-Special, Live Work Units , Nursing Home , Office Based Industry , Offices over 1,000 sq m , Refuse Landfill / Tip, Refuse Transfer Station, Residential , Residential

	Institution, Retirement Home, Rural Industry-Food, Science and Technology Based Enterprise, Scrap Yard, Traveller Accommodation, Wind Farm, Work Live Units.
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Amendment Ref. No. 61	
Section(s)	Page(s)
Section 12.5.3 Density and Building Heights	466

- Insert new first paragraph in Section 12.5.3, page 466, as follows:

Relevant density ranges applied to a South Dublin County context from the *Sustainable Residential Development and Compact Settlement Guidelines (2024)* are outlined in Table 5.1, Section 5.2.7 of Chapter 5.

In line with the provisions of the South Dublin Building Heights and Density Guide, development proposals for increased building heights and densities shall be accompanied by a contextual analysis by which the suitability or otherwise of different density and height levels can be assessed with reference to the receiving environment of the proposed development (see Section 5.2.7 and Appendix 10).

- Amend last paragraph in Section 12.5.3, page 466 as follows:

This process of analysis ~~shall~~should be considered alongside the provisions set out in the *Compact Settlement and Residential Density Guidelines* and any accompanying Urban Design Manual ~~'Urban Design Manual – A Best Practice Guide' (2009) which forms a key component in the design and planning processes for higher density and larger scale development proposals.~~

Amendment Ref. No. 62	
Section(s)	Page(s)
Section 12.6.7 Residential Standards	475-481

- Amend bullet points in Section 12.6.7, page 475, as follows:

- *Quality Housing for Sustainable Communities Guidelines*, DEHLG (2007);
- The Guidelines for Planning Authorities on *Sustainable Residential Development in Urban Areas* (2009), the companion *Urban Design Manual – A Best Practice*

Guide, DEHLG (2009); and its replacement, the *Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, 2024*;

→ *Sustainable Urban Housing: Design Standards for New Apartments (2020)*, or any replacement guidelines or planning policy statements.

- Amend text under sub-heading ‘Housing’ on page 475-476 as follows:

Housing

All houses must comply with or exceed the minimum floor area standards contained in the Quality Housing for Sustainable Communities Guidelines, DEHLG (2007), or as may be superseded, as shown in the table below and should also be designed to provide adequate room sizes that create good quality and adaptable living spaces.

Proposals for new houses must meet the minimum private open space standards outlined in SPPR 2 of the *Sustainable Residential Development and Compact Settlements Guidelines (2024)*, or as may be superseded, as shown in Table 12.20.

~~Development proposals for housing must be required to accord with or exceed the minimum private open space standards set out in the table below.~~ Generally, Private Open Space for housing should be located behind the front building line of the house and be designed to provide for adequate private amenity.

Table 12.20: Minimum Standards for Housing and Open Space

Type of Unit	House Size	Open Space	Private Space	Max Open Private (in lieu)	Semi-Private (in lieu)
One bedroom	50 sq m	48 sq m	20 sq.m	10 sq.m	
Two bedrooms	80 sq m	55 sq m	30 sq.m	15 sq.m	
Three bedrooms	92 sq m	60 sq m	40 sq.m	20 sq.m	
Four bedrooms or more	110 sq m	70 sq m	50 sq.m	25 sq.m	

Housing applications which propose optional extensions shall indicate on the drawings the extent of such and demonstrate compliance with the above standards in new residential schemes.

Private open space must form part of the curtilage of the house and be designed to provide a high standard of external amenity space in one or more usable areas. Open spaces may take the form of traditional gardens or patio areas at ground level, and / or well designed and integrated terraces and/or balconies at upper level. The open space must be directly accessible from the unit it serves and a principal area of open space should be directly accessible from a living space.

A further reduction below the minimum standard may be considered acceptable where an equivalent amount of high quality semi-private open space is provided in lieu of the private open space, subject to at least 50 percent of the area being provided as private open space (see Table 12.20). The planning authority should be satisfied that the compensatory semi-private open space will provide a high standard of amenity for all users and that it is well integrated and accessible to the housing units it serves.

Semi-private open space is distinct from public open space. In accordance with the *Sustainable Residential Development and Compact Settlements Guidelines* (2024), semi-private open space may be provided in lieu of private open space as part of a more flexible design approach. Semi-private spaces shall be for the exclusive use of the residents of a housing development and be directly accessible and integrated into the development. They should be secure and usable spaces with a range of suitable landscape features to meet the needs of intended residents.

For building refurbishment schemes on sites of any size or urban infill schemes on smaller sites (sites of up to 0.25ha) the private open space standard may be relaxed in part or whole, on a case-by-case basis, subject to overall design quality and proximity to public open space in accordance with *Sustainable Residential Development and Compact Settlements Guidelines* (2024).

- Amend text on second paragraph under sub-heading 'Apartments' on page 476 as follows:

All apartments shall comply with the Specific Planning Policy Requirements (SPRRs) of the relevant Apartment Guidelines or any superseding Ministerial Guidelines or National Planning Statements issued by the Minister. ~~the standards set out under Appendix 1, and general contents of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, DCLG (2020) (Apartment Guidelines).~~

- Amend text under sub-heading 'Separation Distances and Block Layout' on page 478-479 as follows:

All proposals for residential development, particularly apartment developments and those over three storeys high, shall provide for acceptable separation distances between blocks to avoid negative effects such as excessive overlooking, overbearing and overshadowing effects and provide sustainable residential amenity conditions and open spaces.

Section 10 of the Urban Design Manual (2009) addresses privacy and amenity and sets out that rather than establishing a minimum window-to-window standard, the aim should be to assess the impact on privacy of each layout and home design based on:

- The site's location and residents' expected levels of privacy
- The size of the windows – both those overlooking and overlooked
- Changes in level between overlooking windows
- Ability to screen/partially obscure views through design

~~In this regard and as a benchmark for development, a minimum clearance distance of circa 22 metres, in general, is required between opposing windows, including in the case of apartments up to three storeys in height. In taller blocks, a greater separation distance may be prescribed having regard to the layout, size, and design.~~

~~Reduced distances will be considered in respect of higher density schemes or compact infill sites where innovative design solutions are used to maintain a high standard of privacy in line with the provisions of the Urban Design Manual as detailed above.~~

~~In all instances where the benchmark separation distance is not being met, the applicant shall submit a daylight availability analysis for the proposed development and detail appropriate design measures to reduce undue overlooking~~

In accordance with the *Sustainable Residential Development and Compact Settlements Guidelines* (2024), when considering a planning application for residential development, a separation distance of at least 16 metres between opposing windows serving habitable rooms at the rear or side of houses, duplex units and apartment units, above ground floor level shall be maintained.

Separation distances below 16 metres may be considered acceptable in circumstances where there are no opposing windows serving habitable rooms and where suitable privacy measures have been designed into the scheme to prevent undue overlooking of habitable rooms and private amenity spaces.

In all cases, the obligation will be on the project proposer to demonstrate to the satisfaction of the planning authority that residents will enjoy a high standard of amenity and that the proposed development will not have a significant negative impact on the amenity of occupiers of existing residential properties.

- Amend text under sub-heading 'Dual Aspect' on page 479-480 as follows:

Dual aspect apartments should have openable windows on two or more walls which provides a view in more than just one direction. The use of windows, indents or kinks on single external elevations, in apartment units which are otherwise single aspect

apartments, is not considered acceptable and / or sufficient to be considered dual aspect and these units, will be assessed as single aspect units. Requirement for dual aspect should accord with relevant Apartment Guidelines or any superseding Ministerial Guidelines or National Planning Statements issued by the Minister. ~~Preferably, the windows may be opposite one another, or adjacent around a corner. In line with SPPR 4 of the Apartment Guidelines:~~

- ~~There shall be a minimum of 33% dual aspect units required in more 'central and accessible urban locations', where it is necessary to achieve a quality design in response to the subject site characteristics and ensure good street frontage;~~
- ~~In 'suburban or intermediate locations' it is an objective that there shall generally be a minimum of 50% dual aspect apartments in a single scheme;~~
- ~~For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise further discretion to consider dual aspect unit provision at a level lower than the 33% minimum outlined above on a case-by-case basis, but subject to the achievement of overall high design quality in other aspects;~~
- ~~Where single aspect apartments are provided, the number of south facing units should be maximised, with west or east facing single aspect units also being acceptable;~~
- ~~North facing single aspect apartments may be considered, where overlooking a significant amenity such as a public park, garden or formal space, or a water body or some other amenity feature;~~
- ~~Particular care is needed where windows are located on lower floors that may be overshadowed by adjoining buildings.~~

County Development Plan Appendix 1

Amendment Ref. No. 63	
Section(s)	Page(s)
Appendix 1 Statement of Compliance	n/a

- Amend text under introduction:

The required statement pertaining to the South Dublin County ~~Council~~ Development Plan ~~2016–2022~~ 2022-2028 is as below under the following tables:

Table 1: List of Section 28 Ministerial Guidelines

Table 2: Implementation of SPPRs under the Building Height Guidelines

Table 3: Implementation of SPPRs under the Apartment Guidelines

Table 4: Implementation of SPPRs under the Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change

Table 5: Implementation of SPPRs under the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)

Table 6: Implementation of Policies and Objectives of the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025)

Where policy objectives and supporting text in the written statement of the Development Plan refer to specific legislation, Planning Guidelines or Policy documents and in the event that new or updated versions of these are published it shall be taken as read that the most up to date versions shall apply where legislation dictates that they override existing the existing policy objectives.

- Amend table 1 as follows:

Table 1: List of Section 28 Ministerial Guidelines

Section 28 Guidelines	Implementation
NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025)	Chapter 2 Core Strategy and Settlement Strategy and Appendix 2 (Part 3) (Settlement Capacity Methodology) implement the housing growth requirements set out in the Guidelines and provide for sufficient residential land capacity.
Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)	Chapter 2 Core Strategy and Settlement Strategy and Chapter 12 Development Management implement the policies and objectives of these Guidelines.

Development Plans - Guidelines for Planning Authorities (2022)	Chapter 2 Core Strategy and Settlement Strategy and Appendix 2 (Part 3) implement the requirements of these Guidelines including evidence-based land supply, infrastructure-led planning and tiering of lands.
Housing Supply Target Methodology for Development Planning, (2020)	Chapter 2 Core Strategy and Settlement Strategy and Appendix 2b setting out the Methodology applied by South Dublin County Council.
Sustainable Urban Housing, Design Standards for New Apartments: Guidelines for Planning Authorities (2020) – (Apartment Guidelines)	Chapter 6 Housing and Chapter 12 Implementation and Monitoring have the relevant policies and objectives of these Guidelines and also comply with the SPPRs contained within (See below Table 3 for SPPR compliance).
DHPLG Design Manual for Urban Roads and Streets (2019)	Chapter 7 Sustainable Movement and Chapter 12 Implementation and Monitoring implement the relevant policies and objectives of these Guidelines.
Urban Development and Building Heights: Guidelines for Planning Authorities (2018) – (Building Height Guidelines)	Appendix 10 South Dublin's Building Height and Design Guide sets out a strategy which implements the relevant policies and objectives of these Guidelines and complies with the 4 SPPRs contained within (See below for SPPR compliance).

- Add new table (5) as follows:

Table 5: Implementation of SPPRs under the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)

SPPR Number and Description	Implementation
SPPR 1 – Separation Distances: <p>It is a specific planning policy requirement of these Guidelines that statutory development plans shall not include an objective in respect of minimum separation distances that exceed 16 metres between opposing windows serving habitable rooms at the rear or side of houses, duplex units or apartment units above ground floor level. When considering a planning application for residential development, a separation distance of at least 16 metres between opposing windows serving habitable rooms at the rear or side of houses, duplex units and apartment units, above ground floor level shall be maintained. Separation distances below 16 metres may be considered acceptable in circumstances where there are no opposing windows serving habitable rooms and where suitable privacy measures have been designed into</p>	Chapter 12 Implementation and Monitoring sets the standards outlined under SPPR 1.

<p>the scheme to prevent undue overlooking of habitable rooms and private amenity spaces.</p> <p>There shall be no specified minimum separation distance at ground level or to the front of houses, duplex units and apartment units in statutory development plans and planning applications shall be determined on a case-by-case basis to prevent undue loss of privacy.</p> <p>In all cases, the obligation will be on the project proposer to demonstrate to the satisfaction of the planning authority or An Bord Pleanála that residents will enjoy a high standard of amenity and that the proposed development will not have a significant negative impact on the amenity of occupiers of existing residential properties.</p> <p>This SPPR will not apply to applications made in a Strategic Development Zone until the Planning Scheme is amended to integrate changes arising from the SPPR. Refer to Section 2.1.2 for further detail.</p>	
<p>SPPR 2 - Minimum Private Open Space Standards for Houses:</p> <p>It is a specific planning policy requirement of these Guidelines that proposals for new houses meet the following minimum private open space standards:</p> <p>1 bed house 20 sq.m</p> <p>2 bed house 30 sq.m</p> <p>3 bed house 40 sq.m</p> <p>4 bed + house 50 sq.m</p> <p>A further reduction below the minimum standard may be considered acceptable where an equivalent amount of high quality semi-private open space is provided in lieu of the private open space, subject to at least 50 percent of the area being provided as private open space (see Table 5.1 below). The planning authority should be satisfied that the compensatory semi-private open space will provide a high standard of amenity for all users and that it is well integrated and accessible to the housing units it serves.</p> <p>Apartments and duplex units shall be required to meet the private and semiprivate open space requirements set out in the Sustainable Urban Housing: Design Standards for New Apartments,</p>	<p>Chapter 12 Implementation and Monitoring sets the standards outlined under SPPR 2.</p>

<p>Guidelines for Planning Authorities 2023 (and any subsequent updates).</p> <p>For building refurbishment schemes on sites of any size or urban infill schemes on smaller sites (e.g. sites of up to 0.25ha) the private open space standard may be relaxed in part or whole, on a case-by-case basis, subject to overall design quality and proximity to public open space</p> <p>In all cases, the obligation will be on the project proposer to demonstrate to the satisfaction of the planning authority or An Bord Pleanála that residents will enjoy a high standard of amenity.</p> <p>This SPPR will not apply to applications made in a Strategic Development Zone until the Planning Scheme is amended to integrate changes arising from the SPPR. Refer to Section 2.1.2 for further detail.</p>	
<p>SPPR 3 – Car Parking:</p> <p>It is a specific planning policy requirement of these Guidelines that:</p> <ul style="list-style-type: none"> (iii) In city centres and urban neighbourhoods of the five cities, defined in Chapter 3 (Table 3.1 and Table 3.2) car-parking provision should be minimised, substantially reduced or wholly eliminated. The maximum rate of car parking provision for residential development at these locations, where such provision is justified to the satisfaction of the planning authority, shall be 1 no. space per dwelling. (iii) In accessible locations, defined in Chapter 3 (Table 3.8) car-parking provision should be substantially reduced. The maximum rate of car parking provision for residential development, where such provision is justified to the satisfaction of the planning authority, shall be 1.5 no. spaces per dwelling. (iii) In intermediate and peripheral locations, defined in Chapter 3 (Table 3.8) the maximum rate of car parking provision for residential development, where such provision is justified to the satisfaction of the planning authority, shall be 2 no. spaces per dwelling <p>Applicants should be required to provide a rationale and justification for the number of</p>	<p>Including SPPR 3 in this variation requires a more comprehensive piece of work. SPPR 3 currently overrides the current provisions of the plan. SPPR 3 will be addressed in full at the CDP review stage.</p>

<p>car parking spaces proposed and to satisfy the planning authority that the parking levels are necessary and appropriate, particularly when they are close to the maximum provision. The maximum car parking standards do not include bays assigned for use by a car club, designated short stay on-street Electric Vehicle (EV) charging stations or accessible parking spaces. The maximum car parking standards do include provision for visitor parking.</p> <p>This SPPR will not apply to applications made in a Strategic Development Zone until the Planning Scheme is amended to integrate changes arising from the SPPR. Refer to Section 2.1.2 for further detail.</p>	
<p>SPPR 4 – Cycle Parking and Storage:</p> <p>It is a specific planning policy requirement of these Guidelines that all new housing schemes (including mixed-use schemes that include housing) include safe and secure cycle storage facilities to meet the needs of residents and visitors.</p> <p>The following requirements for cycle parking and storage are recommended:</p> <p class="list-item-l1">(ii) Quantity – in the case of residential units that do not have ground level open space or have smaller terraces, a general minimum standard of 1 cycle storage space per bedroom should be applied. Visitor cycle parking should also be provided. Any deviation from these standards shall be at the discretion of the planning authority and shall be justified with respect to factors such as location, quality of facilities proposed, flexibility for future enhancement/ enlargement, etc. It will be important to make provision for a mix of bicycle parking types including larger/heavier cargo and electric bikes and for individual lockers.</p> <p class="list-item-l1">(ii) Design – cycle storage facilities should be provided in a dedicated facility of permanent construction, within the building footprint or, where not feasible, within an adjacent or adjoining purpose-built structure of permanent construction. Cycle parking areas shall be designed so that cyclists feel safe. It</p>	<p>Chapter 12 Implementation and Monitoring sets the standards outlined under SPPR 4.</p>

<p>is best practice that either secure cycle cage/compound or preferably locker facilities are provided.</p>	
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- Add new table (6) as follows:

Table 6: Implementation of Policies and Objectives of the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025)

Policy and Objectives Description	Implementation
<p>Policy and Objective 1:</p> <p>It is a policy and objective of these Guidelines that the housing growth requirements for each planning authority set out in Appendix 1 are reflected in the relevant City or County Development Plan, subject to consistency with the policies and objectives of the National Planning Framework – First Revision (2025), relevant Ministerial Guidelines issued under Section 28 of the Planning and Development Act 2000 (as amended), relevant Government policy, and the undertaking of necessary environmental assessments.</p>	Chapter 2 Core Strategy and Settlement Strategy incorporates the housing growth requirements set out in the Guidelines and demonstrate that sufficient residential land capacity is provided.
<p>Policy and Objective 2:</p> <p>It is a policy and objective of these Guidelines that ‘additional provision’ of up to 50% over and above the housing growth requirement for each local authority set out in Appendix 1 is reflected within the relevant City or County Development Plan, subject to consistency with the policies and objectives of the National Planning Framework – First Revision (2025), relevant Ministerial Guidelines issued under Section 28 of the Planning and Development Act 2000 (as amended), relevant Government policy, and the undertaking of necessary environmental assessments</p>	Chapter 2 Core Strategy and Settlement Strategy provide for sufficient additional and alternative lands to achieve the baseline housing requirements and includes ‘additional provision’ to provide for flexibility to ensure housing supply is achieved.

<p>Policy and Objective 3:</p> <p>It is a policy and objective of these Guidelines that planning authorities should use all available means to ensure that the objectives of these Guidelines are incorporated within development plans as quickly as possible through the variation of the current adopted development plan. Where a planning authority is undertaking a development plan review under the Act of 2000 or preparing a new development plan under the Act of 2024, a parallel process of varying the current adopted development plan, as appropriate, should be undertaken. The policies and objectives of these Guidelines should not be reflected in Local Area Plans without also being reflected within the relevant development plan.</p>	<p>The Development Plan has been amended via Variation No. 2 to incorporate the policies and objectives of the Guidelines through updates to the Core Strategy, Settlement Capacity, residential land supply and associated evidence base, ensuring alignment with national housing policy and housing growth requirements.</p>

County Development Plan Appendix 2

Amendment Ref. No. 64	
Section(s)	Page(s)
Appendix 2	n/a

- Include new Appendix 2 (Part 3). See accompanying documents.