

Proposed Variation No 3

Appendix 1 to City Edge
Strategic Urban Regeneration
Framework (SURF):



Proposed Changes to the Written Statement of the South Dublin County Development Plan 2022-2028 (and Associated Appendices)



Changes Proposed to Existing Development Plan Written Statement

Additions are indicated in **green**, while deletions are indicated in **red strikethrough**.

1. Changes to Section 12.2.1 Land-Use Zoning Tables

The Development Plan zoning tables and definitions of use classes below indicate changes required to facilitate the uses envisaged in City Edge, primarily relating to the proposed Local Centres. The changes also allow for the delivery of recreational facilities required to support the mixed-use development of the PDAs in lands zoned EE, where appropriate.

Table 12.4: Zoning Objective 'REGEN': 'To facilitate enterprise and / or residential-led regeneration subject to a development framework or plan for the area incorporating phasing and infrastructure delivery'

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

	Centre ^m , Data Centre, Fuel Depot, Heavy Vehicle Park, Industry-Extractive, Industry- Special, Nightclub ^m , Outdoor Entertainment Park ^m , Refuse Landfill / Tip, Refuse Transfer Station ^m , Rural Industry-Food, Scrap Yard, Shop-Major Sales Outlet ^m , Transport Depot, Wind Farm.
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L Not permitted within City Edge Local Centres, otherwise open for consideration

m Open for consideration within City Edge Local Centres, otherwise not permitted

Table 12.10: Zoning Objective 'EE': 'To provide for enterprise and employment related uses'

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

	Industry-Food, Shop- Major Sales Outlet, Shop-Neighbourhood, Wind Farm, Work- Live Units.
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n Open for consideration within City Edge lands zoned EE, otherwise not permitted

2. Changes to Appendix 6 Definitions of Use-Classes

Public Services

A building or part thereof or land used for the provision of public services. Public services include all service installations necessarily required by electricity, gas, telephone, radio, telecommunications, television, drainage and other statutory undertakers, it includes public lavatories, public telephone boxes, bus shelters, bring centres, green waste and composting facilities, as well as depots used for public transport purposes.

Transport Depot

Use of a building or land as a depot associated with the operation of transport business to include parking and servicing of vehicles, particularly HGVs. Does not include depots used for public transport purposes.

Urban Industry

A building or part thereof used for industrial processes such as light and heavy industry, manufacturing (including advanced manufacturing) and production.

Urban Workspace

A building or part thereof used for the provision of employment space such as shared / private office space for business start-ups, lab space, maker space, incubator space, creative space / facilities, maker space for shared technical or workspace facilities for physical making or production of goods.