

# NOTICE OF PROPOSED VARIATION NO. 3 TO THE SOUTH DUBLIN COUNTY DEVELOPMENT PLAN 2022-2028

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

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

### PROPOSED VARIATION NO. 3 (City Edge Strategic Urban Regeneration Framework (SURF))

#### Reason for Proposed Variation

The Draft City Edge Strategic Urban Regeneration Framework (SURF) has been prepared to deliver on Policy CS2 of the South Dublin County Development Plan 2022-2028 (CDP) and consists of a written statement and associated objectives and maps. The City Edge Project is a transformative initiative, re-imagining the Naas Road, Ballymount and Park West areas in Dublin. This SURF sets out a planning strategy for the SDCC part of City Edge, building on the high-level vision and delivery strategy contained in the City Edge Strategic Framework (2022), to provide more detailed guidance for the future planning of the area. Within the SURF, Priority Development Areas (PDAs) are identified where mixed-use development will be focussed in the short to medium term.

In delivering on CDP Policy CS2 and associated objectives, the draft plan is supported by the following environmental reports:

- A Strategic Environmental Assessment (SEA) screening determination (prepared under P&D(SEA)Regulations 2004 Sl. 436/2004) and SEA Report pursuant to the European Strategic Environmental Assessment Directive (2001/42/EC) and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (as amended) (Sl.456 of 2025)
- An Appropriate Assessment (AA) screening determination and Appropriate Assessment Stage 2 Report (Natura Impact Report) – pursuant to Article 6(3) of the European Habitats Directive (92/43/EEC); and
- A Strategic Flood Risk Assessment, in accordance with the relevant Section 28 Guidelines

#### Display of the Proposed Variation:

A copy of the Proposed Variation and accompanying documents will be available to view at <https://consult.sdublincoco.ie/> from **12.00pm Monday 13th April 2026 to 11.59pm Tuesday 12th May 2026 (inclusive)**.

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

#### Public Information Drop-In

Public information drop-in sessions will be held in respect of the Proposed Variation No. 3 to the County Development Plan 2022-2028 during which Council staff will be available to answer questions. The location, date and time of the drop-in sessions are as follows:

Venue	Date	Time
Function Room, Cherrytree, Walkinstown Cross, Walkinstown, Dublin 12, D12 EY19	Tuesday 21st April 2026	14.30 – 16.00 and 18.00 – 20.00
Red Cow Inn, Red Cow Complex, Naas Road, D22 R5P3	Thursday 23rd April 2026	14.30 – 16.00 and 18.00 – 20.00

#### Making a Submission:

Submissions or observations regarding the Proposed Variation and the associated documents are hereby invited from the public and interested bodies. Written submissions or observations may be made between **12.00pm Monday 13th April 2026 and 11.59pm Tuesday 12th May 2026 (inclusive)** through the online consultation portal at <https://consult.sdublincoco.ie/en>

#### OR

Where a submission is in hard copy it can be made by post **until 4:00pm on Tuesday 12th May 2026**: Variation No. 3, Senior Executive Officer, Delivery Section, Planning and Transport, South Dublin County Council, County Hall, Tallaght, Dublin 24, D24 A3XC

All written submissions or observations with respect to the Proposed Variation No. 3 (City Edge Strategic Urban Regeneration Framework (SURF)) to the County Development Plan 2022-2028 and associated documents, made to South Dublin County Council within the above stated period, shall be taken into consideration by the Council before the making of any material alteration.

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

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

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

Web: [www.sdcc.ie](http://www.sdcc.ie)

