

South Dublin County Development Plan 2022-2028
Proposed Variation No 3



City Edge Strategic Urban Regeneration Framework 2026

Proposed Material Alterations -
Book of Maps
July 2026

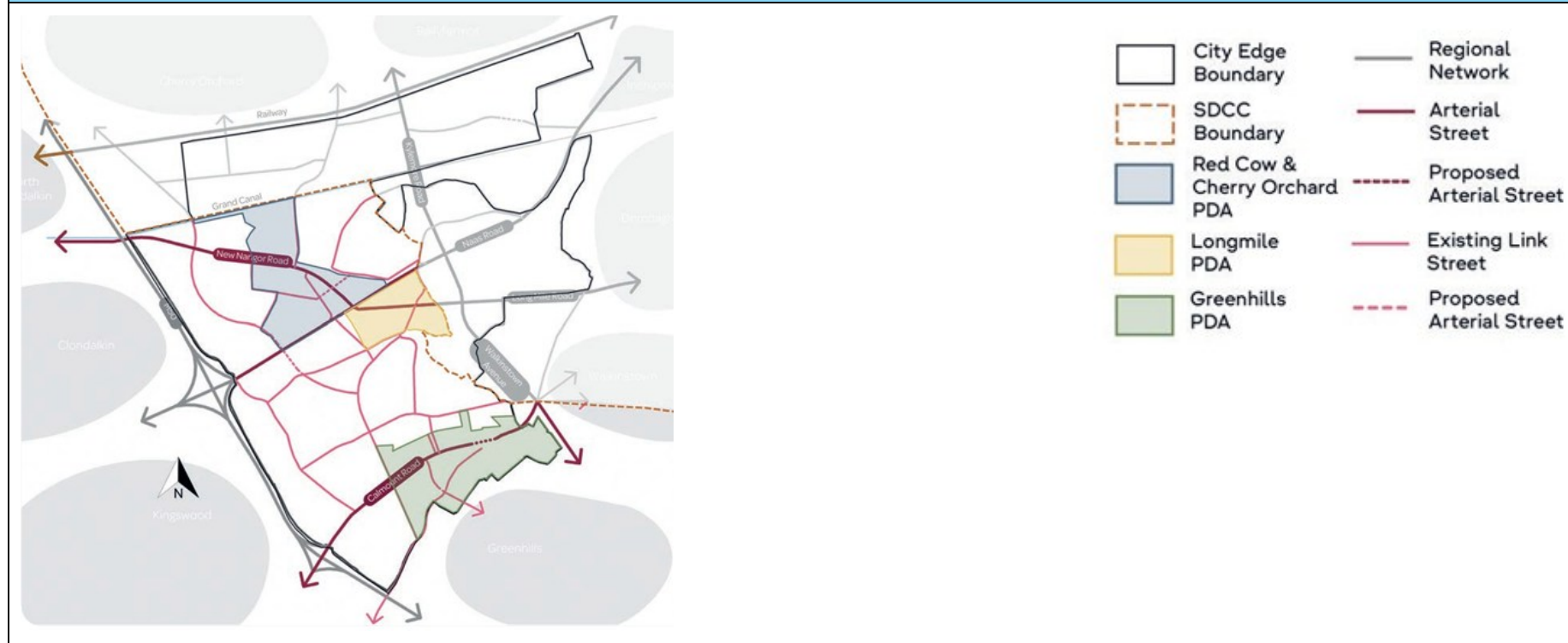


Figure 5: City Edge Street Hierarchy (p.42)

Proposed Amendments:

1. Improve the clarity of street names and colours.
2. Indicate Oak Road as a Proposed Arterial Street.
3. Indicate the railway and Grand Canal.
4. Amend the legend accordingly.

Existing Figure



Proposed Material Alterations to Proposed Variation No. 3 to the South Dublin County Development Plan 2022 - 2028

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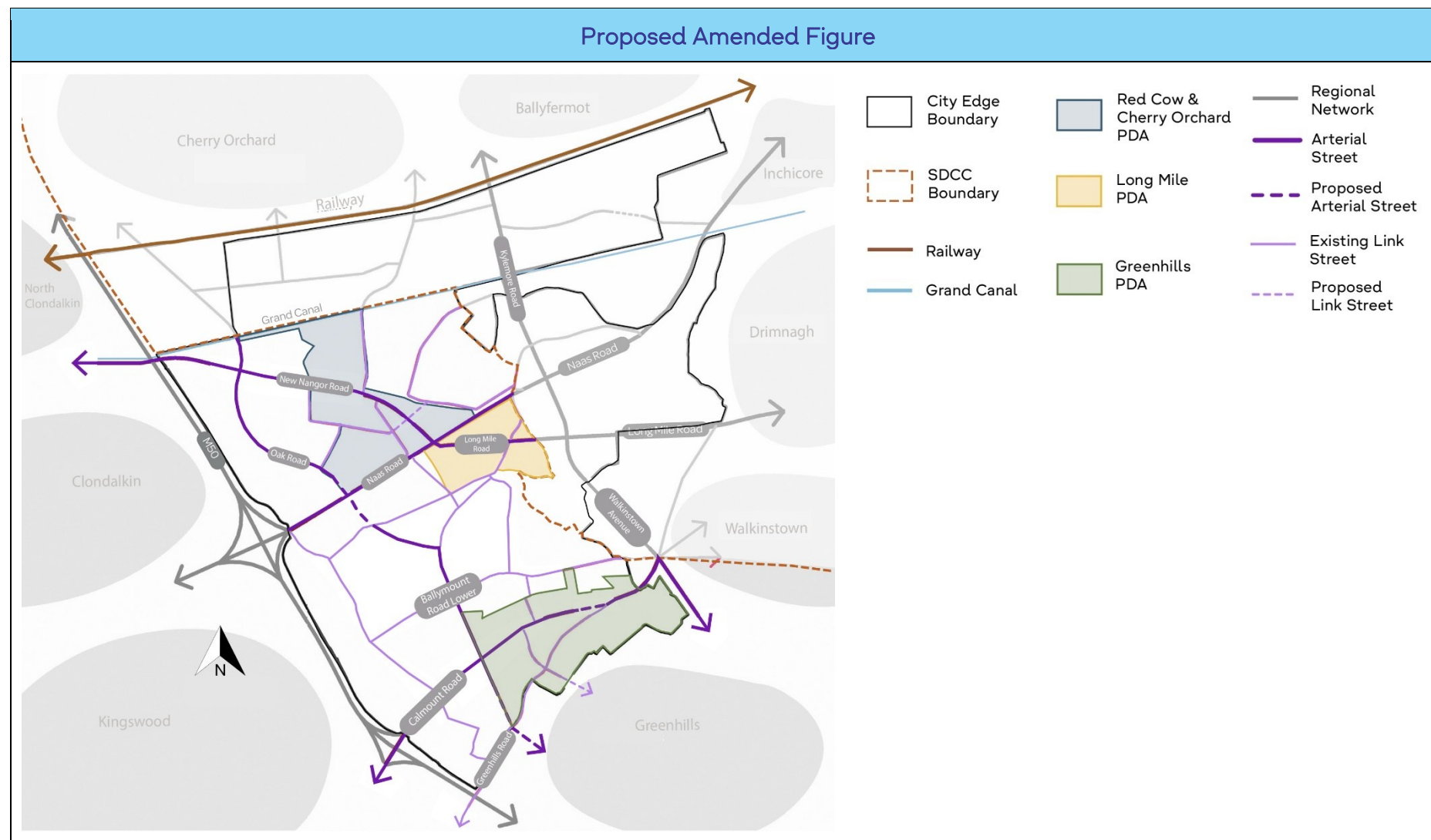


Figure 6: Cycle Route Mapping (p.44)

Proposed Amendments:

1. Improve the clarity of street names and colours.
2. Indicate Oak Road as a Proposed Arterial Road.

3. Amend the legend accordingly.

Existing Figure



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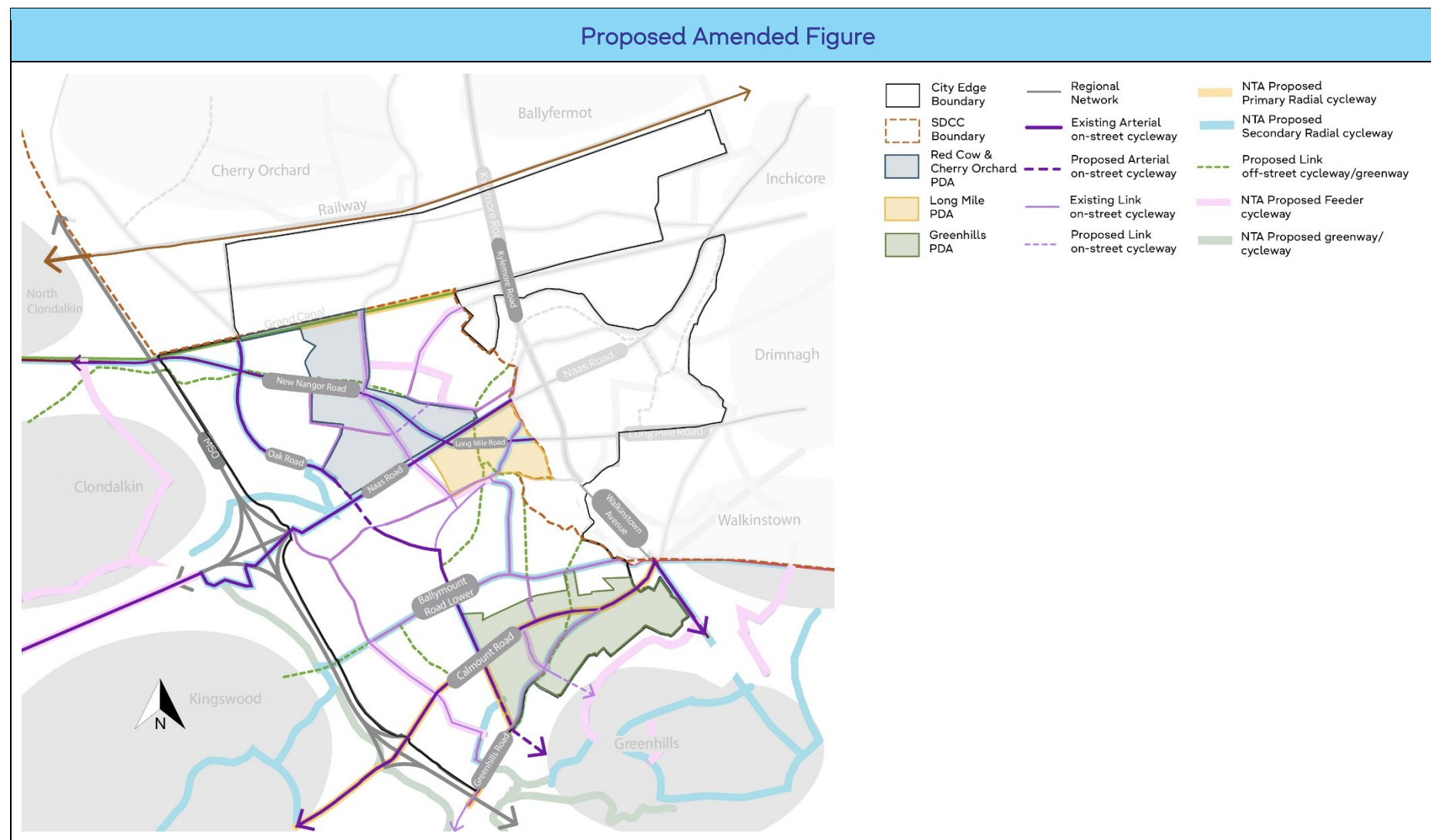
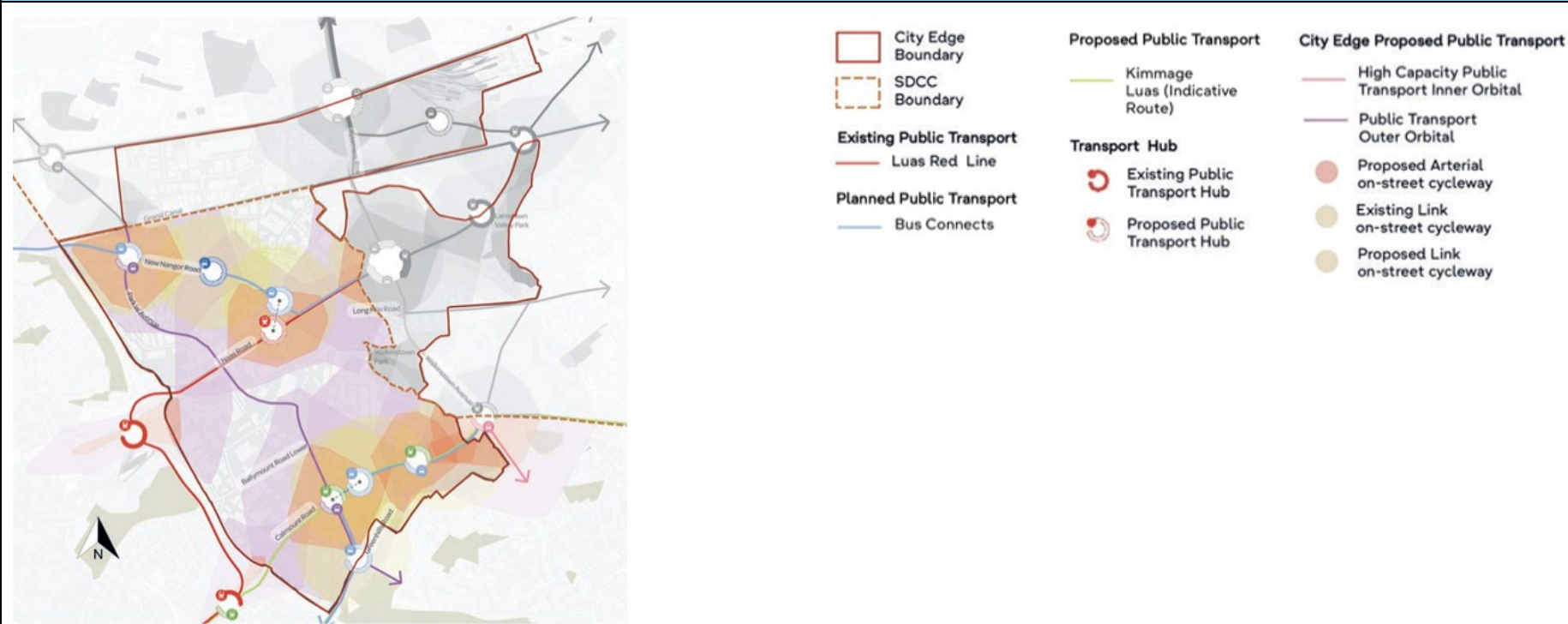


Figure 7: Existing planned and proposed public transport in City Edge (p.45)

Proposed Amendments:

1. Indicate a Mobility Hub at the intersection of Naas Road and Oak Road.
2. Indicate the proposed DART+ South West.
3. Indicate the railway and Grand Canal.
4. Walking distances specified.
5. Amend the legend accordingly.

Existing Figure



Proposed Amended Figure

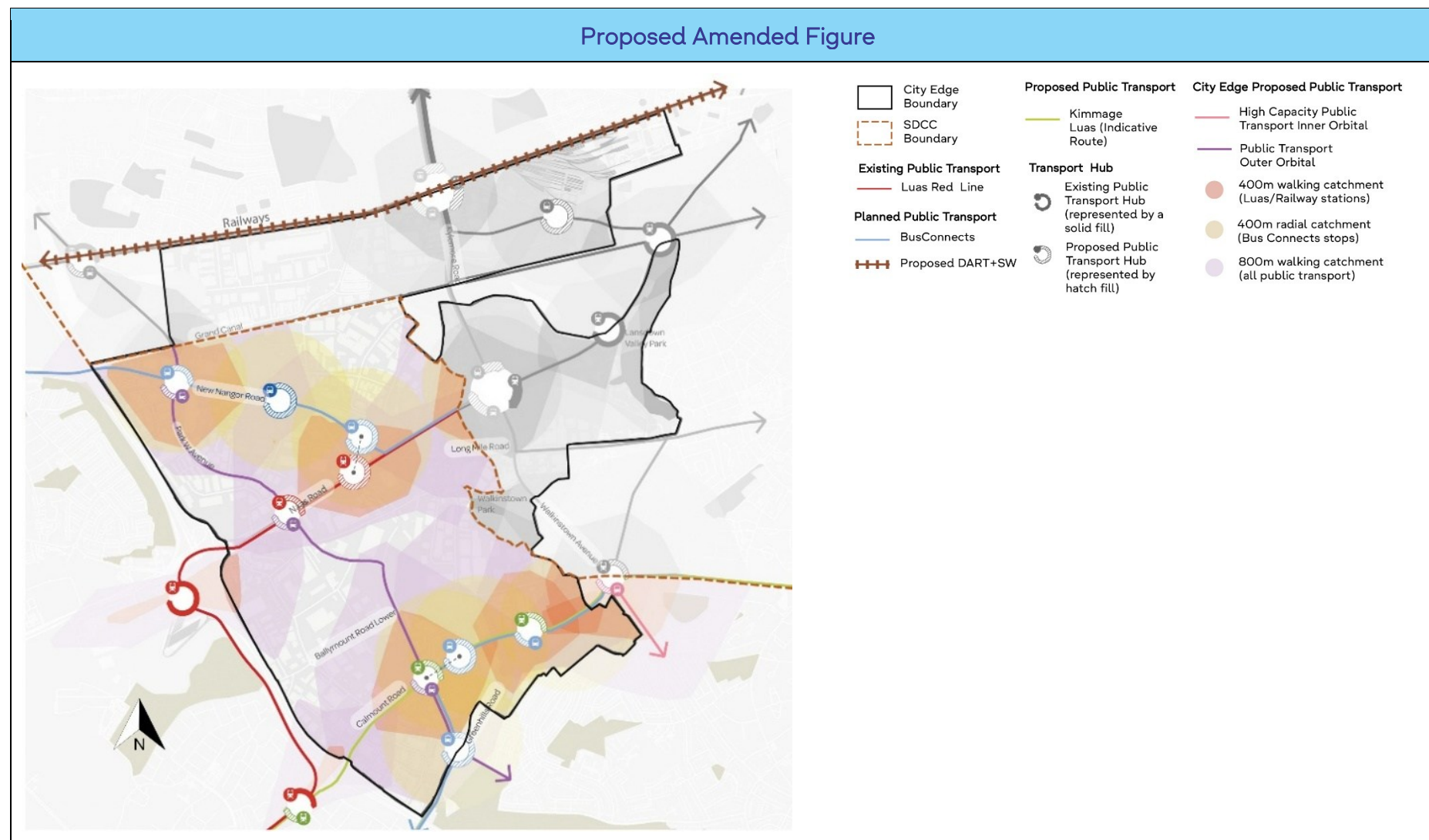
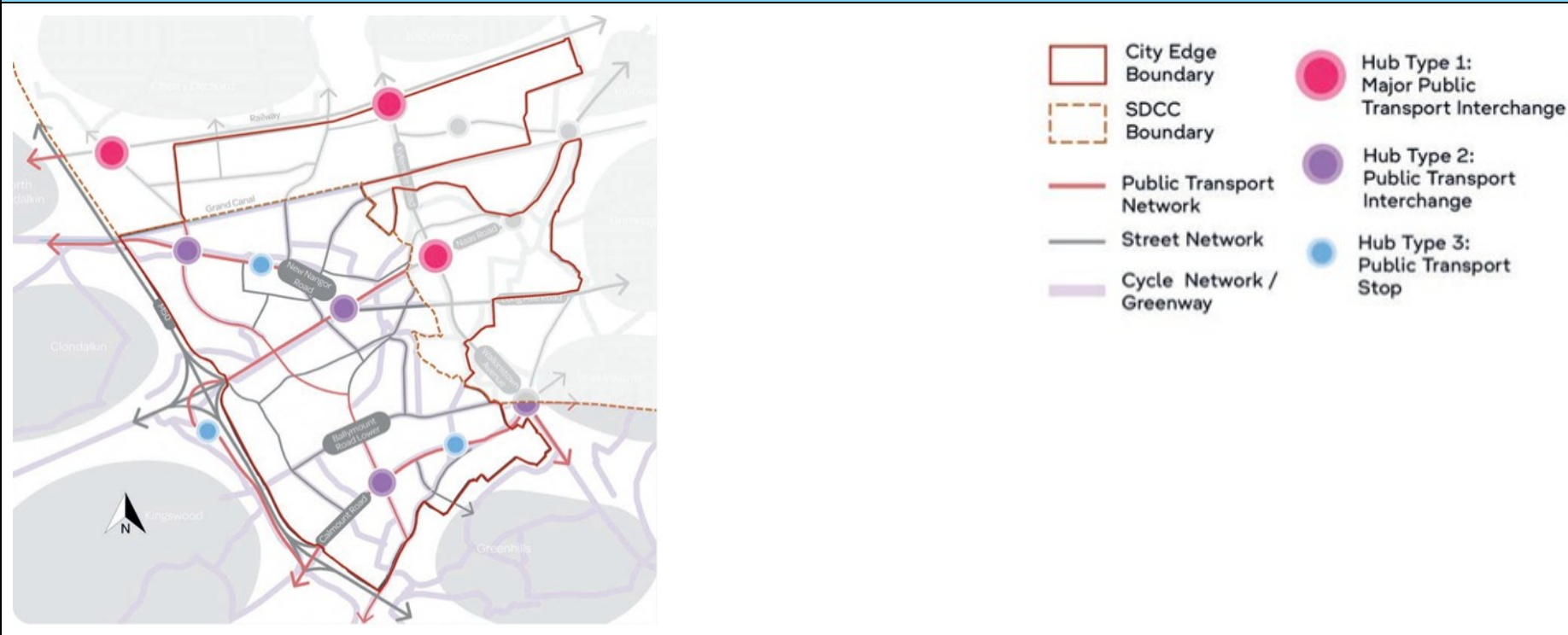


Figure 8: Indicative Mobility Hub Location (p.53)

Proposed Amendments:

1. Improve the clarity of street names.
2. Indicate a Mobility Hub Type 3 at the intersection of Naas Road and Oak Road.
3. Indicate the railway and Grand Canal.
4. Amend the legend accordingly

Existing Figure



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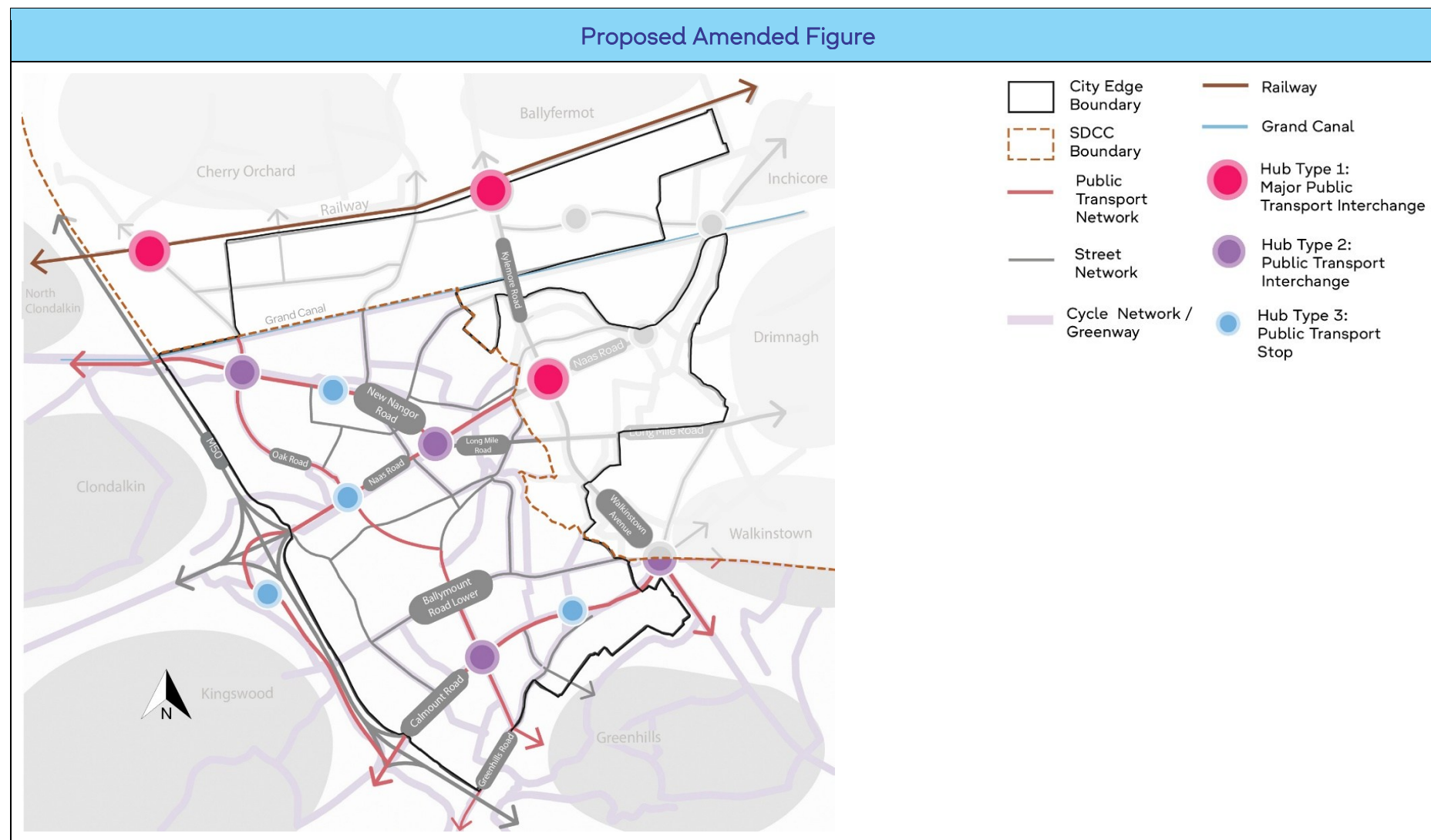


Figure 9: Indicative Building Heights (p.64)

Proposed Amendments:

1. Amend the legend for Figure 9 on page 64 by inserting the wording *'Indicative Building Heights'*.
2. Insert text below the legend for Figure 9 on page 64 *'To be read in conjunction with Policy IOD1 Objective 3.'*

Existing Figure

	City Edge Boundary		SDCC Boundary
	Upto 20m in height (Allowing for a gradual height transition from existing residential areas)		Upto 35m in height
	Upto 30m in height		Upto 40m in height
			Upto 50m in height

Proposed Amended Figure

Indicative Building Heights



City Edge
Boundary



SDCC
Boundary



Up to 20m in height
(Approximately 6
residential storeys)
(Allowing for a gradual
height transition from
existing residential areas)



Up to 35m in height
(Approximately 10.5
residential storeys)



Up to 40m in height
(Approximately 12
residential storeys)



Up to 30m in height
(Approximately 9
residential storeys)



Up to 50m in height
(Approximately 15
residential storeys)

Note:

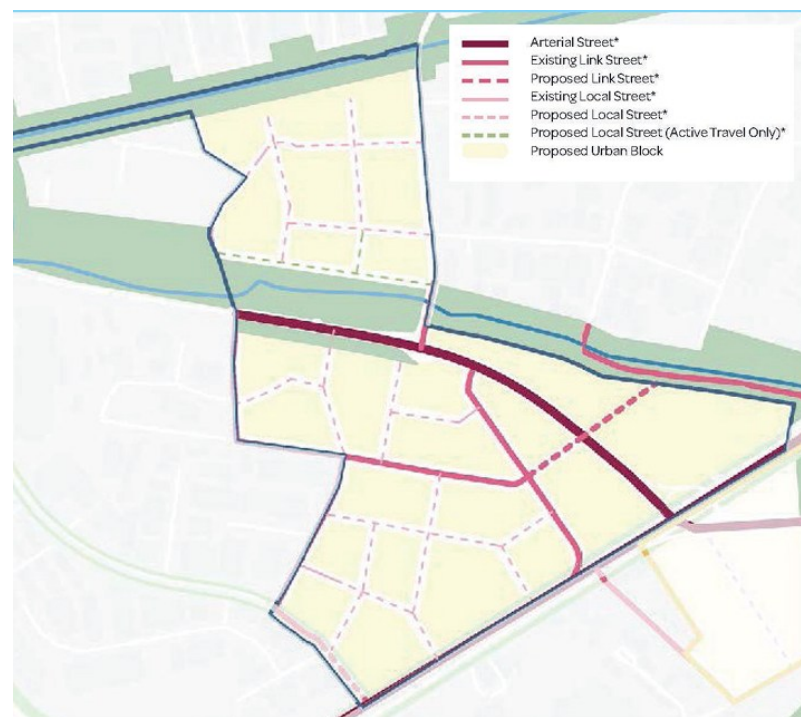
- The residential storeys are assumed to be 3.2m floor to floor.
- The number of storeys have been approximated down.
- Indicative building heights map to be read in conjunction with IOD1 Objective 3 on page 65.

Figure 21: Street Hierarchy Diagram (p.136)

Proposed Amendments:

1. Improve the clarity of street names and colours.
2. Correctly illustrate the classification of roads.
3. Illustrate the proposed Naas Road Crossing.
4. Amend the legend accordingly.

Existing Figure



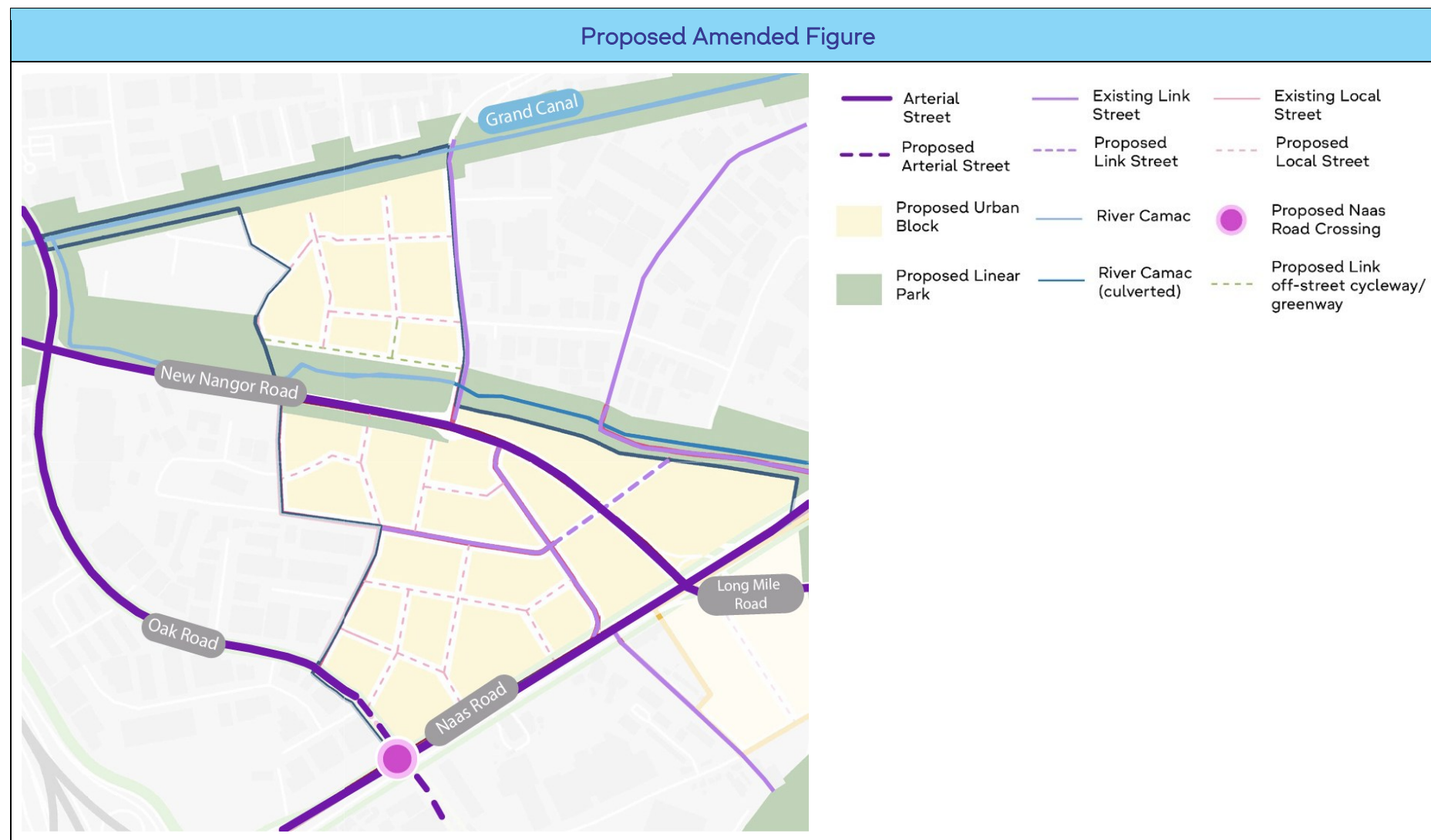
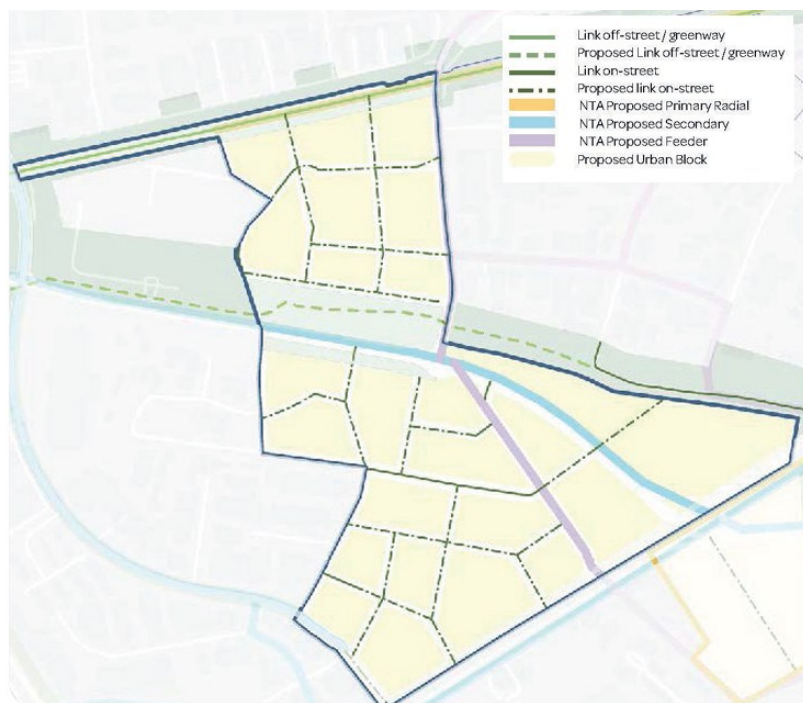


Figure 22: Cycling Network (p.137)

Proposed Amendments:

1. Improve the clarity of street names.
2. Indicate the NTA's proposed pedestrian and Cycle Bridge at the Naas Road/Long Mile Road/ Nangor Road junction.
3. Indicate the proposed Naas Road Crossing.
4. Amend the legend accordingly.

Existing Figure



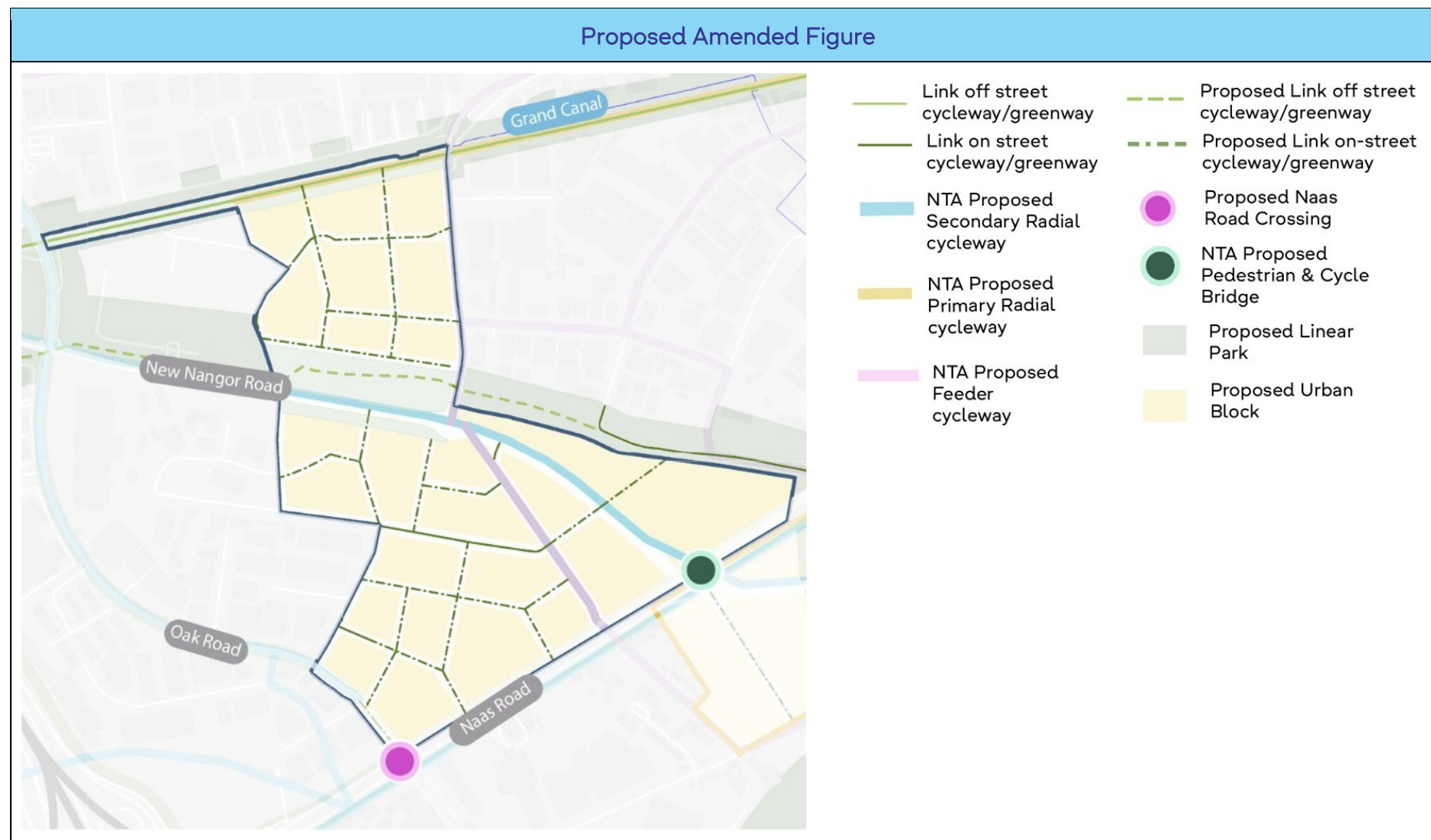


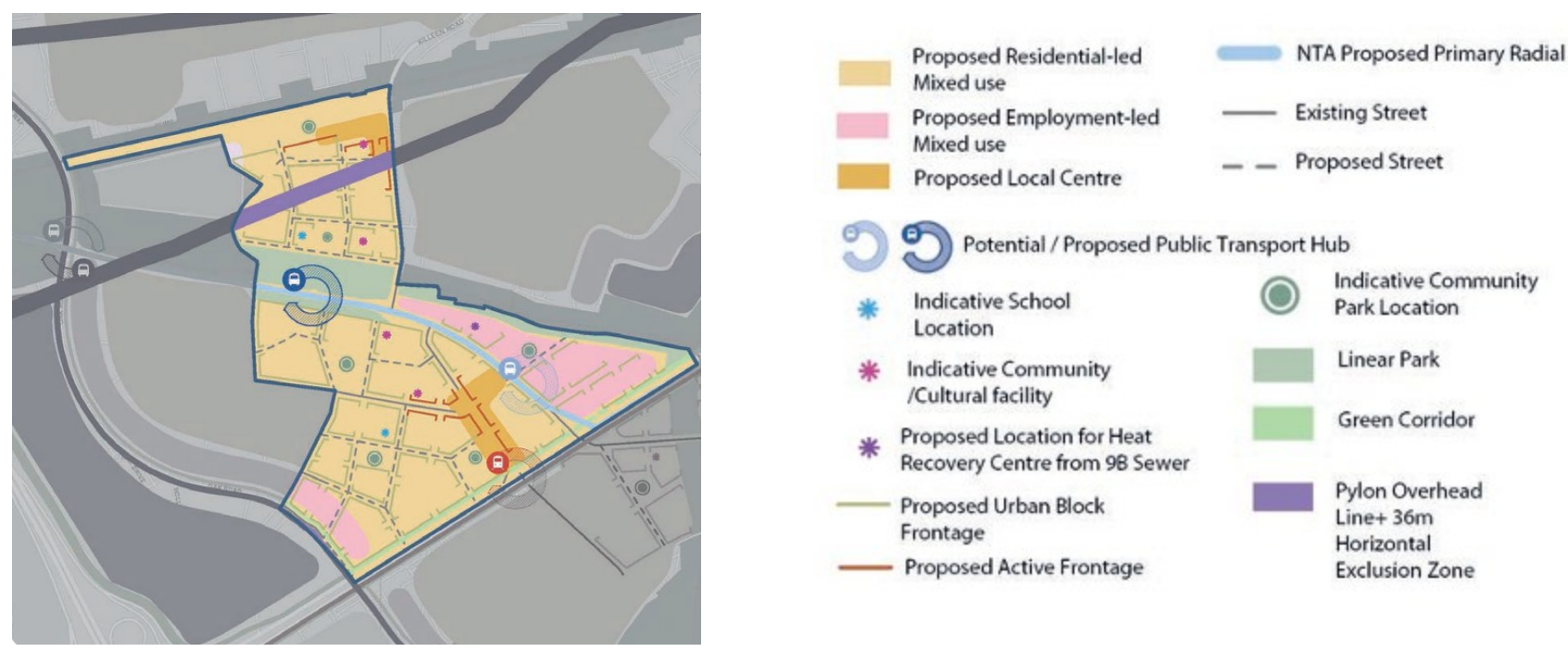
Figure 25: Layout and Structure Diagram of the Red Cow & Cherry Orchard PDA (p. 141)

Proposed Amendments:

1. Relocate the indicative school location.
2. Include a mobility hub at the intersection of Naas Road and Oak Road.

3. Amend the legend accordingly.

Existing Figure



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Proposed Amended Figure

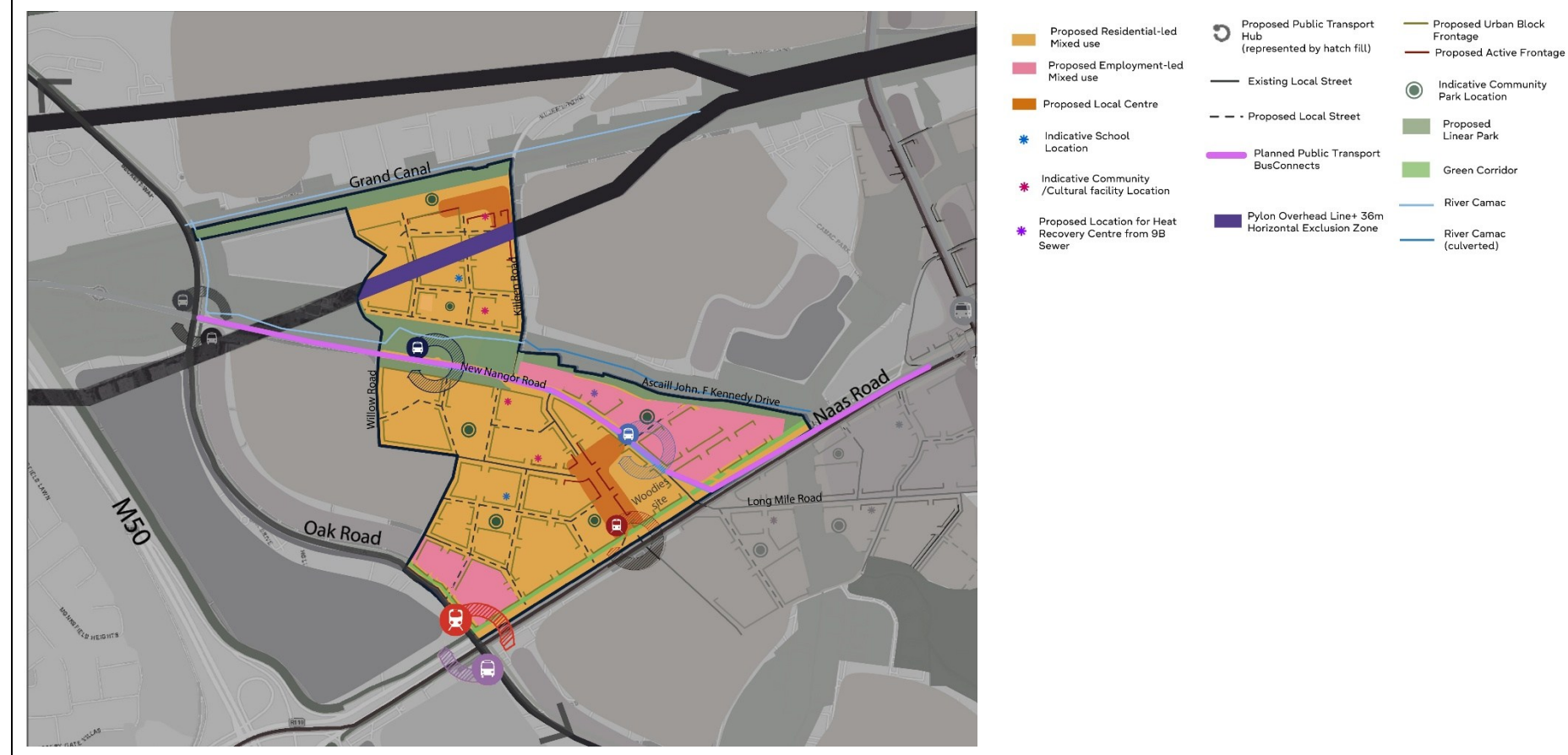
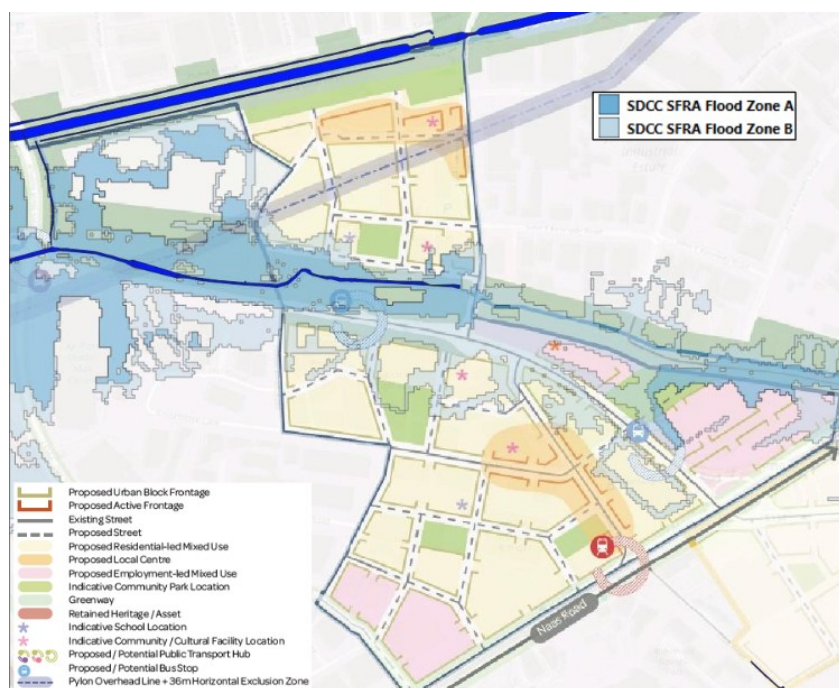


Figure 5-2: Red Cow & Cherry Orchard Flood Zone A & B Map (p.30 of the SFRA)

Proposed Amendments:

1. Relocate the indicative school location.
2. Include a mobility hub at the intersection of Naas Road and Oak Road.
3. Improve the clarity of street names and colours.
4. Indicate a mobility hub at the intersection of Naas Road and Oak Road.
5. Amend the legend accordingly.

Existing Figure



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Proposed Amended Figure

