

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



City Edge Strategic Urban Regeneration Framework 2026

Proposed Material Alterations
July 2026



1 Introduction

1.1 Context

Proposed Variation No.3 to the South Dublin County Development Plan 2022-2028, which comprises the City Edge Strategic Urban Regeneration Framework (SURF), fulfils Policy CS2 of the South Dublin County Development Plan 2022-2028 to ‘deliver a framework for the regeneration of the City Edge lands....’ (see policy and objectives below). The SURF will be incorporated as an appendix to the County Development Plan 2022-2028 and will inform proposals and decisions on future development within the South Dublin City Council (SDCC) part of the City Edge area including the three identified Priority Development Areas (PDAs) of Red Cow & Cherry Orchard, Long Mile and Greenhills.

In accordance with Section 58 (7) and (8) of the Planning and Development Act 2024 (as amended), the Proposed Variation No. 3 and accompanying documents were put on public display between 13th April 2026 and 12th May 2026. A Chief Executive’s Report on submissions and observations was prepared and submitted to the Elected Members of South Dublin County Council for their consideration at a Council meeting held on the 13th July 2026.

At the Council meeting, it was resolved by the Elected Members to alter Variation No. 3 to the South Dublin County Development Plan 2022 - 2028. As a number of these alterations constituted a material alteration (MA) to the proposed variation, the proposed material alterations would be subject to further public consultation.

Therefore, in accordance with Section 58 (13) of the Planning and Development Act 2024 (as amended), the proposed material alterations to Proposed Variation No. 3 to the South Dublin County Development Plan 2022-2028 are hereby published for public consultation from Friday 24th July to Friday 21st August inclusive. The purpose of this document is to detail the proposed material alterations to Proposed Variation No. 3 to the South Dublin County Development Plan 2022-2028.

In accordance with Section 58(13)(b) and Section 58(13)(c) of the Planning and Development Act 2024 (as amended), South Dublin County Council has determined that a Strategic Environmental Assessment (SEA) is not required and that an Appropriate Assessment (AA) is not required with respect to the proposed material alterations.

Written submissions or observations on the proposed material alterations to Proposed Variation No. 3, the SEA and AA determinations in accordance with Section 58(13)(f) of the Planning and Development Act 2024, as amended, and the associated environmental report are invited from members of the public and other interested parties. Submissions or observations must be received during the consultation period of four weeks from Friday 24th July to Friday 21st August inclusive.

Only submissions or observations made in respect of the proposed material alterations and accompanying documents will be taken into consideration before the making of any material alteration to Variation No. 3 to the South Dublin County Development Plan 2022-2028. Submissions or observations in relation to other aspects of Proposed Variation No. 3 to the South Dublin County Development Plan 2022-2028 cannot be considered at this stage.

1.2 Structure of Proposed Material Alterations to Proposed Variation No. 3

The proposed material alterations to Proposed Variation No. 3 are set out in this document under the relevant Chapters of the SURF to which they pertain and are referenced accordingly. For example, proposed material alteration ‘MA2.1’ and ‘MA2.2’ relate to alterations proposed in **Chapter 2: City Edge SURF Strategy** of the proposed SURF document. Proposed material alterations ‘MA3.1’ and ‘MA3.2’ relate to alterations proposed in **Chapter 3: Priority Development Areas – Detail** of the proposed SURF document. Each proposed amendment is sequentially listed as they relate to the proposed SURF document.

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

The existing text of the Draft SURF or Development Plan Written Statement is shown in black; the proposed deletions in ~~red strikethrough~~; and proposed amendments or new text in *bold, italic green*. On adoption, all bold, italic green text will revert to normal text and strikethrough text will be deleted from the Plan.

1.3 Accompanying Documents

The Proposed Material Alterations to the Proposed Variation are accompanied by:

- Notice of Proposed Material Alterations.
- Report containing Proposed Material Alterations to the Draft City Edge Strategic Urban Regeneration Framework (SURF), July 2026, Variation No. 3, to the County Development Plan 2022 - 2028
- Book of Maps relating to Proposed Material Alterations to the Draft City Edge Strategic Urban Regeneration Framework (SURF), July 2026, Variation No. 3, to County Development Plan 2022-2028.
- Screening Reports for Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) for Proposed Material Alterations to Proposed Variation No. 3 to the South Dublin County Development Plan 2022-2028.
- A Strategic Environmental Assessment (SEA) Screening Determination.
- An Appropriate Assessment (AA) Screening Determination.
- Strategic Flood Risk Assessment (SFRA) of Proposed Material Alterations to Proposed Variation No. 3 to the South Dublin County Development Plan 2022-2028.

1.4 Where to View the Proposed Material Alterations

A copy of the Proposed Material Alterations to Proposed Variation No. 3 (the Draft City Edge Strategic Urban Regeneration Framework (SURF)) and accompanying documents will be available for public inspection during normal opening hours (excluding public holidays) from Friday 24th July 2026 to Friday 21st August 2026 inclusive, at the following locations:

- County Library, Parthalán Place, Tallaght, D24 TNP8
- County Hall, Tallaght, D24 A3XC

All documentation may also be viewed on, or downloaded from, the council's online public consultation portal at: <http://consult.sdublincoco.ie>

Written submissions or observations with respect to the Proposed Material Alterations to Proposed Variation No. 3 to the County Development Plan 2022 - 2028, and accompanying documents in accordance with Section 58 of the Planning and Development Act 2024 (as amended), are invited from members of the public and other interested parties. (See also Section 1.6 below).

1.5 Public Consultation Portal

The proposed material alterations are set out under Chapters as follows and a submission should be placed under the relevant heading(s);

- Alterations to Chapter 2: City Edge SURF Strategy.
- Alterations to Chapter 3: Priority Development Areas – Detail.
- Alterations to Chapter 4: Implementation.

- Alterations to Appendix 1 to City Edge Strategic Urban Regeneration Framework.
- Alterations to the City Edge SURF: Strategic Flood Risk Assessment Report (SFRA).

Each Chapter contains details of the Proposed Material Alteration(s) relating to that Chapter.

Please ensure that the Material Alteration(s) Reference number is used for all submissions (MA1.1, MA1.2 and so on) as set out in herein. It is essential that the MA reference number is quoted in submissions for SDCC to accurately assess submissions received and accurately ascribe them to the relevant material alteration.

1.6 How to make a Submission

Written submissions or observations with respect to the proposed material alterations to Proposed Variation No. 3 to the South Dublin County Development Plan 2022-2028; the SEA and AA Screening Determinations; and the associated SEA and AA Screening Reports on the proposed material alterations in accordance with Section 58 of the Planning and Development Act (as amended), are invited from members of the public and other interested parties. Written Submissions and observations may be made to the Planning Authority within the period from **Friday 24th July to Friday 21st August** inclusive in **one** of the following ways:

1. Through this online consultation portal by selecting “Make a Submission” (up to 11:59pm on **Friday 21st August**)

OR

2. Write to: Senior Executive Officer, Delivery Section, Planning and Transport, South Dublin County Council, County Hall, Tallaght, Dublin 24, D24 A3XC (up to 4:00pm on Friday 21st August).

All valid written submissions or observations with respect to the Proposed Material Alterations to Proposed Variation No. 3 and accompanying documents, made within the above stated period, shall be taken into consideration by the Council before the making of the Variation.

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

- Submissions or observations should be clearly marked “Proposed Material Alterations to Proposed Variation No. 3 to the County Development Plan 2022-2028” and should quote the relevant proposed material alteration reference number(s) (which commence with ‘MA’).
- 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.
- The planning process is an open and public one; therefore, all submissions/observations are a matter of public record and will be available for public viewing. They may also be placed on the County Council’s website and therefore should not include any personal information.
- 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.

1.7 Next Steps

Following the above public consultation period, a Chief Executive’s Report will be prepared on any issues raised in the submissions or observations received with respect to the Proposed Material Alterations of Proposed Variation No. 3 and accompanying documents. This report will be submitted to the Elected Members of South Dublin County Council for their consideration. Members shall consider the Proposed Material Alterations and the Chief Executive’s Report and shall make or amend Variation No. 3 as appropriate, with or without the Proposed Material Alterations.

2 Proposed Material Alterations

2.1 Alterations to Chapter 2: City Edge SURF Strategy

Material Alteration Reference: MA2.1	
Amendment No. 1	
Location in SURF: Section 2.3.2	Page No.(s): 28
Amendment to Section 2.3.2 (P.28) to include the following text in the first Key Principle for Land use: From: To provide for new mixed use residential and employment communities, through sustainable higher density urban forms, served by high-quality public transport and active travel links. To: To provide for new mixed use residential and employment communities, through sustainable higher density urban forms, served by high-quality public transport and active travel links <i>with density increasing in accordance with public transport accessibility.</i>	

Material Alteration Reference: MA2.2

Amendment No. 2

Location in SURF: Section 2.3.3

Page No.(s): 29

Amend definition of 'Employment Led Mixed Use' in box headed 'SURF Land Use Mix Categories' as follows:

From:

Areas with a greater focus on employment uses, mixed with residential.

To:

Areas with a greater focus on employment uses, *including urban industry and urban workspaces*, mixed with residential. *Some scope for convenience retail.*

Material Alteration Reference: MA2.3

Amendment No. 3

Location in SURF: Section 2.3.3

Page No.(s): 29

Amend definition of 'Urban Industry Led' in box headed 'SURF Land Use Mix Categories' as follows:

From:

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Areas suitable for lower density employment uses, including industrial employment uses that can co-locate with other employment uses. Limited scope for residential.

To:

~~Areas suitable for lower density employment uses, including industrial employment uses that can co-locate with other employment uses.~~ *‘Transitional areas where employment uses will consolidate and intensify over time into more urban forms.* Limited scope for residential.

Material Alteration Reference: MA2.4

Amendment No. 4

Location in SURF: Section 2.3.3

Page No.(s): 29

Amend definition of ‘Industry’ in box headed ‘SURF Land Use Mix Categories’ as follows:

From:

Areas with a focus on lower density employment uses, including industrial employment uses that suit proximity to the national road network. Some scope for convenience retail. No scope for residential.

To:

~~Areas with a focus on lower density employment uses, including industrial~~ *Areas that provide for enterprise and* employment uses that suit proximity to the national road network. Some scope for convenience retail. No scope for residential.

Material Alteration Reference: MA2.5

Amendment No. 5

Location in SURF: Section 2.3.3

Page No.(s): 29

Amend the below infographic as follows:

Examples of uses within each land use mix category are as follows:



1. Amend the heading

From:

Examples of uses within each land use mix category are as follows:

To:

Examples of ~~within each land use mix category~~ *different types of* uses *and formats* are as follows:

2. Amend the left panel heading

From:

Employment Uses:

To:

Employment ~~Uses~~:

3. Amend the left panel list

From:

Office, Urban Workspace, Urban Industry

To:

Office, Urban Workspace, Urban Industry, *Industry*.

4. Amend the centre panel heading

From

Neighbourhood Resources

To

~~Neighbourhood Resources~~ *Local Centre*

5. Amend the right panel heading

From:

Residential Uses:

To:

Residential ~~Uses~~:

Material Alteration Reference: MA2.6

Amendment No. 6

Location in SURF: Section 2.3.3

Page No.(s): 31

Urban Industry

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Change from:

~~Urban industrial buildings generally provide lower density employment than urban workspaces do. They serve as important hubs for production, manufacturing, and urban logistics, strategically located near transport hubs and major street networks to optimise accessibility. It is envisaged over time that there is scope for these areas to densify.~~

To:

Urban industrial buildings generally accommodate manufacturing, production, and high-value economic activities located within or close to mixed-use urban areas. Unlike traditional industry, it often emphasizes modern, flexible, and sustainable production, that integrates well in an urban environment. Urban industrial type uses may be accommodated in industrial areas as the latter densify over time.

Material Alteration Reference: MA2.7

Amendment No. 7

Location in SURF: Table 2

Page No.(s): 34

Include the following note under Table 2 PDA summary table:

Note: While the identified PDAs have the capacity to deliver in excess of 9,084 units the development of these areas will be subject to monitoring of population and housing targets in accordance with the South Dublin County Development Plan Core Strategy and Policy CS3 which seeks to promote and facilitate housing and population growth in accordance with the overarching Core Strategy to meet the needs of current and future citizens of South Dublin County.

Material Alteration Reference: MA2.8

Amendment No. 8

Location in SURF: Figure 5

Page No.(s): 42

Amend Figure 5 to make street names more prominent, to improve the differentiation between colours used in the legend, and to correctly illustrate the classification of roads.

Refer to Book of Maps.

Material Alteration Reference: MA2.9

Amendment No. 9

Location in SURF: Figure 6

Page No.(s): 44

Amend Figure 6 to make street names more prominent and to improve the differentiation between colours used in the legend.

Refer to Book of Maps.

Material Alteration Reference: MA2.10

Amendment No. 10

Location in SURF: Figure 7

Page No.(s): 45

Amendment to Figure 7 to depict a Mobility Hub Type 3 at the intersection of Oak Road and Naas Road and to indicate the proposed DART SW+.

Refer to Book of Maps.

Material Alteration Reference: MA2.11

Amendment No. 11

Location in SURF: Section 2.5.4

Page No.(s): 46

Amendment to Section “Other Public Transport Proposals” (p.46) as follows:

From:

The City Edge Strategic Framework (2022) proposed two orbital public transport routes that are not contained within the GDA Transport Strategy.

To:

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The City Edge Strategic Framework (2022) proposed two orbital public transport routes that are ~~not contained~~ *provided for but not identified* within the GDA Transport Strategy.

Material Alteration Reference: MA2.12

Amendment No. 12

Location in SURF: Policy MOV2

Page No.(s): 48

Amendment to Policy MOV2: Public Transport (p.48) as follows:

From:

To continue to work with the NTA and TII to facilitate the delivery of public transport projects with the goal of providing sufficient capacity in a phased manner to support development of the City Edge Priority Development Areas.

To:

To continue to work with the NTA and TII to facilitate the delivery of public transport projects, *and to ensure alignment with evolving national and regional transport strategies*, with the goal of providing sufficient capacity in a phased manner to support development of the City Edge Priority Development Areas.

Material Alteration Reference: MA2.13

Amendment No. 13

Location in SURF: Policy MOV2 Objective 2

Page No.(s): 48

Amendment to MOV2 Objective 2 as follows:

From:

To engage with the NTA and TII regarding implementation of BusConnects schemes within the City Edge area including agreement on public realm design including provision for pedestrians and cyclists, greening and SuDS, and design of the cycle bridge at the Naas Road/Long Mile Road/Nangor Road Junction

To:

To engage with the NTA and TII ~~regarding~~ *to support and facilitate the* implementation of BusConnects schemes within the City Edge area including agreement on public realm design including provision for pedestrians and cyclists, greening and SuDS, and design of the cycle bridge at the Naas Road/Long Mile Road/Nangor Road Junction.

Material Alteration Reference: MA2.14

Amendment No. 14

Location in SURF: Table 3

Page No.(s): 51

Amendment to Table 3: Mobility Hub Components and Realm Improvements by removing the word “Tram”.

Material Alteration Reference: MA2.15

Amendment No. 15

Location in SURF: Figure 8

Page No.(s): 53

Amendment to Figure 8 to depict a Mobility Hub Type 3 at the intersection of Oak Road and Naas Road and to indicate the proposed DART +SW.

Refer to Book of Maps.

Material Alteration Reference: MA2.16

Amendment No. 16

Location in SURF: Policy MOV4 Objective 1

Page No.(s): 54

An amendment to MOV4 Objective 1 as follows:

From:

To require the provision of resident, employee and visitor cycle parking on site, unless the developer / applicant can demonstrate that cycle parking can be provided for in whole or in part in a shared parking building.

To:

To require the provision of resident, employee and visitor cycle parking on site. ~~unless the developer / applicant can demonstrate that cycle parking can be provided for in whole or in part in a shared parking building.~~

Material Alteration Reference: MA2.17

Amendment No. 17

Location in SURF: Section 2.5.7

Page No.(s): 54

Amendment to the first bullet point in the green box headed “Implementation of Cycle Parking” to include the following text:

From:

Cycle Parking will be provided in line with the CDP standard, with reference to the Planning Design Standards for Apartments, Guidelines for Planning Authorities, 2025 (or any superseding document).

To:

Cycle Parking will be provided in line with the CDP standard, with reference to the Planning Design Standards for Apartments, Guidelines for Planning Authorities, 2025, *in accordance with the Cycle Design Manual, or any superseding documents.*

Material Alteration Reference: MA2.18

Amendment No. 18

Location in SURF: Section 2.5.7

Page No.(s): 54

Removal of the second bullet point in the green box headed “Implementation of Cycle Parking” as follows:

From:

Where there is existing capacity in a nearby shared parking building, a lower level may be provided on site, if it can be demonstrated that the required standard is still met.

To:

~~Where there is existing capacity in a nearby shared parking building, a lower level may be provided on site, if it can be demonstrated that the required standard is still met.~~

Material Alteration Reference: MA2.19

Amendment No. 19

Location in SURF: Section 2.5.7

Page No.(s): 54

Amendment to the third bullet point in the green box headed “Implementation of Cycle Parking” to include the following text:

From:

Parking facilities will include provision for personal mobility devices such as e-scooters.

To:

Parking facilities will include provision for personal mobility devices such as e-scooters *and a range of cycle types including cargo and accessible bikes.*

Material Alteration Reference: MA2.20

Amendment No. 20

Location in SURF: Section 2.5.7.2

Page No.(s): 54 - 55

Minor amendment to Section 2.5.7.2 Car Parking to include the following text:

From:

An alternative parking model is proposed for City Edge which facilitates the parking needs of residents (and other users) in collective multi-use parking buildings rather than individual parking areas situated under each apartment development. These buildings are referred to as 'shared parking buildings'. They will be designed with future re-purposing in mind, when enhanced public transport is delivered, reducing the need for private transport.

To:

An alternative parking model is proposed for City Edge which facilitates the parking needs of residents (and other users) in collective multi-use parking buildings rather than individual parking areas situated under each apartment development. These

buildings are referred to as ‘shared parking buildings’. They will be designed with future re-purposing in mind (*provided that there is no net loss of cycle parking facilities*), when enhanced public transport is delivered, reducing the need for private transport.

Material Alteration Reference: MA2.21

Amendment No. 21

Location in SURF: Section 2.6.1, 2nd Para, Line 1

Page No.(s): 63

Delete reference to 35m in first line of second paragraph on page 63 as follows:

From:

In the Greenhills PDA, taller elements of up to 35m are concentrated along the major route, Calmount Road and the proposed Calmount local centre location.

To:

In the Greenhills PDA, taller elements ~~of up to 35m are~~ *may be* concentrated along the major route, Calmount Road and the proposed Calmount local centre location’.

Material Alteration Reference: MA2.22

Amendment No. 22

Location in SURF: Section 2.6.2

Page No.(s): 63

Amend the heading and text within Section 2.6.2 of the SURF as follows:

From:

2.6.2 PLOT RATIO

The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities define plot ratio as follows: *‘Expresses the proportionate relationship between the area of a site and the total gross floor area of a building(s). It is a measure of the intensity of land use and is calculated by dividing the gross floor area of a building(s) (sum of floorspace within the external walls of the building) by the site area.’*

The Guidelines state that dwellings per hectare (dph) *‘will continue to be the primary measure for residential density’ but that in the case of mixed-use, commercial and employment areas, ‘plot ratio and site coverage standards may also need to be considered in order to manage the scale and massing of development’.*

To:

2.6.2 *DENSITY* and PLOT RATIO

The provisions of the County Development Plan in particular Variation no. 2 to the County Development Plan table 5.1, set out appropriate density ranges in line with the Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024). The lands within the City Edge SURF are identified as being located within the category ‘City – Urban Neighbourhoods’ where a density range of 50-250 dwellings per hectare will generally be applied. As per the provisions of the Guidelines, further refinement of densities will be carried out on a plan led basis based on considerations of centrality and

accessibility to services and public transport, character, amenity and the natural environment. The provision of transport interchanges, the proposed DART + South-West, BusConnects and future potential LUAS lines will support a compact form of development. As such there is a presumption that net residential density in the range of 200-250 dph is achievable at highly accessible locations within the PDAs.

The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities define plot ratio as follows: *‘Expresses the proportionate relationship between the area of a site and the total gross floor area of a building(s). It is a measure of the intensity of land use and is calculated by dividing the gross floor area of a building(s) (sum of floorspace within the external walls of the building) by the site area.’*

The Guidelines state that dwellings per hectare (dph) *‘will continue to be the primary measure for residential density’* but that in the case of mixed-use, commercial and employment areas, *‘plot ratio and site coverage standards may also need to be considered in order to manage the scale and massing of development’.*

Material Alteration Reference: MA2.23

Amendment No. 23

Location in SURF: Figure 9

Page No.(s): 64

Amend legend for Figure 9 on page 64 by inserting the wording *‘Indicative Building Heights’*.

Insert text below legend for Figure 9 on page 64 *‘To be read in conjunction with Policy IOD1 Objective 3.’*

Refer to Book of Maps.

Material Alteration Reference: MA2.24

Amendment No. 24

Location in SURF: Policy HOU1

Page No.(s): 69

Add a new objective to Policy HOU1 'Residential Development in City Edge' as follows:

To ensure that all social housing units delivered through Part 5 agreements within the City Edge area are fully integrated within residential developments and that residents have equal access to all communal areas, facilities, amenities, and shared spaces provided as part of the development.

Material Alteration Reference: MA2.25

Amendment No. 25

Location in SURF: Policy SCCA1 Objective 1

Page No.(s): 71

Amend Policy SCCA1 Objective 1 as follows:

From:

To continue to engage with the Department of Education and Youth regarding schools need, while actively monitoring planning applications, construction activity and population growth in the area, and taking into account latent capacity in existing schools in the wider area.

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To:

To continue to engage with the Department of Education and Youth regarding schools need, while actively monitoring planning applications, construction activity and population growth in the area, ~~and~~ taking into account latent capacity in existing schools in the wider area *and special education needs requirements*.

Material Alteration Reference: MA2.26

Amendment No. 26

Location in SURF: Policy SCCA1

Page No.(s): 71

Add new objective to Policy SCCA1 'Schools' as follows:

To engage with the Higher Education Authority (HEA) and the Department of Further and Higher Education, Research, Innovation and Science to support, promote and facilitate the location of third level education facilities within City Edge.

Material Alteration Reference: MA2.27

Amendment No. 27

Location in SURF: Policy SCCA1

Page No.(s): 71

Add a new objective to Policy SCCA1 'Schools' as follows:

All proposed school sites shall be connected by direct, safe and universally accessible pedestrian and cycle routes linking surrounding residential areas, public transport, parks and community facilities. A Safe Routes to School Strategy shall be submitted as part of the first planning application relating to each school site, demonstrating compliance with Universal Design principles, active travel objectives and the delivery of the required infrastructure in tandem with, or in advance of, the occupation of the school and associated residential development.

Material Alteration Reference: MA2.28

Amendment No. 28

Location in SURF: Section 2.10, 4th Para, 2nd Sentence.

Page No.(s): 75

Amend the following sentences:

From:

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While retail will be channelled into local centre areas, retail warehousing will be more suited to areas identified for other land use types such as Employment-Led Mixed Use or Urban Industry that have both good public transport and road connectivity. The latter recognises the need to transport bulky goods using private transport.

To:

While retail will be channelled into local centre areas, retail warehousing will be more suited to areas identified for other land use types such as ~~Employment-Led Mixed Use or Urban~~ Industry that have both good public transport and road connectivity. ~~The latter recognises the need to transport bulky goods using private transport.~~

Material Alteration Reference: MA2.29

Amendment No. 29

Location in SURF: Section 2.11

Page No.(s): 80

Amend text in green box as follows:

- Illustrate 'Criteria for Employment' as the main heading within the box.
- Illustrate the text 'Applicants must show they meet the minimum employment floorspace to population requirements' in green to match other headings within the box.

Material Alteration Reference: MA2.30

Amendment No. 30

Location in SURF: Policy EMP1

Page No.(s): 81

Add new objective to Policy EMP1 as follows:

‘To support existing enterprise operations and new enterprise activities, through the provision of flexible employment space and encouraging co-location with other uses including community facilities.’

Material Alteration Reference: MA2.31

Amendment No. 31

Location in SURF: Policy EMP1 Objective 2

Page No.(s): 81

Add additional wording to objective as follows:

From:

To support existing employment uses and diversification into new and emerging sectors within the City Edge area.

To:

To support existing employment uses ~~and~~ *including their integration into new schemes along with* diversification into new and emerging sectors within the City Edge area.

Material Alteration Reference: MA2.32

Amendment No. 32

Location in SURF: Policy EMP1 Objective 5

Page No.(s): 82

Amend the objective as follows:

From:

Locations identified for Employment-Led Mixed Use within areas zoned 'Regen' in the City Edge area shall consist of lighter uses, where the potential for noise pollution, air pollution or other nuisance from industrial uses will not exceed acceptable environmental standards, in the context of the potential for residential and other sensitive uses in close proximity.

To:

Locations identified for Employment-Led Mixed Use within areas zoned 'Regen' in the City Edge area shall consist of lighter uses, *including Office, Urban Industry and Urban Workspaces* where the potential for noise pollution, air pollution or other nuisance ~~from industrial uses~~ will not exceed acceptable environmental standards, in the context of the potential for residential and other sensitive uses in close proximity.

Material Alteration Reference: MA2.33

Amendment No. 33

Location in SURF: Policy EMP1 Objective 6

Page No.(s): 82

Amend the objective as follows:

From:

Locations identified for Urban Industry within areas zoned 'EE' in the City Edge area shall consist of uses such as light and heavy industry, manufacturing (including advanced manufacturing), warehousing, distribution and production. These uses will generally be considered acceptable, subject to appropriate environmental safeguards in accordance with the criteria set out in Chapter 12 'Implementation' of the Development Plan. Development shall provide appropriate buffers / safeguards to adjoining areas with more sensitive uses such as residential.

To:

'Locations identified for ~~Urban~~ Industry within areas zoned 'EE' in the City Edge area shall consist of uses such as light and heavy industry, manufacturing (including advanced manufacturing), warehousing, distribution and production. ~~These uses will generally be considered acceptable, subject to appropriate environmental safeguards in accordance with the criteria set out in Chapter 12 'Implementation' of the Development Plan.~~ Development shall provide appropriate buffers / safeguards to adjoining areas with more sensitive uses such as residential.

Material Alteration Reference: MA2.34

Amendment No. 34

Location in SURF: Section 2.12.3

Page No.(s): 85

Insert new sentence at end of the section as follows:

'It will be at the discretion of the Planning Authority to accept a financial contribution in lieu of delivery of part of a major park, linear park or greenway in accordance with the Council's Development Contribution Scheme or any future special contribution scheme.'

Material Alteration Reference: MA2.35

Amendment No. 35

Location in SURF: Section 2.12.4

Page No.(s): 86

Insert additional sentence at beginning of the section as follows:

'A community park is the equivalent of a small park or local park as set out in the CDP open space hierarchy'. Community parks may manifest in a variety of forms, accommodating different characters of programme within them, and relating in different ways to their immediate context. In all cases they should form part of the wider green network, incorporate a range of activities including active and passive recreation, act as a focal point, and offer a high standard of landscape presentation

Material Alteration Reference: MA2.36

Amendment No. 36

Location in SURF: Section 2.12.4

Page No.(s): 86

Insert additional sentence at the end of the paragraph headed by ‘Community Park Delivery’, as follows:

‘Where a development site contributes a significant proportion of land relative to site size towards provision of part of a major park, linear park or greenway, the community park requirement may be calculated at the lower end of the range i.e. 2sqm per person. Any shortfall will require a contribution in lieu, where appropriate.’

Material Alteration Reference: MA2.37

Amendment No. 37

Location in SURF: Section 2.12.4

Page No.(s): 88

Insert additional wording at end of second bullet point within green box headed ‘Criteria for the Location, Design and Delivery of Community Parks, as follows:

From:

Relate community parks to other green infrastructure either through direct links or along green street connections.

To:

Relate community parks to other green infrastructure either through direct links or along green street connections *and ensure permeability from adjoining lands.*

Material Alteration Reference: MA2.38

Amendment No. 38

Location in SURF: Section 2.12.5

Page No.(s): 89

Amend fifth bullet point as follows:

From:

At the discretion of the planning authority, all or part of the 10% on-site public open space requirement can be incorporated within community park provision where a developer provides all or part of a community park that is directly adjacent to a development. It should be noted that quantum of public open space provision is additional to quantum of community park provision and the former cannot be subsumed within the latter.

To:

At the discretion of the planning authority, all or part of the 10% on-site public open space requirement can be incorporated within community park provision where a developer provides all or part of a community park that is directly adjacent to a development. ~~It should be noted that quantum of public open space provision is additional to quantum of community park provision and the former cannot be subsumed within the latter.~~

Material Alteration Reference: MA2.39

Amendment No. 39

Location in SURF: Policy NIOS1

Page No.(s): 90

Add a new objective to Policy NIOS1 'Natural Infrastructure and Open Space' as follows:

The Strategic Urban Regeneration Framework shall include a minimum urban tree canopy target for each Priority Development Area, together with quantified street tree planting requirements, the protection of existing mature trees where feasible, native species planting targets, and a monitoring framework to ensure that tree canopy delivery contributes to climate mitigation, urban cooling, biodiversity enhancement and adaptation to climate change throughout the lifetime of the development.

Material Alteration Reference: MA2.40

Amendment No. 40

Location in SURF: Policy NIOS1 Objective 1

Page No.(s): 90

Add additional wording to objective as follows:

From:

Major parks, community parks, green corridors and greenways shall be provided at a rate of 2.5ha per 1,000 population. This is a phasing requirement for each Priority Development Area (PDA) / neighbourhood within a PDA.

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To:

Major, ~~linear parks,~~ *and* community parks, green corridors and greenways shall be provided at a rate of 2.5ha per 1,000 population. This is a phasing requirement for each Priority Development Area (PDA) / neighbourhood within a PDA. *The Council has the discretion to accept a financial contribution in lieu of any remaining open space requirement to achieve the overall standard in accordance with SDCC DCS.*

Material Alteration Reference: MA2.41

Amendment No. 41

Location in SURF: Policy NIOS1 Objective 9

Page No.(s): 91

Add additional wording to objective as follows:

From:

To ensure that all new residential development provides access to parks and open space, in accordance with the requirements of Chapter 3 'Community Infrastructure and Open Space' and Chapter 4 'Green Infrastructure' contained in the County Development Plan

To:

To ensure that all new residential development provides access to parks and open space, in accordance with the requirements of Chapter 3 'Community Infrastructure and Open Space' and Chapter 4 'Green Infrastructure' contained in the County Development Plan, *and in accordance with the additional requirements of the City Edge SURF.*

Material Alteration Reference: MA2.42

Amendment No. 42

Location in SURF: Section 2.15

Page No.(s): 100

Add sentence to end of second paragraph to read as follows:

‘The first 10m of the 20m vegetated riparian buffer cannot count towards the provision of a major, linear or community park.’

Material Alteration Reference: MA2.43

Amendment No. 43

Location in SURF: Section 2.15.1

Page No.(s): 101

Insert additional sentence at the end of the third bullet point to read:

‘The first 10m of the 20m vegetated riparian buffer cannot count towards the provision of a major, linear or community park.’

Material Alterations Reference: MA2.44

Amendment No. 44

Location in SURF: SWRM2 Objective 1

Page No.(s): 101

Amend Policy SWRM2 Objective 1 as follows:

From:

Ensure that all proposed developments take into account the recommendations of the SDCC City Edge Strategic Flood Risk Assessment and where appropriate are accompanied by an individual site level Flood Risk Assessment.

To:

Ensure that all proposed developments take into account the following:

- *The recommendations of the SDCC City Edge Strategic Flood Risk Assessment,*
- *The vulnerability classification of proposed land uses as set out in Table 3.1 of The Planning System and Flood Risk Management Guidelines for Planning Authorities (OPW/DEHLG, 2009)*
- *The requirements of DECLG Circular P12/2014*
- *The requirements of the EU Flood Directive and*
- *The flood protection provisions which will come forward from the Camac Flood Alleviation Scheme,*

and where appropriate are accompanied by an individual site-level Flood Risk Assessment.

2.2 Alterations to Chapter 3: Priority Development Area – Detail

Material Alteration Reference: MA3.1	
Amendment No. 45	
Location in SURF: Section 3.3.5	Page No.(s): 134
Amendment to the last bullet point in the purple box headed Red Cow & Cherry Orchard PDA: Land-Use Strategy and Aspirations as follows: From: Provide a cycle crossing at the Naas Road/Long Mile Road/Nangor Road junction that sets a design standard as a flagship piece of infrastructure for the City Edge area. To: Provide a cycle crossing at the Naas Road/Long Mile Road/Nangor Road junction that sets a design standard as a flagship piece of infrastructure for the City Edge area, <i>ensuring consistency with permitted and proposed infrastructure schemes.</i>	

Material Alteration Reference: MA3.2

Amendment No. 46

Location in SURF: Figure 21

Page No.(s): 136

Amendment to Figure 21 and their respective legends and any resultant maps/figures to correctly illustrate the classification of roads.

Refer to Book of Maps.

Material Alteration Reference: MA3.3

Amendment No. 47

Location in SURF: Figure 22

Page No.(s): 137

Amendment to Figure 22 that illustrates the location of the proposed cycle crossing at the Naas Road/Long Mile Road/ Nangor Road junction and the proposed Naas Road Crossing.

Refer to Book of Maps.

Material Alteration Reference: MA3.4

Amendment No. 48

Location in SURF: Figure 25

Page No.(s): 141

Amend all relevant maps/figures relating to the Red Cow & Cherry Orchard PDA to relocate the indicative school site outside of Flood Zone B as shown on Figure 25 of the SURF.

Refer to Book of Maps.

Material Alteration Reference: MA3.5

Amendment No. 49

Location in SURF: Table 14

Page No.(s): 144

1. Amend text of PDA Development Guidance Tables as follows:

- *Projected* Population ~~Target~~
- Residential Units *Target*
- Jobs (~~Min~~ Target)
- Employment Floorspace (~~Min.~~ Target in m²)

2. Amend Note D of PDA Development Guidance Tables Development as follows:

‘Employment floor space target considers larger floor plates required for urban industry uses.’

3. Amend Note E of PDA Development Guidance Tables Development as follows:

‘School numbers to be determined based on demand reflecting growth and latent availability, *in consultation with the Department of Education and Youth*’.

Material Alteration Reference: MA3.6

Amendment No. 50

Location in SURF: Table 16

Page No.(s): 160

1. Amend text of PDA Development Guidance Tables as follows:

- *Projected* Population ~~Target~~
- Residential Units *Target*
- Jobs (~~Min~~ Target)
- Employment Floorspace (~~Min.~~ Target in m²)

2. Amend Note D of PDA Development Guidance Tables Development as follows:

‘Employment floor space target considers larger floor plates required for urban industry uses.’

3. Amend Note E of PDA Development Guidance Tables Development as follows:

‘School numbers to be determined based on demand reflecting growth and latent availability, *in consultation with the Department of Education and Youth*’.

Material Alteration Reference: MA3.7

Amendment No. 51

Location in SURF: Table 18

Page No.(s): 175

1. Amend text of PDA Development Guidance Tables as follows:

- *Projected* Population ~~Target~~
- Residential Units *Target*
- Jobs (~~Min~~ Target)
- Employment Floorspace (~~Min.~~ Target in m²)

2. Amend Note D of PDA Development Guidance Tables Development as follows:

‘Employment floor space target considers larger floor plates required for urban industry uses.’

3. Amend Note E of PDA Development Guidance Tables Development as follows:

‘School numbers to be determined based on demand reflecting growth and latent availability, *in consultation with the Department of Education and Youth*’.

2.3 Alterations to Chapter 4: Implementation

Material Alteration Reference: MA4.1	
Amendment No. 52	
Location in SURF: Table 20	Page No.(s): 180
Amendment to Table 20 to address a typographical error as follows: From: Occupation of further 2,400 units shall be subject to agreement and based on the timeline for the delivery and operation of the Bus Connects Route. Total 2,600 Units. To: Occupation of further 2,400 units shall be subject to agreement and based on the timeline for the delivery and operation of the Bus Connects Route. Total 2,600 Units. <i>Total 3,625 Units.</i>	

Material Alteration Reference: MA4.2

Amendment No. 53

Location in SURF: Section 4.4

Page No.(s): 204

Insert a new section in Chapter 4 of the SURF - 4.4 MONITORING and move the existing section 4.4 FUNDING to section 4.5:

Insert the following text under section

4.4: MONITORING

The objectives outlined in the City Edge SURF are designed insofar as possible having regard to their subject matter, to be specific, measurable, achievable, and realistic, as per section 12.12.5 of the SDCC County Development Plan.

The Planning Section of South Dublin County Council will progress the monitoring and implementation of the SURF, primarily through its development management functions and the various phasing thresholds set out in section 4.1 Overall Phasing Strategy and 4.2 PDA Phasing of the SURF. However, it is essential to acknowledge that the SURF also necessitates coordination across various directorates and departments, including those within South Dublin and bodies outside it, to ensure a cohesive approach to development and policy delivery.

Furthermore, the SURF will be subject to regular review and reassessment, particularly in response to changes in legislation, new guidelines, or emerging circumstances. This process will evaluate progress, identify areas where adjustments are necessary, and determine whether amendments or variations to the SURF are required to better serve the evolving needs of the community and align with strategic objectives.

2.4 Alterations to Appendix 1 to City Edge Strategic Urban Regeneration Framework

Material Alteration Reference: MA-App1.1	
Amendment No. 54	
Location in SURF: Appendix 1 to the City Edge SURF	Page No.(s): 3
Change proposed definition of Urban Industry From: A building or part thereof used for industrial processes such as light and heavy industry, manufacturing (including advanced manufacturing) and production' to <i>'Urban industry comprises manufacturing, production, and high-value economic activities in more intensive urban formats, located within or close to mixed-use urban areas. It often emphasizes modern, flexible, and sustainable production, that integrates well in an urban environment.'</i>	

2.5 Alterations to the City Edge SURF: Strategic Flood Risk Assessment Report (SFRA)

Material Alteration Reference: MA-SFRA1.1	
Amendment No. 55	
Location in SURF: Strategic Flood Risk Assessment	Page No.(s): Various Pages
Carry out the following Material Alterations to the Strategic Flood Risk Assessment: Replace the entire Section 5.1 Overview with the following text: <i>The SURF review is carried out to examine the extent of flooding that may affect the PDA areas and to consider the land uses proposed in respect of their potential vulnerability to flooding.</i> <i>The main risk to the area is fluvial flooding from the Camac River or its tributaries.</i> <i>The SURF contains the following policy and objectives shown in Table 5-1 for managing flood risk including the amended objective 1.</i> <i>The key element of land use within City Edge is that all categories are mixed use, with the use emphasis varying from category-to-category e.g. Res Led Mixed Use, Employment Led Mixed Use etc.</i> <i>The land uses within the Priority Development Areas are identified for mixed use not solely residential or employment use, thereby providing for less vulnerable uses to be accommodated at lower floor levels. The ongoing Camac Flood Alleviation Scheme also represents a future mitigation measure for the City Edge area.</i>	

Table 2-1: Policy SWRM2: Surface Water/Rainwater Management from the City Edge Surf

Policy SWRM2: Flood Risk and Camac Renaturalisation

Ensure that the regeneration of City Edge avoids inappropriate development in areas at risk of flooding, avoids new developments increasing flood risk elsewhere and promotes the renaturalisation of the River Camac.

SWRM2 Objective 1:

Ensure that all proposed developments take into account the following:

- The recommendations of the SDCC City Edge Strategic Flood Risk Assessment,*
- The vulnerability classification of proposed land uses as set out in Table 3.1 of The Planning System and Flood Risk Management Guidelines for Planning Authorities (OPW/DEHLG, 2009)*
- The requirements of DECLG Circular P12/2014*
- The requirements of the EU Flood Directive and*
- The flood protection provisions which will come forward from the Camac Flood Alleviation Scheme,*

and where appropriate are accompanied by an individual site-level Flood Risk Assessment.

SWRM2 Objective 2:

Continue engagement with the Office of Public Works and Dublin City Council regarding the River Camac with a view to:

- *Strategic support for the emerging preferred options in the Camac Flood Alleviation Scheme as they affect City Edge*
- *Ensuring proposed solutions support the City Edge objective of renaturalisation of the River Camac and delivery of a linear park*

Ensuring all relevant development contributes towards the objectives of renaturalisation of the River Camac, provision of a linear park and the delivery of the Camac Flood Alleviation Scheme as part of provision of natural infrastructure and surface water management approaches.

SWRM2 Objective 3:

To promote and protect native riparian vegetation along the Camac watercourses and ensure that a minimum 20m vegetated riparian buffer from the top of the riverbank is maintained / reinstated along the Camac watercourses within any development site proposing redevelopment and/or a significant extension.

- Amend **Section 5.2.1 Red Cow and Cherry Orchard PDA** by inserting the following paragraph as the 6th paragraph:

It should be noted that a key element of land use within City Edge is that all categories are mixed use, with the use emphasis varying from category-to-category e.g. Res Led Mixed Use, Employment Led Mixed Use etc. The land uses within the Priority Development Areas are identified for mixed use not solely residential or employment use, thereby providing for less vulnerable uses to be accommodated at lower floor levels.

- Amend **Section 5.2.2 Long Mile PDA** by inserting the following paragraph as the 7th paragraph:

As with the Red Cow Cherry Orchard PDA it should be noted that a key element of land use within City Edge is that all categories are mixed use, with the use emphasis varying from category-to-category e.g. Res Led Mixed Use, Employment Led Mixed Use etc. The land uses within the Priority Development Areas are identified for mixed use not solely residential or employment use, thereby providing for less vulnerable uses to be accommodated at lower floor levels.

- Amend **Section 5.3 Conclusion** by inserting the following paragraph as the 4th paragraph:

The OPW currently recommends the use of the current climate scenario flood zones rather than the high end future scenario flood zones in the SDCC development plan to determine if a justification test is required. Based on the current climate scenario flood zones the areas requiring justification tests based on the current climate scenario flood zones are identified in Section 7 of this document.

- Amend **Section 5.3 Conclusion** by deleting *Table 5-1: Review of Justification Test need* in its entirety.
- Amend **Section 6.3 Context** by inserting the following paragraphs at the end of the section:

The key element of land use within City Edge is that all categories are mixed use, with the use emphasis varying from category-to-category e.g. Res Led Mixed Use, Employment Led Mixed Use etc. The land uses within the Priority Development Areas are identified for mixed use not solely residential or employment use, thereby providing for less vulnerable uses to be accommodated at lower floor levels. As part of the development of each Priority Development Area, it is considered essential that these sites are developed in a cohesive and coordinated manner to ensure that the emerging urban centre becomes a vibrant and integrated whole, rather than remaining fragmented by existing industrial uses.

It is also noted that the ongoing Camac Flood Alleviation Scheme represents a key mitigation measure for the City Edge area and that its completion will provide an additional layer of flood protection for lands within the plan boundary.

- Amend **Section 9 Conclusion** by inserting the following sentence to the end of the 2nd paragraph.

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This is due to the land uses within the Priority Development Areas being zoned for mixed use not solely residential or employment use, thereby providing for lower vulnerability uses to be accommodated at lower floor levels.

Material Alteration Reference: MA-SFRA1.2

Amendment No. 56

Location in SURF: Figure 5-2 of the SFRA

Page No.(s): 30

Amend all relevant maps/figures relating to the Red Cow & Cherry Orchard PDA to relocate the indicative school site outside of Flood Zone B as shown on Figure 5-2 of the City Edge SURF – Strategic Flood Risk Assessment.

Refer to Book of Maps.

Material Alteration Reference: MA-SFRA1.3

Amendment No. 57

Location in SURF: Section 7 of the SFRA

Page No.(s): 38 - 45

Replace **Section 7 Justification Tests** in its entirety.

Refer to SFRA – Section 7 Justification Tests document.