

An
Coimisiún
Pleanála

Case Number: ACP: 323650-25

South Dublin County Council
Planning Department
County Hall
Tallaght Dublin 24.
Date: 11th June 2026.

Land Use Planning & Transportation

12 JUN 2026

South Dublin County Council

**Re: Non-material Amendment to Clonburris Strategic Development Zone (SDZ) Planning Scheme.
Clonburris, County Dublin.**

Dear Sir/Madam,

I have been asked by An Coimisiún Pleanála to refer to the above-mentioned application.

The Commission considered that the proposed amendment to Clonburris Strategic Development Zone (SDZ) Planning Scheme 2019 would not:

- (i) **Constitute a change in the overall objective of the scheme,**
- (ii) **relate to land that are already developed,**
- (iii) **significantly increase the overall commercial and/or residential yield under the Planning Scheme,**
- (iv) **adversely affect or diminish the amenity of the area,**
- (v) **be likely to have a significant effect on the integrity of Natura 2000 sites in the vicinity, either individually or in combination with other plans or projects, and**
- (vi) **be likely to have a significant effect on the environment so as to warrant an SEA of the amendment.**

The Commission also determined, in accordance with section 170A(4)(b) of the Planning and Development Act 2000, as amended, that the proposed amendments to the Clonburris Planning Scheme constitute a material change but which falls within the criteria set out in subsection 3(b).

Therefore, in accordance with section 170A (7) of the Planning and Development Act 2000, as amended, South Dublin County Council as the Development Agency for the Clonburris SDZ is required to:

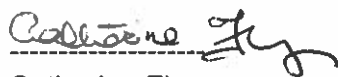
- (a) **Send notice and copies of the proposed amendment of the planning scheme concerned to the Minister and the prescribed authorities, and**
- (b) **publish a notice of that proposed amendment in one or more newspapers circulating in the area concerned.**

Every such notice shall state:

- (i) **The reason or reasons for the proposed amendments,**
- (ii) **that a copy of the proposed amendments, along with any assessment undertaken according to subsection (6)(b), may be inspected at a stated place or places at stated times during a stated period of not less than 4 weeks, and**
- (iii) **that written submission or observations with respect to the proposed amendments may be made to the planning authority within the stated period, being a period of not less than 4 weeks, and any such submissions or observations will be taken into consideration before making a decision on the proposed amendments, and the copy of the proposed amendment shall be made available for inspection accordingly.**

In accordance with the provisions of sections 170A(8) and (9) of the Planning and Development Act, 2000, as amended, not later than 8 weeks after giving notice, the planning authority shall prepare a report on any submissions or observations received as a consequence of that notice and shall submit the report to the Commission for its consideration.

Yours faithfully,



Catherine Flynn
Executive Officer.