

Director of Planning,
An Coimisiún Pleanála,
64 Marlborough Street,
Dublin 1,
D01 V902

Date: 31/08/2026

RE: Clonburris SDZ Planning Scheme 2019 – Proposed Material
Amendment. Public Consultation under Section 170A of the
Planning and Development Act 2000, as amended
Case Reference: ACP-323650-25

Cover Letter / Explanatory Statement

1. Introduction

South Dublin County Council (SDCC), as Development Agency for the Clonburris Strategic Development Zone (SDZ), is placing the Proposed Material Amendment to the Clonburris SDZ Planning Scheme 2019 on public display in accordance with Section 170A of the Planning and Development Act 2000, as amended.

This public consultation follows correspondence received from An Coimisiún Pleanála (ACP) in relation to amendments previously submitted by SDCC as a proposed Non-Material Amendment to the Clonburris SDZ Planning Scheme 2019.

The proposed amendment was originally submitted to ACP on 11th September 2025. The amendment was submitted to assist with the continued coordinated delivery of the Clonburris SDZ and was accompanied by supporting documentation, including environmental screening reports, transport assessment documentation, a housing delivery report, mapping and a letter of support from the National Transport Authority.

Following its consideration of the proposed amendment, ACP issued correspondence dated 11th June 2026. In that correspondence, the Commission determined that the proposed amendments fall within the criteria set out under Section 170A(3)(b) of the Planning and Development Act 2000, as amended, but also determined that the amendments constitute a material change for the purposes of Section 170A(4)(b).

SDCC subsequently sought clarification in relation to the status of any associated reports or further decision documentation. The position was clarified on 1st July 2026, following which SDCC proceeded to prepare the statutory consultation package on the basis of the Commission's correspondence, the statutory

requirements under Section 170A, and the documentation previously submitted to the Commission. The principal effect of the Commission's correspondence is procedural, and the proposed amendment must now be subject to public consultation before the Commission can make a final determination.

The purpose of this document is to explain the background to the proposed amendment, set out the statutory process now being followed, identify the documentation being placed on public display, and provide details of how submissions or observations may be made.

2. Background to the Proposed Amendment

The Clonburris SDZ Planning Scheme 2019 provides the statutory planning framework for the coordinated delivery of a new mixed-use urban district at Clonburris, including housing, employment uses, schools, community facilities, parks, public realm, transport infrastructure, water services infrastructure and sustainable mobility connections.

Since approval of the Planning Scheme, implementation has progressed across multiple landholdings within the SDZ. In the course of implementation, a number of matters have arisen which require amendment or clarification to support the continued delivery of the Planning Scheme in a coordinated and sustainable manner.

On 11th September 2025, SDCC submitted a proposed Non-Material Amendment to ACP in accordance with Section 170A of the Planning and Development Act 2000, as amended.

The proposed amendments were prepared to respond to implementation experience to date and to assist with the continued delivery of housing, infrastructure, public realm, sustainable mobility and associated facilities within the SDZ.

The amendments do not seek to alter the overall vision or strategic objectives of the Clonburris Planning Scheme. Rather, they seek to provide clarity, flexibility and updated implementation detail in respect of matters that have arisen during delivery of the Planning Scheme.

The proposed amendments include matters relating to bridge infrastructure, street classification, park hub provision, electric vehicle charging, car parking management, mobility management, home zones, active frontages, urban design parameters, service provision, housing delivery provisions, domestic extensions and alterations, retail frontage parameters, rooftop telecommunications

infrastructure, and associated updates to figures, references and minor typographical matters.

3. Original Documentation Submitted to An Coimisiún Pleanála

The original submission to ACP was accompanied by a suite of supporting documentation. This included the proposed amendment report and supporting environmental, transport and delivery documentation. The documents submitted as part of the original proposed Non-Material Amendment package included:

- Clonburris SDZ Proposed Non-Material Amendment Report – September 2025;
- Appropriate Assessment Screening Report;
- Strategic Environmental Assessment Screening Report;
- Clonburris SDZ 2019 Planning Scheme Document;
- Clonburris SDZ Development Status Map Q2 2025;
- NTA Letter of Support for SDZ Non-Material Amendment;
- Bridge Removal Assessment Modelling Report prepared by Systra Engineering Consultants (Replacement of vehicular bridge with a pedestrian/cycle bridge); and
- Clonburris Housing Delivery Report – Q2 2025.

The documentation now being placed on public display is based on the amendment package previously submitted to ACP, together with the Commission's correspondence and this explanatory statement, which explains that the amendment is now being progressed as a Proposed Material Amendment for the purpose of public consultation.

SDCC is not proposing to introduce additional amendments as part of this consultation process. The purpose of the current consultation is to progress the proposed amendment through the statutory process now required by ACP under Section 170A.

4. Determination by An Coimisiún Pleanála

ACP issued correspondence dated 11th June 2026 in relation to SDCC's proposed amendment to the Clonburris SDZ Planning Scheme 2019. In its correspondence, the Commission considered the proposed amendment by reference to the criteria set out under Section 170A(3)(b)(i)–(vi) of the Planning and Development Act 2000, as amended.

The Commission determined that the proposed amendment would not:

- constitute a change in the overall objective of the Planning Scheme;
- relate to lands that are already developed;
- significantly increase the overall commercial and / or residential yield under the Planning Scheme;
- adversely affect or diminish the amenity of the area;
- 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; or
- be likely to have a significant effect on the environment so as to warrant Strategic Environmental Assessment.

Accordingly, the Commission determined that the proposed amendments fall within the criteria set out under Section 170A(3)(b).

However, the Commission also determined, in accordance with Section 170A(4)(b), that the proposed amendments constitute a material change, but one which falls within the criteria set out under Section 170A(3)(b). On that basis, and in accordance with Section 170A(7), SDCC, as Development Agency for the Clonburris SDZ, is required to:

- send notice and copies of the proposed amendment of the Planning Scheme to the Minister and prescribed authorities; and
- publish notice of the proposed amendment in one or more newspapers circulating in the area concerned.

Every such notice is required to state the reason or reasons for the proposed amendment, identify where the proposed amendment and accompanying documentation may be inspected for a period of not less than four weeks, and invite written submissions or observations within the stated period. The Commission's correspondence does not represent a final decision to approve or refuse the proposed amendment. Rather, it confirms that the proposed amendment must proceed through the statutory public consultation process before the Commission can make a final determination.

5. Clarification Following the Commission's Correspondence

Following receipt of ACP correspondence dated 11th June 2026, SDCC sought clarification in relation to the status of any associated reports or further decision documentation and the next procedural steps arising from the Commission's correspondence.

The position was clarified on 1st July 2026. SDCC has therefore prepared the public consultation package on the basis of:

- the correspondence received from ACP dated 11th June 2026;
- the requirements of Section 170A of the Planning and Development Act 2000, as amended;
- the proposed amendment documentation previously submitted to ACP; and
- the supporting documentation previously submitted as part of the proposed amendment package.

This approach ensures that the public consultation is undertaken on the basis of the same proposed amendment package considered by ACP, together with the Commission's correspondence and the statutory consultation material now required.

6. Reason for Public Consultation

The Proposed Material Amendment is being placed on public display because ACP has determined that, while the proposed amendments fall within the criteria set out under Section 170A(3)(b), they constitute a material change for the purposes of Section 170A(4)(b).

The statutory process now requires SDCC to undertake public consultation under Section 170A(7). This includes making the proposed amendment and accompanying documentation available for inspection for a period of not less than four weeks, inviting written submissions or observations, and taking those submissions or observations into consideration before the amendment process is progressed further.

For clarity, the purpose of this consultation is to seek submissions or observations on the Proposed Material Amendment to the Clonburris SDZ Planning Scheme 2019 and the accompanying documentation. It is not a review of the Clonburris Planning Scheme as a whole.

Only submissions or observations made in respect of the Proposed Material Amendment and the accompanying documents will be considered as part of this consultation process. Submissions or observations in relation to other aspects of the Clonburris Strategic Development Zone Planning Scheme 2019, which do not relate to the Proposed Material Amendment, cannot be considered as part of this consultation process.

Following the close of the consultation period, SDCC will prepare a report on the submissions or observations received. This report will be submitted to ACP for its consideration before the Commission makes a final determination on the proposed amendment.

7. Basis of the Consultation Documentation

The documentation now being placed on public display is based on the amendment package previously submitted to ACP on 11th September 2025.

SDCC is not proposing to introduce additional amendments as part of this consultation process. The proposed amendments being placed on public display are those previously submitted to ACP, now progressed through the statutory consultation process required under Section 170A of the Planning and Development Act 2000, as amended.

For transparency and consistency with the documentation considered by ACP, a number of the supporting reports and documents included in this public consultation package retain their original titles and internal references to “*Proposed Non-Material Amendment*”.

These documents were prepared and submitted as part of SDCC’s original submission to ACP on 11th September 2025, at which point the amendment was being progressed as a proposed Non-Material Amendment. This includes, where relevant, the Clonburris SDZ Proposed Non-Material Amendment Report – September 2025, the Appropriate Assessment Screening Report, the Strategic Environmental Assessment Screening Report, the Bridge Removal Assessment Modelling Report prepared by Systra Engineering Consultants (Replacement of vehicular bridge with a pedestrian/cycle bridge), the Clonburris Housing Delivery Report – Q2 2025, the Clonburris SDZ Development Status Map Q2 2025, and other associated maps, figures, supporting letters and technical documentation. The full list of documents available for inspection is set out in Section 9 of this document.

Following ACP’s correspondence dated 11th June 2026, the statutory process has changed, and the amendment is now being progressed as a Proposed Material Amendment for the purpose of public consultation under Section 170A(7). However, the substance of the proposed amendments and the supporting documentation remain as previously submitted to ACP.

Accordingly, references within the supporting documentation to “*Proposed Non-Material Amendment*” should be read as references to the original September 2025 submission package considered by ACP. The retention of those original titles and references does not alter the status of the current consultation, which is being undertaken in respect of the Proposed Material Amendment to the Clonburris SDZ Planning Scheme 2019.

This approach ensures that the public consultation is undertaken on the basis of

the same amendment package considered by ACP, together with the Commission's correspondence and the statutory consultation material now required.

8. Summary of Proposed Amendments

The proposed amendments seek to support the continued delivery and implementation of the Clonburris SDZ Planning Scheme 2019. The amendments proposed can be viewed on the consultation portal in full and within the Clonburris SDZ Proposed Non Material Amendment Report – September 2025, which forms part of the documentation available for inspection and should be read in the context of the current Proposed Material Amendment consultation, and include the following:

- 1) Implement the compact guidelines by removing minimum space standards for houses.
- 2) Amend and relocate a proposed pedestrian bridge over the canal.
- 3) Amend a vehicular bridge over the railway to a pedestrian and bicycle bridge and reclassify associated streets from Link Street to Local Street.
- 4) Delete the North–South Avenue / Links objective where no longer required due to revised bridge and street layout.
- 5) Replace a standalone pedestrian bridge over the railway with a pedestrian connection integrated with Clonburris / Fonthill Station to enhance urban centre permeability.
- 6) Clarify that the Green Bridge remains a non-vehicular structure intended for pedestrian, bicycle and green infrastructure connectivity.
- 7) Relocate the Gallanstown park hub to Canal Park South.
- 8) Amend the electric vehicle charging requirements.
- 9) Clarify car parking management, including layout, EV spaces and future-proofing.
- 10) Set out requirements and expected contents for Mobility Management Plans.
- 11) Define Home Zone design standards distinct from Local Streets.
- 12) Promote active frontages, pedestrian-friendly building edges and passive surveillance.
- 13) Allow limited flexibility in urban design parameters to address immovable site constraints.
- 14) Remove the Canal Extension from the Clonburris Core catchment to reflect independent service provision.
- 15) Clarify the operation of the roll-over provision for housing delivery between development areas.
- 16) Provide clarity in relation to the assessment of domestic extensions and alterations.
- 17) Amend the retail frontage parameters.
- 18) Reallocate unused residential units from southern to northern development

areas.

- 19) Allow rooftop telecommunications infrastructure to be exempt from SDZ height limits where sensitively designed and visually minimised.
- 20) Update associated figures, references, outdated guidance and correct minor typographical errors.

9. Documentation Available for Inspection

The Proposed Material Amendment is accompanied by the following documentation:

- Notice of Proposed Material Amendment;
- this Cover Letter / Explanatory Statement;
- Proposed Material Amendment to the Clonburris Strategic Development Zone Planning Scheme 2019;
- Clonburris SDZ Proposed Non Material Amendment Report – September 2025
 - *(included as part of the original September 2025 submission package and to be read in the context of the current Proposed Material amendment consultation)*
- Appropriate Assessment Screening Report;
- Strategic Environmental Assessment Screening Report;
- Clonburris SDZ Planning Scheme 2019;
- Clonburris SDZ Development Status Map Q2 2025;
- NTA Letter of Support for SDZ Non-Material Amendment;
- Bridge Removal Assessment Modelling Report prepared by Systra Engineering Consultants (Replacement of vehicular bridge with a pedestrian/cycle bridge); and
- Clonburris Housing Delivery Report – Q2 2025.
- An Coimisiún Pleanála correspondence dated 11 June 2026;

10. Public Display

The Proposed Material Amendment to the Clonburris SDZ Planning Scheme 2019 and accompanying documents will be available for public inspection for a period of not less than four weeks. The documents will be available to view online through SDCC's consultation portal at:

[Clonburris Proposed Material Amendment to the Clonburris Strategic Development Zone Planning Scheme 2019 | South Dublin County Council's Online Consultation Portal](#)

The documents will also be available to view during normal opening hours,

excluding public holidays, at the following locations:

- County Hall, Tallaght, D24 A3XC
- Clondalkin Library, Monastery Road, Clondalkin, Dublin D22 XPO3

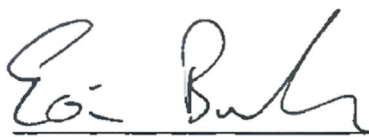
11. Consideration of Submissions and Next Steps

Following the close of the public consultation period, SDCC will review all valid submissions and observations received in respect of the Proposed Material Amendment and accompanying documentation. Only submissions or observations relating to the Proposed Material Amendment and accompanying documents will be considered as part of this process.

In accordance with Section 170A of the Planning and Development Act 2000, as amended, SDCC will prepare a Chief Executive's Report on the submissions or observations received. This CE Report will list the persons or bodies who made submissions or observations, summarise the issues raised, and set out the response of SDCC to those issues. The CE Report will then be submitted to ACP not later than eight weeks after giving notice of the proposed amendment for its consideration. The Commission will consider the report and the submissions or observations received before making a final determination on the proposed amendment.

Until that final determination is made by ACP, the Proposed Material Amendment does not amend the Clonburris SDZ Planning Scheme 2019.

Yours Sincerely,



Eoin Burke
Director of Planning and Transport

cc.
Stephen Willoughby, Senior Planner
Colin Clarke, Senior Executive Planner
Fiona Redmond, Executive Planner