

PLANNING AND DEVELOPMENT ACT 2000, AS AMENDED

PLANNING AND DEVELOPMENT REGULATIONS 2001, AS AMENDED

NOTICE OF THE DISPLAY OF 20 PROPOSED MATERIAL AMENDMENTS TO THE CLONBURRIS STRATEGIC DEVELOPMENT ZONE (SDZ) PLANNING SCHEME 2019

South Dublin County Council, as the Development Agency appointed by Government for the Clonburris Strategic Development Zone (SDZ), hereby gives notice pursuant to Section 170A(7) of the Planning and Development Act 2000, as amended, of the public display of 20 Proposed Material Amendments to the Clonburris Strategic Development Zone Planning Scheme 2019, following a determination by An Coimisiún Pleanála.

Reasons for the Proposed Amendments

The 20 Proposed Material Amendments are intended to facilitate the continued implementation and delivery of the Clonburris SDZ Planning Scheme 2019.

The proposed amendments seek to:

- implement updated national planning policy and design guidance;
- revise transport infrastructure proposals, including bridge, street network and active travel connections;
- update mobility management, parking management and electric vehicle charging provisions;
- improve provisions relating to parks, public realm, home zones, urban design and active frontages;
- clarify housing delivery mechanisms and residential development standards;
- facilitate appropriately designed telecommunications infrastructure;
- update associated maps, figures, references and technical guidance, including the correction of minor errors.

There are 20 Proposed Material Amendments in total, full details of which are contained in the documentation available for public inspection.

An Coimisiún Pleanála notified South Dublin County Council by letter dated 11th June 2026 of its determination, in accordance with Section 170A(4)(b) of the Planning and Development Act 2000, as amended, that the proposed amendments to the Clonburris SDZ Planning Scheme 2019 constitute a material change but fall within the criteria set out in Section 170A(3)(b). Notice is hereby given pursuant to Section 170A(7) of the Planning and Development Act 2000, as amended, that a copy of the 20 Proposed Material Amendments, together with the associated documentation, may be inspected during normal opening hours for a period of not less than four weeks from **Monday 31st August 2026 to Tuesday 29th September 2026 inclusive**. The documentation available for inspection includes:

- Cover Letter / Explanatory Statement;
- Proposed Material Amendments to the Clonburris SDZ 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;
- National Transport Authority Letter of Support;
- Bridge Removal Assessment Modelling Report prepared by Systra Engineering Consultants (Replacement of vehicular bridge with a pedestrian/cycle bridge);
- Clonburris Housing Delivery Report;
- An Coimisiún Pleanála correspondence dated 11th June 2026.

Web: www.sdcc.ie

The documentation may be inspected at the following locations during the consultation period:

- Online: South Dublin County Council Consultation Portal at <http://consult.sdublincoco.ie>;
- Clondalkin Library, Monastery Road, Clondalkin, Dublin D22 XPO3; and
- County Hall, Tallaght, Dublin 24, D24 A3XC.

Physical documentation will be available for inspection during normal opening hours, excluding public holidays.

Submissions and Observations

Written submissions or observations with respect to the 20 Proposed Material Amendments and associated documentation are invited from members of the public and other interested parties and may be made to the Planning Authority during the period from Monday, 31 August 2026 to Tuesday, 29 September 2026 inclusive.

Submissions or observations may be made in one of the following ways:

1. Online:

Through the South Dublin County Council online public consultation portal at <http://consult.sdublincoco.ie>, **from 00:01am on Monday 31st August up to 23:59pm on Tuesday, 29th September 2026**.

2. By post:

Senior Executive Officer, Delivery Section, Planning and Transport, South Dublin County Council, County Hall, Tallaght, Dublin 24, D24 A3XC, **from 00:01am on Monday 31st August, and to be received no later than 16:00pm on Tuesday, 29th September 2026**.

Any submissions or observations received within the stated consultation period will be taken into consideration by South Dublin County Council in preparing its report to An Coimisiún Pleanála, prior to An Coimisiún Pleanála making a final decision on the Proposed Material Amendments.

In respect of making a submission, please note the following:

- Submissions or observations should be clearly marked **“Proposed Material Amendments to the Clonburris SDZ Planning Scheme 2019”** and should quote the relevant proposed material amendment reference number(s), where applicable.
- Children, or groups or associations representing the interests of children, are entitled to make submissions or observations.
- All submissions or observations should include the name and a contact address of the person making the submission 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 by one method only, i.e. via the online consultation portal or by post.
- **Email submissions and late submissions will not be accepted.**

Please Note: In accordance with Section 170A(7) of the Planning and Development Act 2000, as amended, only submissions or observations in relation to the Proposed Material Amendments and associated documentation will be taken into consideration. Submissions not adhering to these criteria will not be considered.

Eoin Burke,
Director of Planning and Transport,
South Dublin County Council,
County Hall, Tallaght, Dublin 24, D24 A3XC.