

**Uimhir Thagarta Uathúil:** SD-C226-1

**Stádas:** Submitted

**Submission:**

Housing Targets are severely unattainable given the current zoning

**Údar:** Proinsias Mac  
Fhlannchadha

**Comhairliúchán:**

Proposed Material Amendments to the Draft South Dublin  
County Development Plan

**Dáta a cuireadh isteach:** 29.03.2022 -  
12:33

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## Chapter 2: Core Strategy and Settlement Strategy

**Caibidil:** Volume 1 » Chapter 2: Core Strategy and Settlement  
Strategy

**Select Proposed Amendment on which you are commenting:** Amendment 2.1

As per the proposed amendments in Chapter 2, SDCC identifies capacity for approximately **21,490** units that are serviced and/or serviceable within the lifetime of the Plan period. SDCC acknowledges that "Between 2017 and 2020 Q3 2021 inclusive, as construction activity recovered after the economic crash, an average of **1,311** units were completed a year." As only a fraction of the lands developed which were zoned residential have been delivered over the course of the last plan, one would have to question the viability/ suitability of the lands already zoned given if only 1,311 units are completed a year that correspondingly a greater volume of lands will have to be zoned/ rezoned to meet the Housing Need for the County of **15,576** new homes up to 2028. On this basis SDCC are acknowledging themselves that there will be a shortfall of c5,000 on their housing targets, given the current pipeline of permissions

Table 7: South Dublin Housing Demand Figures - I cannot figure out why ESRI information is used with regard to "*Homeless households*\*\*\*" when more recent information issued by sources such as the CSO and Department of Housing, Local Government and Heritage is not referenced in this regard given that we are in the middle of a housing/ homelessness crisis. It is factually incorrect for SDCC to say that "Homeless figure as per the ESRI data and has not increased to date (since the 2016 census). SDCC should be using up to date information as issued from the Department of Housing, Local Government and Heritage (March, 2022) available at the following link. Does this information include households in emergency/ temporary accommodation? If not it should be referenced here also.

The CSO have issued updated population information with regard to 2021 information and should be refelected in the various tables in place of 2018 which is now dated given the increase in population information since then.

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**Documents Attached:** Níl