

**Uimhir Thagarta Uathúil:** SD-C226-62

**Údar:** Tallaght Community Council

**Stádas:** Submitted

**Submission:**

Tallaght Community Council submission on Chapter 6, Housing

**Comhairliúchán:**

Proposed Material Amendments to the Draft South Dublin County  
Development Plan

## Litr Chumhdaigh

Please see our comments on Chapter 6.

### Observations:

#### Chapter 6: Housing

**Caibidil:** Volume 1 » Chapter 6:  
Housing

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

Amendment  
6.5,

Amendment  
6.6

H1 Objective 13	H1 Objective 13: Proposals for residential development shall provide a minimum of 30% 3-bedroom units, <b>unless it can be demonstrated that a lesser provision may be acceptable where it can be demonstrated that:</b>	This amendment seriously dilutes the intent and benefit to deliver a truly diverse mix of unit sizes in higher density settings. The developers have shown they will continue to drive towards a high percentage of 1 beds and studios unless there is a strong objective in the governing plan. The notion that this standard would not apply to the council itself seriously undermines the spirit and the principle of this objective,	Strongly reject this amendment.
Amendment 6.5	Amend to H7 Objective 3	H7 Objective 3: To support the principle of permeability schemes that provide improved connections between housing estates and their surrounds for walking and cycling whilst taking account of anti-social behaviour, and only progressing vehicle permeability schemes where necessary. , having regard to the National Transport Authority's Permeability Best Practice Guide (2015) or any subsequent guidelines, including the provisions relating to permeability schemes and anti-social behaviour.	We are concerned at the dilution of controlling vehicular access where there are known hot spots for anti social behaviour

**Ceangaltáin:**

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**Teorainneacha Gafa ar an léarscáil:** Níl