

26th January 2026

Senior Executive Officer,
Forward Planning Section,
Land Use Planning & Transportation Department,
County Hall,
Tallaght,
Dublin 24.

**Re: Proposed Material Alterations to Variation No. 1 to the South Dublin County
Development Plan 2022-2028 (Draft Clondalkin Local Planning Framework)**

A chara,

Thank you for your authority's work in preparing the proposed Material Alterations (material alterations) to Variation No. 1 (proposed Variation) to the South Dublin County Development Plan 2022-2028 (County Development Plan).

As South Dublin County Council (Planning Authority) is aware, a key function of the Office of the Planning Regulator (Office) is the assessment of statutory plans to ensure consistency with legislative and policy requirements relating to planning. The Office has evaluated and assessed the proposed Variation under the provisions of sections 31AM(1) and 31AM(2) of the Planning and Development Act 2000, as amended (Act) and this submission has been prepared accordingly¹.

Recommendations issued by the Office relate to clear breaches of the relevant legislative provisions, of the national or regional policy framework and/or of the policy of Government, as set out in the Ministerial guidelines under section 28. As such, planning authorities are requested to implement or address recommendation(s) made by the Office in order to ensure consistency with the relevant policy and legislative provisions.

¹ Chapter 5 of Part 3 of the Planning and Development Act 2024, which relates to the preparation of development plans and variations by planning authorities and the assessment by the Office, was commenced on 31st December 2025. However, section 69(2) provides that the variation of a development plan under section 13 of the Act of 2000 shall continue under that Act after the repeal of section 13 of the Act of 2000.

Observations take the form of a request for further information, justification on a particular matter, or clarification regarding particular provisions of a plan on issues that are required to ensure alignment with policy and legislative provisions. Planning authorities are advised by the Office to action an observation.

A submission also can include advice on matters that the Office considers would contribute positively to the proper planning and sustainable development of the area. Planning authorities are requested by the Office to give full consideration to the advice contained in a submission.

On adoption of the Variation, the Office will consider whether the plan has been made in a manner consistent with the recommendations of the Office and whether the plan sets out an overall strategy for the proper planning and development of the area concerned.

Overview

As outlined in the Office's submission to the proposed Variation at draft stage, the Office considered the proposed Variation to be consistent with the Regional Spatial and Economic Strategy (RSES) for the Eastern and Midlands Regional Assembly area and the relevant section 28 guidelines.

The Office's submission to the proposed Variation at draft stage made one observation on the draft Variation in relation to Flood Risk Management.

The Office is satisfied with the response to its observation and in particular welcomes the additions and clarification relating to Flood Zones, Plan Making Justification Test and the inclusion of additional Nature Based Solutions and Sustainable urban Drainage System (SuDS) text to the Strategic Flood Risk Assessment.

The Office also welcomes the inclusion of MA 4, MA 7 and MA 8 to include new objectives to support: filtered permeability for active travel measures; the principle of potential for strategic permeability within the existing village area; and the importance of public consultation on future proposed permeability links.

The Office is also satisfied that the inclusion of MA 20, which includes a new Mini Framework for Tower Road / Main Street Junction, is consistent with the overarching Urban Design Strategy for Clondalkin set out at chapter 8 of the proposed Variation.

The Office considers that the proposed Variation will assist the Planning Authority in implementing compact growth and sustainable development in accordance with the policy objectives of the National Planning Framework First Revision (2025) and the RSES.

Summary

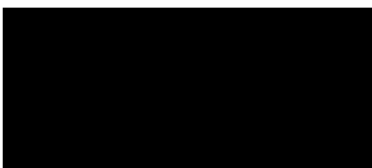
The Office's evaluation and assessment of the proposed Variation at material alterations stage, concludes that no recommendations or observations are warranted. The Office looks forward to continued positive engagement with your authority.

Please note that at the end of the process, your authority is required to notify this Office within **five working days** of the decision of the planning authority in relation to the proposed Variation.

Please feel free to contact the staff of the Office in the context of your authority's responses to the above, which we would be happy to facilitate. Contact can be initiated through plans@opr.ie.

Is mise le meas,

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Anne Marie O'Connor

Deputy Regulator and Director of Plans Evaluation

Designated Public Official under the Regulation of Lobbying Act 2015

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