



South Dublin County Council

# Development Plan 2016 – 2022

## Proposed Variation No.4

### Alignment with the Regional Spatial and Economic Strategy (RSES)

*Planning Report*

## Table of Contents

1.0	Introduction .....	2
3.0	Planning Policy Context.....	3
3.1	National Planning Framework.....	3
3.2	Eastern and Midland Assembly Regional Spatial and Economic Strategy .....	3
3.3	Greater Dublin Area Transport Strategy 2016- 2035.....	4
3.4	South Dublin County Council Development Plan 2016-2022.....	4
4.0	Identification of Amendments to the Development Plan.....	5
5.0	How to Make Written Submissions/Observations .....	6
6.0	Proposed Amendments to the Development Plan .....	7

## 1.0 Introduction

This report has been prepared to set out the planning and development context and rationale for the Proposed Variation No. 4 to the South Dublin County Council Development Plan 2016-2022 (the Development Plan).

Proposed Variation No. 4 to the Development Plan seeks to respond to the recent changes in National and Regional planning policy, namely the publication of the National Planning Framework (NPF) in 2018 and the Eastern and Midland Regional Assembly (EMRA) Regional Spatial and Economic Strategy (RSES) in 2019. The NPF includes a National Strategic Outcome (NSO) to achieve compact growth and consolidation of Ireland's cities as a top priority.

Project Ireland 2040; National Planning Framework ('NPF') was published on the 16th of February 2018, and sets out a course for planning and development in Ireland. The NPF was adopted on the 29th of May 2018 and was further supported by the publication of the Implementation Roadmap for the National Planning Framework ('Roadmap') which was published on the 3rd of July 2018. This document confirmed that the NPF was adopted as a strategy to replace the National Spatial Strategy (NSS) and advised that the NPF is of direct relevance to the preparation of Regional Spatial and Economic Strategies (RSES) (adopted the 3rd of May 2019) and County Development Plans.

The Roadmap highlights that one of the key reasons the Government has put the NPF in place is to shape and coordinate planning, economic and spatial development and infrastructure investment at national, regional and local levels, through RSESs, prepared by the three Regional Assemblies, and City and County Development Plans and Local Area Plans.

Additional legislative provisions have been made under Section 11(1) of the Planning and Development (Amendment) Act 2018 which included provisions for the initiation of review of City/County Development Plans to be:

- I. Deferred on a once-off basis, where due to commence prior to or within a period of 3 months after the initial making of the relevant RSES, until not later than a period of 3 months after the relevant RSES has been made;
- II. Temporarily suspended, where commenced and ongoing and where a draft plan has not been submitted to the members of the Planning Authority under Section 11(5)(a) of the Act, prior to the initial making of the relevant RSES in each case, until not later than a period of 3 months after the relevant RSES has been made; and
- III. Rendered consistent with the RSES, either through (a) a variation of the Development Plan or (b) if considered more appropriate, a full review, to commence within a maximum period of 6 months after the making of the relevant RSES.

Option iii. is of relevance to South Dublin County Council (SDCC), as the current Development Plan was only adopted in May 2016 and a deferral or suspension has not occurred. Therefore, following a detailed analysis of the RSES and the Development Plan, it is considered that a variation is required.

Further to the making of the RSES for the Eastern and Midland Regional Assembly (EMRA) area on 28th June 2019, the twelve planning authorities within the Region are now required to restart, review of or vary their City or County Development Plans. This will enable the process of alignment of national, regional and local policy objectives, to commence within a period of either 13 or 26 weeks, as appropriate.

A review and detailed analysis of the Core Strategy has been carried out and South Dublin County Council (SDCC) is satisfied that the Core Strategy aligns with the RSES population targets. Legislation

requires the County Development Plan to be consistent with the population targets set out in the NPF and RSES.

Therefore the Proposed Variation No. 4 will result in the following changes to the Development Plan:

1. Amendments to the Core Strategy and associated tables in the written statement; and
2. Minor amendments to text and objectives/policies throughout the written statement.

### 3.0 Planning Policy Context

#### 3.1 National Planning Framework

The National Planning Framework (NPF) is a Government plan for action and delivery between now and 2040 called “Ireland 2040 - Our Plan”. The document was published in July 2018 and replaces the National Spatial Strategy. The NPF, supported by the National Development Plan (NDP), is the Government’s high level strategic plan for shaping the future growth and development of the country to the year 2040.

The NPF sets out 10 National Strategic Outcomes and 75 National Policy Objectives.



Figure 3.1 – Extract from National Planning Framework of the National Strategic Outcomes

#### 3.2 Eastern and Midland Assembly Regional Spatial and Economic Strategy

A Regional Spatial and Economic Strategy (RSES) is a strategic plan which identifies regional assets, opportunities and pressures and provides appropriate policy responses in the form of Regional Policy Objectives. At this strategic level it provides a framework for investment to better manage regional planning and economic development throughout the Region. The principal statutory purpose of the RSES is to support the implementation of Project Ireland 2040 - The National Planning Framework

(NPF) and National Development Plan (NDP), and the economic policies and objectives of the Government by providing a long-term strategic planning and economic framework for the development of the regions.

The Growth Strategy for the Eastern and Midland Region will:

- Support the continued growth of Dublin as our national economic engine
- Deliver sustainable growth of the Metropolitan Area through the Dublin Metropolitan Area Strategic Plan (MASP)

To achieve ambitious compact development targets of at least 50% of all new homes within or contiguous to the existing built up area in Dublin and 30% in other settlements, the MASP identifies strategic residential, employment and regeneration development opportunities along with the requisite infrastructure investment needed to ensure a steady supply of sites in tandem with the delivery of key public transport projects as set out in the NDP.

The MASP identifies strategic residential and employment development corridors based on their capacity to achieve compact sustainable and sequential growth along key public transport corridors in order to create sustainable compact communities with improved housing choice, access to social and economic opportunities, enhanced services and amenities for a resident population of some 1.65m people in the metropolitan area by 2031.

### 3.3 Greater Dublin Area Transport Strategy 2016- 2035

The Greater Dublin Area Transport Strategy (NTA, 2016) establishes the framework for the transport provision necessary to achieve the land use vision set out for the region. The purpose of the Strategy is to contribute to the objectives of the region by providing for the efficient, effective and sustainable movement of people and goods. The strategy outlines the transport infrastructure required across all modes by 2035 within the GDA to achieve this objective.

### 3.4 South Dublin County Council Development Plan 2016-2022

The Development Plan sets out an overall strategy for the proper planning and sustainable development of the County and consists of a written statement and accompanying plans and maps. The policies and objectives of the Development Plan are underpinned by the following overarching considerations:

- a) Quality of Life, with an emphasis on key economic, environmental, social and cultural indicators;
- b) Prosperity, with an emphasis on contributing to a competitive business environment that supports economic development, job creation and prosperity for all;
- c) Sustainability, with an emphasis on making better use of key resources such as land, buildings, water, energy, waste and transport infrastructure;
- d) Health and Wellbeing, by facilitating active and healthy lifestyles with increased opportunities for walking, cycling and active sport and recreation;
- e) Social Inclusion, with an emphasis on creating socially and physically inclusive neighbourhoods, taking account of the recommendations of The National Disability Strategy Implementation Plan 2013-2015 and Inclusion Ireland's Changing Places campaign; and
- f) Climate Change Adaptation, with increased emphasis on reducing climate change at a local level through settlement and travel patterns, energy use and protection of green infrastructure.

#### 4.0 Identification of Amendments to the Development Plan

The impact of Proposed Variation No. 4 (maps/figures, tables and text etcetera) to the Development Plan are detailed in Section 6.0 of this document and are structured to follow the sequence of the Development Plan. This document should therefore be read in conjunction with the South Dublin County Development Plan 2016-2022 and Variation No. 3 adopted on 7<sup>th</sup> May 2019. It should be noted that there are no amendments to the Chapters of the Development Plan outlined in Table 4.1 below as a result of this Proposed Variation No. 4.

<b>Chapters of the Development Plan that are not subject to change</b>
Chapter 8: Green Infrastructure
Chapter 9: Heritage, Conservation & Landscape
Chapter 11: Implementation
Schedule 1: Record of Monuments and Places
Schedule 2: Record of Protected Structures
Schedule 4: Restricted Areas for Development Glenasmole Bohernabreena
Schedule 5: Definition of Use Classes & Zoning Matrix Table

Table 4.1: Chapters of CDP with no changes.

Where appropriate, headings and extracts of text before and after the amendments are included in order to present the amendments within their context. Written submissions or observations can only be made in relation to the Proposed Variation and the associated Environmental Determinations.

The nature and extent of each of the Proposed Variations are identified as follows:

- Proposed Amendments involving additional text are shown in **bold green**.
- Proposed Amendments involving deletion of text are shown in ~~red strikethrough~~.
- Proposed Amendments that involve changes to a map/figure is highlighted on the relevant figure in terms of the area affected. This is accompanied by the text of the Proposed Variation.

Each proposed amendment is designated with a unique reference name/number and is accompanied by the relevant section and page number of the Development Plan to which the proposed amendment relates. The relevant reference name(s)/number(s) should be included in all submissions.

It is advised that the proposed amendments are set out under this document under the main section that they affect. Please note that proposed amendments and updates to maps/figures and tables will be made in the final publication at the end of the process.

#### *Environmental Determinations*

Appendix 1 and 2 of this document incorporates Environmental Determinations (SEA and AA) prepared in accordance with Section 169 of the Planning and Development Act 2000 (as amended), Article 179 of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 and Article 6 of the Habitats Directive 92/43/EEC.

#### *SEA Determination*

A SEA Determination Screening Report on the Proposed Material Amendments has been prepared and has informed the SEA Determination. The SEA Determination is included in Appendix 1 of this document and, for background information purposes, the SEA Determination Screening Report is available as a separate document.

#### *AA Determination*

An AA Determination Screening Report on the Proposed Material Amendments has been prepared and has informed the AA Determination. The AA Determination is included in Appendix 2 of this document and, for background information purposes, the AA Determination Screening Report is available as a separate document.

#### 5.0 How to Make Written Submissions/Observations

Written submissions or observations with respect to the Proposed Variation No. 4 to the South Dublin County Council County Development Plan 2016-2022, the SEA Determination or AA Determination may be made to South Dublin County Council between 7<sup>th</sup> October 2019 and 4<sup>th</sup> November 2019 (inclusive) as follows:

- **ONLINE:** [www.sdcc.ie](http://www.sdcc.ie) not later than midnight 4<sup>th</sup> November 2019.
- **BY POST:** Senior Executive Officer, Land Use Planning and Transportation Department, South Dublin County Council, County Hall, Tallaght, Dublin 24 up to 4pm on 4<sup>th</sup> November 2019.

#### **E-mail submissions will not be accepted.**

Written submissions or observations should be made by one prescribed medium only and should include:

- Relevant Proposed Variation No.4 Amendment **Reference name(s)/number(s)** as detailed in this document;
- Full name and address of person making submission/observation; and
- Details of organisation/community group/company represented where relevant.

Submissions and observations in relation to Proposed Variation No. 4 amendments will be taken into account before any material amendment is made, modified or not made. All submissions, including the names of those making the comments, submitted to the Council will form part of a report to be presented to Elected Members and will form part of a public document.

In accordance with Section 169 (4) of the Planning and Development Act 2000 (as amended), submissions/observations should only relate to the Proposed Variation No. 4 and/or the associated Environmental Determinations. Submissions not relating to the Proposed Material Amendments and/or the associated Environmental Determinations cannot be taken into account.

## 6.0 Proposed Amendments to the Development Plan

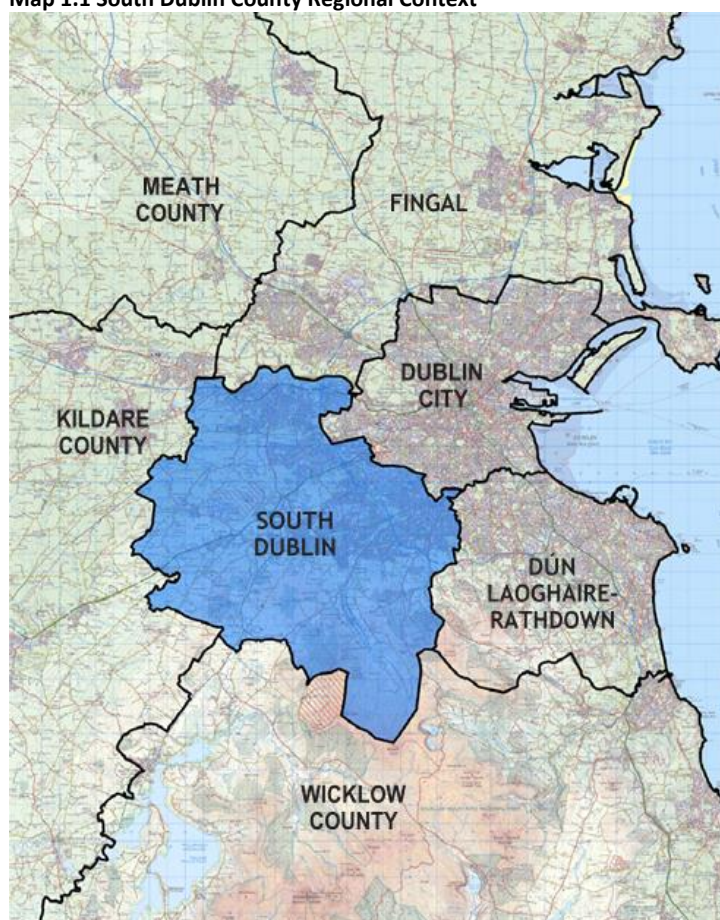
<b>MATERIAL AMENDMENT REF. Section 1 No. 1</b>			
	<b>Chapter</b>	<b>Section</b>	<b>Page</b>
Development Plan	1 Introduction & Core Strategy	All Sections	P2-26

### 1.0 Introduction

The South Dublin County Development Plan 2016-2022 has been prepared in accordance with the requirements of the Planning and Development Act 2000 (as amended).

The Plan covers the administrative area of South Dublin County, which is 223 sq. kilometres in extent. The County extends from the River Liffey to the Dublin Mountains and borders the administrative areas of Dublin City, Fingal, Dun Laoghaire Rathdown, Wicklow and Kildare.

**Map 1.1 South Dublin County Regional Context**



The Plan sets out an overall strategy for the proper planning and sustainable development of the County and consists of a written statement and accompanying plans and maps. The plans and maps give graphic representation of the policies and objectives in the written statement. Should any conflict arise between the written statement and the plans and maps, the content of the written statement shall take precedence.

#### 1.1.0 Statutory Context

The Planning and Development Act 2000 (as amended) sets out the legislative requirements for the making of a Development Plan. The Act sets out mandatory objectives that must be included in a Development Plan. These include, inter alia, objectives for the zoning of land, the provision of infrastructure, the conservation and



protection of the built and natural environment and the integration of planning and sustainable development with the social, community and cultural requirements of the area and its population.

The Planning and Development (Amendment) Act 2010 places an obligation on the planning authority to prepare a 'core strategy' which shows that the development objectives in the Development Plan are consistent, as far as practicable, with national and regional development objectives. **This Development Plan must therefore be consistent with the National Planning Framework (NPF) 2018 and the Regional Spatial Economic Strategy (RSES) 2019** ~~National Spatial Strategy and Regional Planning Guidelines~~. The Department of the Environment, Heritage and Local Government (DEHLG) issued a Guidance Note on Core Strategies in November 2010.

The County Development Plan is also required to be in compliance with other legislation and guidance, in particular the requirement for Environmental Assessment.

A formal process of Strategic Environmental Assessment (SEA) was carried out as part of the preparation of this Development Plan, pursuant to the requirements of the EU SEA Directive (2001/42/EC) and the Planning and Development (SEA) Regulations 2004 (as amended). The SEA process is an integral part of the preparation and making of the South Dublin County Development Plan 2016-2022. The Development Plan has been systematically assessed and where necessary, amended or environmental mitigation measures are included to address any potential significant environmental impacts that were identified. The SEA Environmental Report is a separate document, to be read in parallel with this Plan.

The SEA process is supported by a Strategic Flood Risk Assessment (SFRA) of the County. The SFRA Report provides a broad assessment of flood risk and will inform strategic land-use planning decisions in this and other plans. The Report is a separate document, to be read in parallel with this Plan.

In compliance with the EU Habitats Directive (92/43/EEC) and EU Birds Directive (79/409/EEC) and Section 177 of the Planning and Development (Amendment) Act 2010, the impacts of the policies and objectives of all statutory land use plans and projects on certain sites that are designated for the protection of nature under EU legislation, must be assessed as an integral part of the process of drafting the plan. This is to determine whether or not the implementation of the plan policies could have negative consequences for the habitats or plant and animal species for which these sites are designated. This process, known as Appropriate Assessment (AA), is to determine whether or not the implementation of the plan policies or objectives could have negative consequences for the habitats or species for which these sites are designated. A Stage One Appropriate Assessment Screening was carried out in respect of the South Dublin County Development Plan 2016-2022. It concluded that a Stage Two Appropriate Assessment (AA) of the South Dublin County Development Plan 2016-2022 is not required. The Report is a separate document, to be read in parallel with this Plan.

In accordance with Section 28 of the Planning and Development Act 2000 (as amended) the policies and objectives of the Minister contained in guidelines issued to the planning authority regarding their functions under the planning acts were considered in the preparation and making of this Plan, and have been implemented in the various chapters of the Plan.

### **1.2.0 Overarching Considerations**

The policies and objectives of the County Development Plan are underpinned by the following overarching considerations:

- (a) Quality of Life, with an emphasis on key economic, environmental, social and cultural indicators;
- (b) Prosperity, with an emphasis on contributing to a competitive business environment that supports economic development, job creation and prosperity for all;
- (c) Sustainability, with an emphasis on making better use of key resources such as land, buildings, water, energy, waste and transport infrastructure;
- (d) Health and Wellbeing, by facilitating active and healthy lifestyles with increased opportunities for walking, cycling and active sport and recreation;

- (e) Social Inclusion, with an emphasis on creating socially and physically inclusive neighbourhoods, taking account of the recommendations of The National Disability Strategy Implementation Plan 2013-2015 and Inclusion Ireland's Changing Places campaign; and
- (f) Climate Change Adaptation, with increased emphasis on reducing climate change at a local level through settlement and travel patterns, energy use and protection of green infrastructure.

### **1.3.0 Plan Structure**

For ease of reference the South Dublin County Development Plan written statement is set out in a number of sections, as follows:

#### **INTRODUCTION**

The Introduction sets out the role of the County Development Plan, its statutory basis and the structure of the Plan.

#### **CORE STRATEGY**

The Core Strategy sets out an overarching strategy for the spatial development of the County over the medium to longer term and will form the basis for policies and objectives throughout the Plan. It translates the strategic planning framework set out in the **National Planning Framework (NPF) 2018 and the Regional Spatial Economic Strategy (RSES) 2019** ~~National Spatial Strategy (2002) and the Regional Planning Guidelines for the Greater Dublin Area (2010)~~, to County level.

#### **PEOPLE**

The Housing and Community Infrastructure chapters set out policies and objectives in relation to the supply of housing and the provision of community infrastructure.

#### **ECONOMY**

The Economic Development & Tourism and Urban Centres & Retailing chapters set out policies and objectives in relation to economic development, including enterprise, tourism and retail development, and the development of urban centres.

#### **INFRASTRUCTURE**

The Transport & Mobility, Infrastructure & Environmental Quality and Green Infrastructure chapters set out policies and objectives in relation to infrastructure provision, including transport, water, wastewater, surface water, waste, telecommunications and the integration and enhancement of Green Infrastructure.

#### **HERITAGE, CONSERVATION AND LANDSCAPES**

The Heritage, Architectural Conservation & Landscapes chapter sets out policies and objectives in relation to the preservation and protection of built and natural heritage.

#### **ENERGY**

The Energy chapter sets out policies and objectives to promote sustainable energy use and support renewable energy.

#### **IMPLEMENTATION**

The Implementation chapter sets out the development standards and safeguards that are required to secure the policies and objectives set out in the Plan.

#### **SCHEDULES**

The Schedules include specific items of detail that are referenced in or inform the Chapters, such as the Record of Monuments and Places, the Record of Protected Structures, the Housing Strategy and the Bohernabreena Reservoir and Glenasmole Valley SAC – Areas of Environmental Sensitivity.

#### **MAPS**

The maps give graphic representation of the policies and objectives in the written statement. There are 11 no. maps covering the entire area of the County and an index map for reference.

## 1.4.0 Core Strategy

### 1.4.1 Statutory Context & Background

The Planning and Development (Amendment) Act 2010 introduced a requirement for an evidence based 'core strategy' to form part of all County Development Plans. The purpose of the Core Strategy is to articulate a medium-to-longer term quantitatively based strategy for the spatial development of the area of the Planning Authority and in doing so, to demonstrate that a Development Plan and its policies and objectives are entirely consistent with National and Regional development objectives set out in the **National Planning Framework (2018) and the Regional Spatial Economic Strategy (2019)**. ~~National Spatial Strategy (2002) and Regional Planning Guidelines (2010)~~.

The Act requires a Core Strategy to include a settlement hierarchy; evidence based population and housing targets for all towns, villages and the open countryside; to demonstrate how future development supports public transport and services; and to demonstrate regard for the Retail Planning Guidelines for Planning Authorities, DECLG (2012).

While the Act does not expressly require core strategies to contain information concerning other land uses, such as employment and commercial zones, the Guidance Note on Core Strategies, DECLG (2010) recommends that planning authorities undertake an appropriate level of analysis to ensure that sufficient lands are zoned at suitable locations, taking account of higher level planning policies and required physical infrastructure.

The Core Strategy is to be represented in the written statement, by a diagrammatic map or other such visualisations and in core strategy tables.

### 1.4.2 Consistency with the **National Planning Framework (NPF) National Spatial Strategy (NSS)**

**The National Planning Framework is a Government plan for action and delivery between now and 2040 called "Ireland 2040 - Our Plan". The document was published in July 2018 and replaces the National Spatial Strategy. The National Planning Framework, supported by the National Development Plan (NDP), is the Government's high-level strategic plan for shaping the future growth and development of the country to the year 2040. It is the Government's overarching long-term policy initiative to make Ireland a better country for all citizens. The NPF sets out 10 National Strategic Outcomes and 75 National Policy Objectives. The purpose of the NPF is to enable all parts of Ireland, whether rural or urban, to successfully accommodate growth and change, by facilitating a shift towards Ireland's regions and cities other than Dublin, while also recognising Dublin's ongoing key role.**

**The NPF is currently implemented at a regional level through the Regional Spatial Economic Strategies (RSES) and at county level through County Development Plans. It is also implemented through other plans and programmes at national and regional level such as the National Climate Change Strategy, the National Development Plan and the Transport Strategy for the Greater Dublin Area 2016-2035.**

~~The National Spatial Strategy 2002-2020 sets out a planning framework for the future sustainable development of Ireland. It aims to achieve a better balance of social, economic and physical development and population growth across Ireland, supported by more effective planning.~~

~~The NSS favours the physical consolidation of Dublin's Metropolitan Area as an essential requirement for a competitive Dublin. It seeks to sustain Dublin's role as the engine of the national economy, while strengthening the drawing power of other areas, bringing people, employment and services closer together to create a better quality of life, less congestion, reduced commuting distances, more regard to the quality of the environment and increased access to services like health, education and leisure.~~

~~The NSS is currently implemented at a regional level through the Regional Planning Guidelines (RPGs) and at county level through County Development Plans. It is also implemented through other plans and programmes at national and regional level such as the National Climate Change Strategy, the National Development Plan and the Transport Strategy for the Greater Dublin Area 2016-2035. This County Development Plan has been drawn up to be consistent with the National Spatial Strategy.~~

### 1.4.2 **Regional Spatial and Economic Strategy (RSES) Regional Planning Guidelines for the Greater Dublin Area (RPGs) 2010-2022**

**The Regional Spatial and Economic Strategy (RSES) is a strategic plan and investment framework to shape future development and to better manage regional planning and economic development throughout the Region. It identifies regional assets, opportunities and pressures and provides appropriate policy responses**

in the form of Regional Policy Objectives. The principal statutory purpose of the RSES is to support the implementation of Project Ireland 2040 - The National Planning Framework (NPF) and National Development Plan (NDP), and the economic policies and objectives of the Government by providing a long-term strategic planning and economic framework for the development of the regions.

The RSES will be implemented in policy in the County Development Plan and Local Economic and Community Plans (LECPs). The RSES will be realised by the delivery of European and National funding that will achieve the Regional Strategic Outcomes (and NPF National Strategic Outcomes) expressed in the Strategy. These funds will focus on the priorities and key aspects of the RSES to sustainably grow the Region to 2031 and beyond.

The Growth Strategy for the Eastern and Midland Region will:

- Support the continued growth of Dublin as our national economic engine; and
- Deliver sustainable growth of the Metropolitan Area through the Dublin Metropolitan Area Strategic Plan (MASP).

The RSES identifies South Dublin County within the MASP. The MASP is an integrated land use and transportation strategy for the Dublin Metropolitan Area that sets out:

- A vision for the future growth of the metropolitan area and key growth enablers, identifying strategic corridors based on their capacity to achieve compact sustainable and sequential growth along key public transport corridors, existing and planned;
- Large scale strategic residential, employment and regeneration development opportunities and any infrastructure deficits or constraints that need to be addressed; and
- A sequence of infrastructure priorities to promote greater co-ordination between local authorities, public transport and infrastructure providers for the phased delivery of sites.

To achieve this ambitious compact development to include targets of at least 50% of all new homes, including brownfield and infill development, within or contiguous to the existing built up area in Dublin and 30% in other settlements, the MASP identifies strategic residential, employment and regeneration development opportunities along with the requisite infrastructure investment needed to ensure a steady supply of sites in tandem with the delivery of key public transport projects as set out in the NDP.

The MASP identifies strategic residential and employment development corridors based on their capacity to achieve compact sustainable and sequential growth along key public transport corridors, existing and planned. This will aim to achieve the creation of sustainable compact communities with improved housing choice, access to social and economic opportunities, enhanced services and amenities for a resident population of some 1.65m people in the metropolitan area by 2031.

~~The Regional Planning Guidelines for the Greater Dublin Area 2010-2022 translate the strategic planning framework set out in the NSS to a Regional level and incorporate settlement, retail and economic strategies for the Greater Dublin Area (GDA).~~

~~The RPGs distinguish between the built up area of Dublin and its environs and the remaining areas by defining a Metropolitan Area and Hinterland Area. The Metropolitan Area is defined as Dublin City Centre, its immediate suburbs and the built up areas outside of Dublin City Centre, including a number of proximate major growth towns that are strongly integrated with, and connected to the built up area of Dublin. The Hinterland Area is defined as the lands between the edge of the Metropolitan Area and the outer boundary of the GDA, and comprises open countryside and a range of designated development centres. South Dublin County is substantially within the Metropolitan Area of Dublin, with the exception of rural uplands to the south of the County, as outlined in Map 1.2. This County Development Plan has been drawn up to be consistent with the said Regional Planning Guidelines.~~

Map 1.2 Strategic Planning Areas – East Midlands Regional Authority (EMRA)



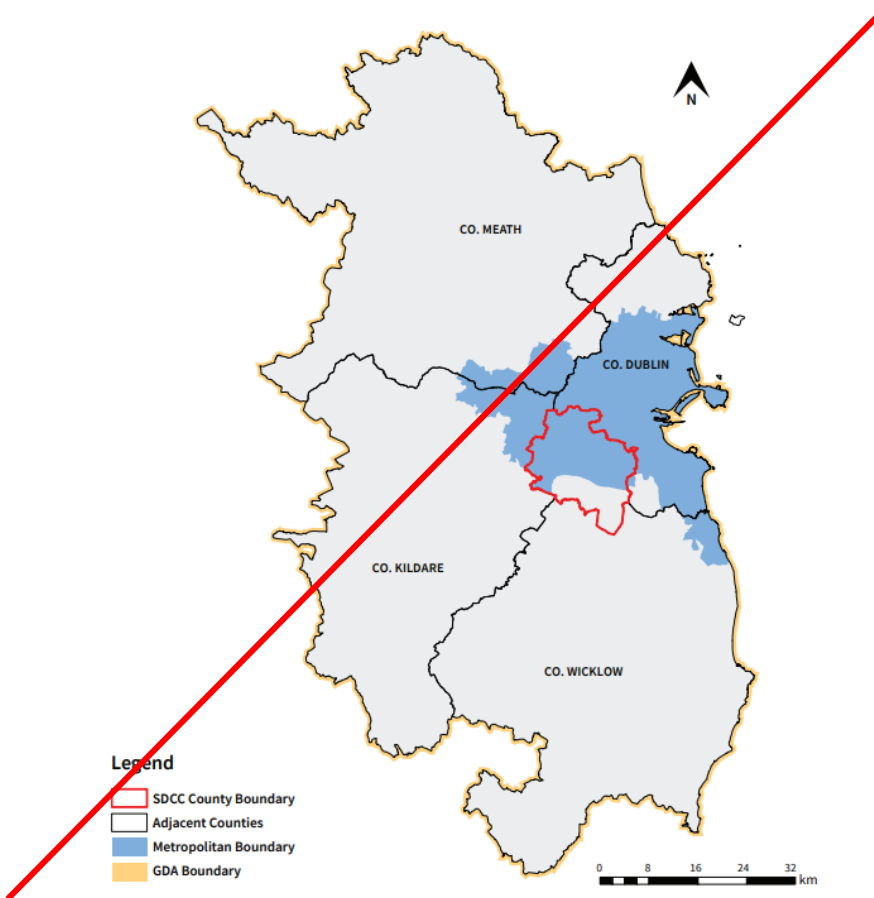
Map 1.3 Strategic Planning Areas – East Midlands Regional Authority (EMRA)



Map 1.4 Dublin Metropolitan Area Strategic Plan – Regional Spatial Economic Strategy



Map 1.2 Settlement Boundaries – Regional Planning Guidelines



~~The RPG settlement strategy sets out settlement hierarchies for the Metropolitan and Hinterland areas. The policy for the Metropolitan Area is to gain maximum benefit from existing assets through consolidation and increasing densities within the existing built footprint of the City, suburbs and growth towns. Expansion of the footprint should only occur as part of an integrated plan and where there are strong linkages with existing or planned high quality public transport investment. In the Hinterland, growth will be concentrated in key growth towns along designated multi-modal transport corridors.~~

#### 1.4.4 Regional Spatial and Economic Strategy (RSES) ~~Regional Planning Guidelines (RPG)~~ Settlement Strategy

The National Planning Framework (NPF) sets out a targeted pattern of growth for the Eastern and Midlands Region and the Capital City and this is further expanded in the Implementation Roadmap for the NPF (July 2018). These growth figures inform the delivery of national policy expressed in the NPF and the delivery of the RSES. The further breakdown of population projections to county level are contained in Appendix B of RSES for use by local authorities in the formulation of the core strategies of their development plans. The RSES has used a robust evidence based approach to derive a settlement hierarchy that will achieve the Regional Strategic Outcomes of the NPF for the benefit of the whole Region.

The ~~RSES Regional Planning Guidelines~~ Settlement Strategy defines the settlement hierarchy for the **entire Region Greater Dublin Area (GDA)**, identifying key growth areas within the Metropolitan, Core Region and Gateway Region ~~and Hinterland areas~~ and sets out **high and low** population ~~range and housing~~ targets for **each local authority** ~~the GDA on a county by county basis~~ for the period up to ~~2022~~ **2031**. The targets are based on an analysis of population trends and take account of the influence of national and regional policy in any future scenario. The County Development Plan is required to be consistent with the population targets set out in the ~~RSES RPGs~~.

**Dublin City and Suburbs, which includes South Dublin County, is identified within the Metropolitan Area only of the RSES settlement hierarchy. Furthermore, Dublin City and Suburbs is considered in the context of the Metropolitan Area Strategic Plan (MASP). While no other areas identified in the settlement hierarchy of the RSES are specific to South Dublin County, it is noted that the hierarchy heading terms from the Regional Planning Guidelines (RPG) are still appropriate to South Dublin County in some instances. ~~RPG Settlement Hierarchy identifies a hierarchy of settlement types within the Metropolitan and Hinterland areas.~~** Table 1.1 summarises the ~~2010-2022 RPG~~ Settlement Hierarchy, with a description of the type of settlement at each tier in the hierarchy and the locations designated, including the relevant South Dublin settlements. Small Towns and Villages are to be defined at County level, by the County Development Plan.

**Table 1.1: South Dublin Settlement Hierarchy under the ~~Regional Planning Guidelines~~ Regional Spatial Economic Strategy**

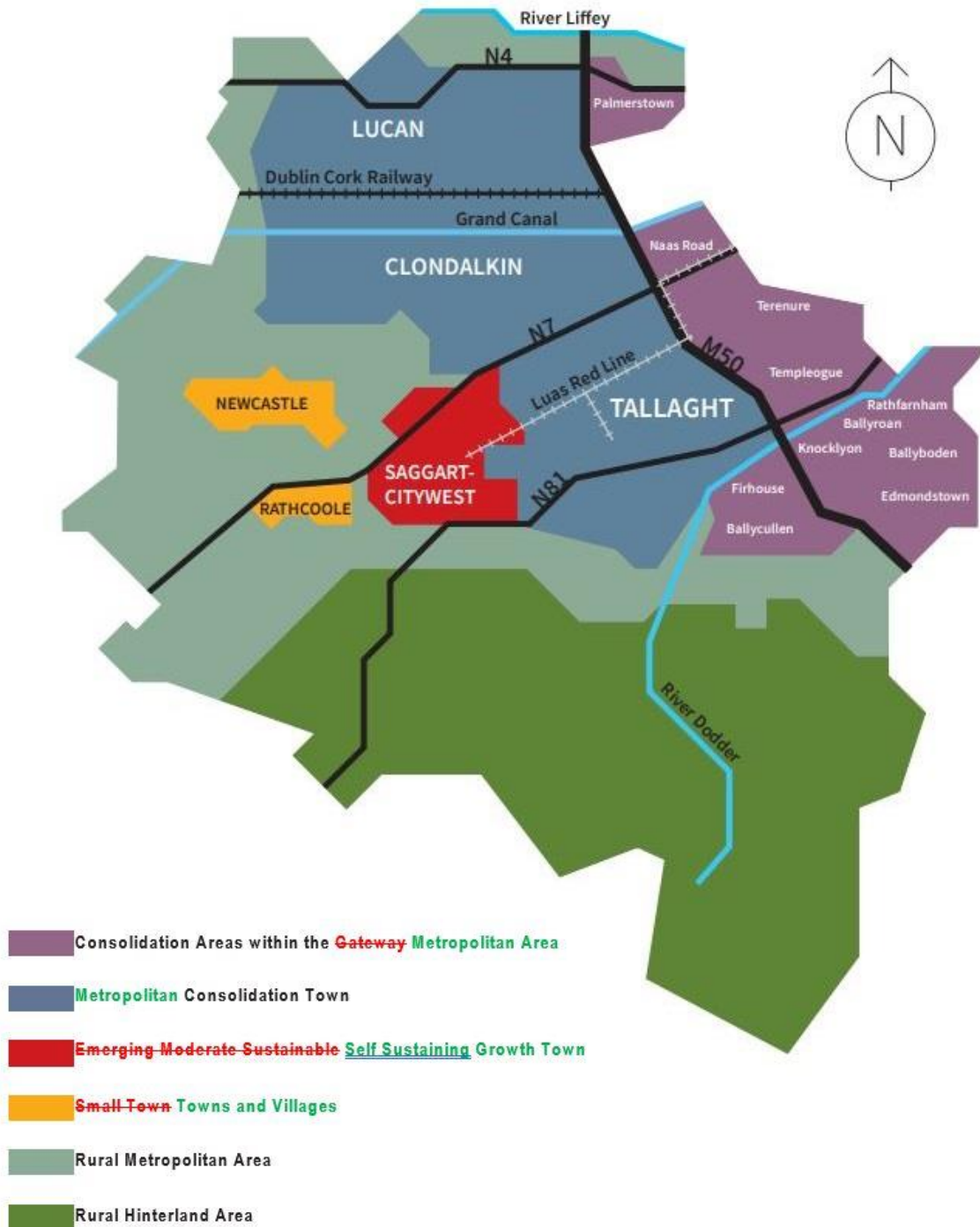
HIERARCHY	DESCRIPTION	LOCATIONS	SOUTH DUBLIN
<del>GATEWAY CORE METROPOLITAN</del>	<del>International business core and high density population, retail &amp; cultural activities.</del> International business core with a highly concentrated and diversified employment base and higher order retail, arts, culture and leisure offer. Acts as national transport hub with strong inter and intra-regional connections and an extensive commuter catchment.	Dublin City Centre & Immediate Suburbs. <b>Map 1.3 and Figure 1.1 refers.</b>	<del>None identified in South Dublin County.</del>

<p><b>CONSOLIDATION AREAS WITHIN THE GATEWAY METROPOLITAN</b></p>	<p><del>Not defined by the RPGs.</del>                  Considered necessary to address the established inner suburbs. <del>that are adjacent to the Gateway Core.</del> Opportunities to strengthen and consolidate through infill and brownfield redevelopment.</p>	<p><b>Not defined by RSES. Figure 1.1 refers</b>  <del>Not defined by RPGs. Refers to the established suburban areas between the 'Gateway Core' and the 'Metropolitan Consolidation Towns'.</del></p>	<p>Palmerstown, Naas Road, Templeogue, Ballyroan, Ballyboden, Knocklyon, Firhouse, Ballycullen and parts of Greenhills, Terenure and Rathfarnham.</p>
<p><b>METROPOLITAN CONSOLIDATION TOWNS</b></p>	<p>Strong active urban places within the Metropolitan Area with strong transport links. These towns should be developed at a relatively large scale as part of the consolidation of the Metropolitan Area and to ensure that they support key public transport corridors connecting them to the City, to each other and to Large Growth Towns in the Hinterland. <del>Long term growth could see them expanding to a population of up to 100,000 people in a planned and phased manner.</del></p>	<p><b>Not defined by RSES.</b>  <del>Swords, Blanchardstown, Lucan (inc. Adamstown), Clondalkin (inc. Clonburris), Tallaght, Dundrum, Dun Laoghaire, Bray.</del></p>	<p>Tallaght, Lucan (inc. Adamstown) and Clondalkin (inc. Clonburris).</p>
<p><b>LARGE GROWTH TOWNS I</b></p>	<p><del>Located in the Hinterland Area only. Key destinations, economically active towns supporting surrounding areas, located on multi-modal corridors. A population of up to 50,000 persons is envisaged.</del></p>	<p><del>Navan, Naas, Wicklow, Drogheda.</del></p>	<p><del>None identified in South Dublin County.</del></p>
<p><b>HIERARCHY</b></p>	<p><b>DESCRIPTION</b></p>	<p><b>LOCATIONS</b></p>	<p><b>SOUTH DUBLIN</b></p>
<p><b>LARGE GROWTH TOWNS II</b></p>	<p><del>Located in Metropolitan and Hinterland areas. Smaller in scale but strong active growth towns, economically vibrant with high quality transport links to larger towns or Dublin City. A population range of 15-30,000 persons is envisaged for level II Large Growth Towns.</del></p>	<p><del>Newbridge, Greystones, Arklow, Cherrywood, Balbriggan, Dunboyne, Maynooth, Leixlip.</del></p>	<p><del>None identified in South Dublin County.</del></p>
<p><b>MODERATE SUSTAINABLE GROWTH TOWNS-SELF-SUSTAINING GROWTH TOWNS</b></p>	<p><del>(i) In the Metropolitan Area, strong edge of Metropolitan area district service centres with high quality linkages and increased densities at nodes on public transport corridors. They will continue to have a</del></p>	<p><del>Donabate, Celbridge, Lusk, Rush, Ashbourne, Donshaughlin, Kells, Trim, Kildare, Monasterevin, Kilcullen, Kilcock, Blessington, Athy,</del></p>	<p><del>None identified in South Dublin County Emerging Moderate Sustainable Growth Town at Saggart/ Citywest (emerging settlement that exceeds RPG</del></p>



	<p>strong role as commuter locations within the fabric of continued consolidation of the metropolitan area. Growth should be strongly related to the capacity of high quality public transport connections and the capacity of social infrastructure.</p> <p>(ii) In the Hinterland areas, 10k from large town on public transport corridor serving a rural hinterland as market town.</p> <p>(i) i) <b>Self-Sustaining Growth Towns with a moderate level of jobs and services – includes sub-county market towns and commuter towns with good transport links and capacity for continued commensurate growth to become more self-sustaining.</b></p>	<p>Newtownmountkenne dy. <b>Figure 1.1 refers.</b></p>	<p>population threshold for Small Town and is consistent with characteristics of a Moderate Sustainable Growth Town).</p>
<b>SMALL TOWNS AND VILLAGES</b>	<p>Towns and villages with local service and employment functions. These towns are largely within the Hinterland areas and yield a population of 1,500-5,000 persons. Levels of growth should respond to local demand and be managed in line with the ability of local services to cater for such growth.</p>	<p>To be defined by Development Plans. <b>Figure 1.1 refers.</b></p>	<p>Newcastle and Rathcoole align with <b>RSES-RPG</b> definition.</p>
<b>VILLAGES</b>	<p>In the Hinterland area and rural part of the Metropolitan area. Villages with a population of up to 1,000 persons.</p>	<p>To be defined by Development Plans.</p>	<p>None identified in South Dublin County.</p>
<b>RURAL</b>	<p>Villages and the wider rural region</p>	<p>To be defined by Development Plans. <b>Figure 1.1 refers.</b></p>	<p>Metropolitan Areas Hinterland Areas</p>

Fig. 1.1: South Dublin County Core Strategy Map



### 1.5.0 Housing Requirements In South Dublin County

#### 1.5.1 Alignment with RSES **RPGs** and CSO Population Targets

The Regional Spatial and Economic Strategy (RSES) translates the national and regional population targets set by the National Planning Framework (NPF) Implementation Roadmap to county level. The approach in the core strategies is to realise these population targets which will be informed by the transitional population projections methodology set out in the NPF Roadmap, and a robust evidence based analysis of demand, past delivery and potential.

Table 1.2: NPF/RSES Population Targets for the Dublin Region and SDCC

SDCC	CENSUS 2016	2026 Range		2031 Range	
		Low	High	Low	High
Dublin NPF Road Map	1,347,500	1,489,000	1,517,500	1,549,500	1,590,000
RSES SDCC Pop Allocation	279,000	308,000	314,000	320,500	329,000
<i>Source: NPF/RSES and CSO Census</i>					

Table 1.2 above provides details of the population figures for the Dublin Region, extracted from the NPF Implementation Roadmap alongside figures for South Dublin County Council, extracted from Appendix B of the RSES, Strategic Planning Area (SPA) and County Population Tables. The SDCC County Development Plan 2016-2022 (CDP) population forecast (Table 1.10) for 2022 of 310,851 persons falls within the population projections, between the low and high 2026 range set out in the NPF and the RSES.

Table 1.3 below provides the actual 2016 South Dublin County household size alongside the declining household size set out in the NPF to 2040.

Table 1.3: Household Size

YEAR	2016	2019	2022	2026	2031	2040
SDCC Projected House Hold Size	2.94 <sup>1</sup>	2.89	2.83	2.75	2.66	2.5
<i>Source: NPF</i>						

The NPF indicates that the average household size in 2016 of 2.75 persons per household is expected to decline to 2.5 persons by 2040 resulting in an average household size decline of 0.01. persons per year over the 24-year period up to 2040. The population of the County in 2016 stood at 278,767 persons with a housing stock of 98,387 units.

The 2026 high range population target of 314,000 persons provides for a population growth per annum of 3,523.3 persons per year<sup>2</sup>. Extrapolating this figure to the year 2022 provides for a population projection of 299,907 persons<sup>3</sup>. Dividing this figure by the forecast average household size of 2.83 (in 2022) provides for an overall housing unit requirement of 105,974 units or a growth of 7,587 units over the 6-year life of the CDP.

To date (Sept 2019), the Housing Task Force Returns indicate that SDCC have delivered 2,804 units since the adoption of the plan, therefore there is sufficient capacity for further growth over the remaining lifecycle of the plan period.

In regard to 'Housing Delivery' the CDP identifies a number of key development/regeneration lands with the potential to deliver a significant level of housing within the longer-term horizon. Such lands include REGEN (Regeneration) zoned lands within the Core Strategy which have an allocated potential of c. 4,690 units at the Naas Road (as adopted through Variation No. 3 on the 7<sup>th</sup> May 2019) and at Cookstown in Tallaght,

<sup>1</sup>  $98387 \text{ units} - (\text{vacant units } 3,495) = 94,892$ .  $2016 \text{ pop } 278,767 / 94,892 \text{ units} = 2.94$

<sup>2</sup>  $314,000 - 278,767 = 35,233 / 10 = 3,523.3 \text{ ppl per year}$

<sup>3</sup>  $278,767 + 21,139.8 (+6 \text{ years}) = 299,906.8$

together with the potential for c. 11,000 units within the Clonburris Strategic Development Zone (SDZ). The development of such lands generally takes time with a number of factors influencing the delivery of same, including site assembly and provision of required infrastructure. Therefore, the provisions set out in the CDP are realistic and provide sufficient scope to accommodate future development over a two plan period.

If, in the event that the delivery of housing significantly increases beyond the current year on year growth rates<sup>4</sup> within the lifetime of the plan, the RSES high range allocation for the year 2026 of 314,000 persons provides sufficient scope for additional growth without impacting on the overall growth projection for the South Dublin County.

The RPGs translate the national and regional population and housing targets set by the NSS to county level. Legislation requires the County Development Plan to be consistent with the population and housing targets set out in the NSS and RPGs.

The current NPF NSS and RSES RPGs targets date from 2009 and are based on demographic data derived from Census 2006. The population target for the Greater Dublin Area is 1,955,800 persons by 2016 and 2,103,900 persons by 2022. Within the GDA, the population target for the Dublin Region is 1,361,200 persons by 2016 and 1,464,200 persons by 2022<sup>1</sup>.

**Table 1.2: NSS/RPG Population Targets for Dublin Region and GDA**

	CENSUS 2011	TARGET 2016	TARGET 2022
Dublin Region	1,273,069	1,361,200	1,464,200
GDA	1,804,156	1,955,800	2,103,900

Source: RPGs and CSO Census

Table 1.3 outlines the RPG population and housing targets for South Dublin County and includes Census 2006 and Census 2011 housing and population figures for comparison.

**Table 1.3: NSS/RPG Population and Housing Targets for South Dublin**

SDCC	CENSUS 2006	CENSUS 2011	TARGET 2016	TARGET 2022
<b>Population</b>	246,935	265,205	287,341	308,467
<b>Housing</b>	87,484	97,298	115,373	137,948

Source: RPGs and CSO Census

The RPG population targets for South Dublin County in Table 1.3 represent an increase of 22,136 persons on 2011 levels by 2016; and an increase of 43,262 persons by 2022.

The RPG housing allocations for South Dublin County in Table 1.3 represent an increase of 18,075 housing units on 2011 levels by 2016; and an increase of 40,650 units by 2022. DECLG Housing Completions data indicates that 1,001 housing units have been completed in South Dublin County between the period of Census 2011 and the end of 2014, giving an estimated housing stock of 98,299 units in January 2015. This leaves a remaining allocation of 17,074 units from January 2015 to the end of 2016, and a remaining allocation of 39,649 units from January 2015 to the end of 2022 to meet the RPG target.

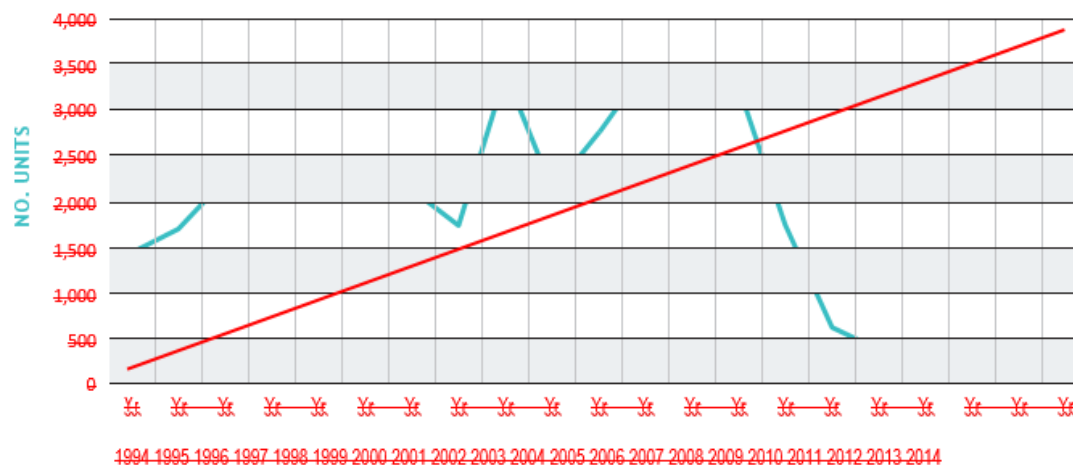
The resulting annual average output of 4,956 units to the end of 2022 is high when compared against historic completion rates in South Dublin County. The annual average output between 2006 and 2011 was 1,963 units; and the estimated average annual output between 2006 and 2015 was 1,200 units (Fig 1.2 refers).

Nationally, housing completion rates have been lower than anticipated by the NSS and RPGs due to prevailing economic conditions. The RPGs acknowledge this and suggest that some of the 2010 to 2016

<sup>4</sup> The CDP in 2016 identified sufficient lands to cater for a population of c. 310,000ppl. The NPF/RSES high range allocation provides for 2026 of 314,000ppl provides for a surplus of 4,000ppl or 1,454units. Applying the forecast average household size of 2.75 in 2026 equates to an additional 15,795 units or an annual average unit delivery of c.1580 units).

allocation will be deferred to the 2016 to 2022 period. The RPG housing allocations for South Dublin County are unlikely to be achieved by 2016; with annual completions falling year on year between 2005 and 2013 (Fig. 1.2 refers). There was a marginal increase in 2014, reflecting improved economic conditions and completions of up to 1,000 are forecast for 2015 and 2016 respectively. This would give rise to a total forecast housing stock of 100,785 units by the end of December 2016 and would necessitate the deferral of 14,588 housing completions to the post 2016 period.

**Fig. 1.2: SDCC House Completions 1994-2014**



The CSO published Regional Population Forecasts in December 2013, based on demographic data derived from Census 2011. The CSO’s most likely scenario (M2F2 Traditional) forecasts lower population growth when compared to the RPG targets. Table 1.4 compares the RPG targets and CSO forecasts for the Dublin Region.

**Table 1.4: Dublin Region RPG Population Target/CSO Population Forecast**

	2014	2016	2021	2022	2026	2031
<b>RPG</b>	1,273,069	1,361,200		1,464,200		
<b>CSO</b>	1,273,069	1,297,000	1,373,000	1,388,200	1,448,000	1,519,000

Note: CSO do not provide a population forecast for 2022. Figure is based on annual average.

Table 1.5 and Fig 1.3 compare the RPG population targets for South Dublin against an extrapolation of the CSO forecasts to County level, based on the assumption that South Dublin will continue to hold a 21% share of the Regions population<sup>2</sup>.

**Table 1.5: South Dublin RPG Population Target/CSO Population Forecast**

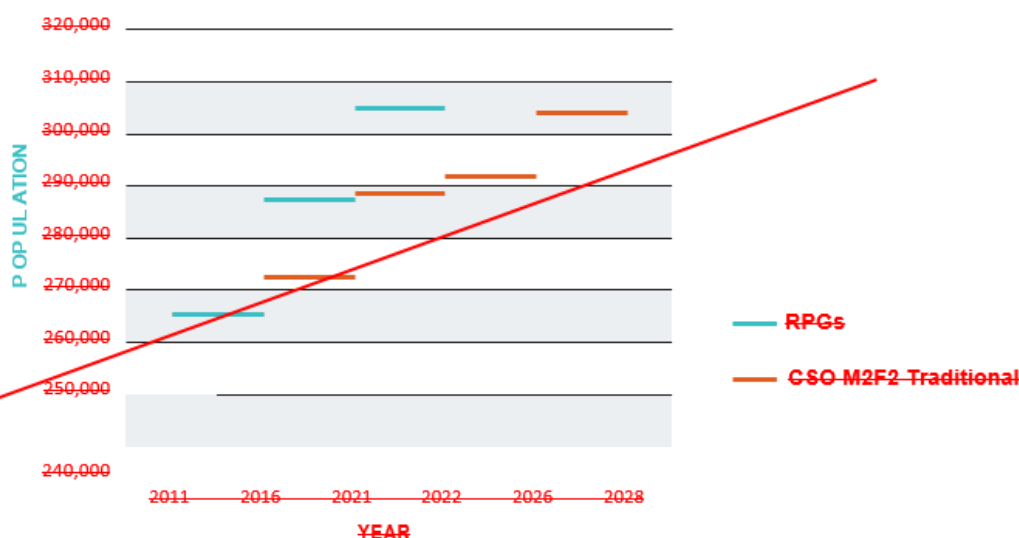
	2014	2016	2021	2022	2026	2028	2031
<b>RPG</b>	265,205	287,341	304,946	308,467			
<b>CSO</b>	265,205	272,370	288,330	291,480	304,080	307,062	318,990

Note: The RPGs do not provide a population target for 2021 and CSO do not provide a population forecast for 2022. Figures are based on annual averages.

The RPG target for 2022 of 308,467 persons is 16,987 persons higher than the figure of 291,480 persons, extrapolated for South Dublin County from the CSO forecast. Notwithstanding the influence of national and regional policy in any future scenario, the RPG target is considered high by comparison.

Footnote: 2, South Dublin County has steadily maintained a 21% share of the population of the Dublin Region over the last three recorded census periods and this share is reflected in the RPG allocations to 2022.

**Fig. 1.3: South Dublin RPG and CSO Population Growth Scenarios**



### 1.5.2 RPGs and CSO Housing Targets

Tables 1.6 and 1.7 compare the RPG housing allocations for South Dublin against an estimate of housing demand arising from the CSO population forecasts. For consistency, the RPGs methodology and assumptions with regard to vacancy rates and occupancy levels in South Dublin have been applied to the CSO data to forecast housing requirements. Using CSO data, a requirement for an additional 32,132 units from January 2015 to the end of 2022 is forecast, which is 7,517 units less than the RPG target.

**Table 1.6: South Dublin RPG Housing Allocation/Estimated CSO Requirement**

	2015	2016	2021	2022	2026	2028	2031
<b>RPG Targets</b>	98,299	115,373	134,186	137,948			
<b>CSO</b>	98,299	109,462	129,022	130,431	136,069	137,404	142,741

*Note: The RPGs do not provide a population target for 2021 and CSO do not provide a population forecast for 2022. Figures are based on annual averages.*

**Table 1.7: South Dublin Housing Required to Meet Growth Scenario**

	2015	2016	2021	2022	2026	2028	2031
<b>RPG Targets</b>		17,074	35,887	39,649			
<b>CSO</b>		11,163	30,723	32,132	37,770	39,105	44,442

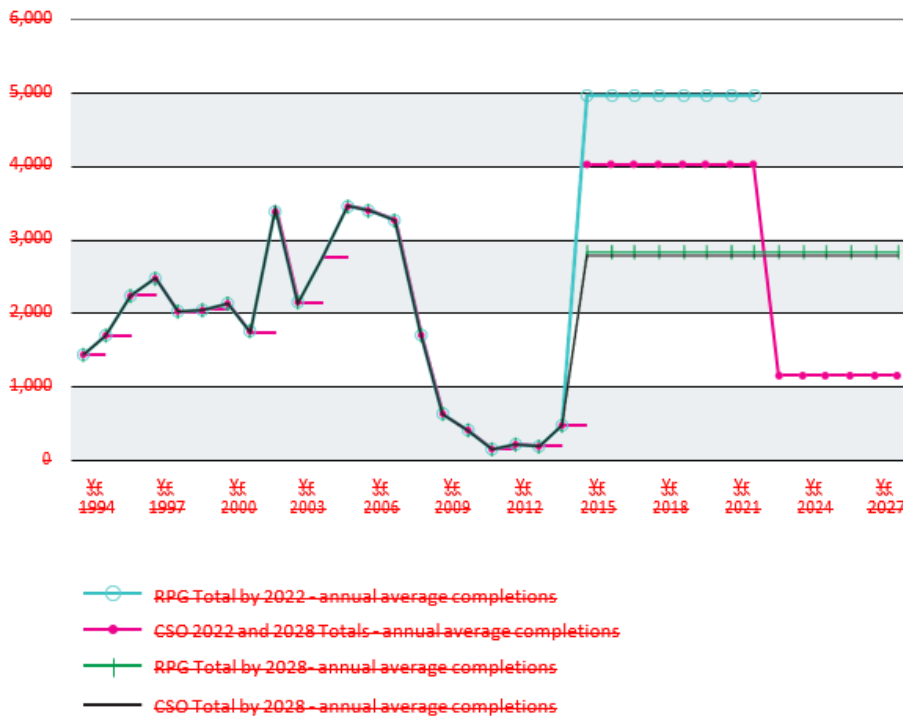
*Note: The RPGs do not provide a population target for 2021 and CSO do not provide a population forecast for 2022. Figures are based on annual averages.*

The CSO forecast suggests that the RPG housing allocation of 137,948 units is likely to fall over two Development Plan periods to 2028, representing a further deferral of the RPG allocation. A higher proportion of the expected population growth is forecast in the 2016 to 2022 period, with a levelling off thereafter.

Historic completion rates in South Dublin and the future scenarios that would be required to sustain RPG and CSO growth projections by 2022 and 2028 are outlined in Figure 1.4. All scenarios would necessitate a significant increase in the annual rate of housing completions in South Dublin.

The South Dublin County Development Plan 2016-2022 makes provision to accommodate the future growth allocations and to support and facilitate housing development in South Dublin County.

**Fig. 1.4 South Dublin RPG and CSO Housing Completion Scenarios**



**1.5.2 1.5.3 Housing Growth Projections**

The remaining RPG housing allocation for South Dublin from January 2015 to the end of 2022 is 39,649 dwellings. It is considered unlikely that this allocation will be achieved and a further deferral of the 2010-2016 completions to 2028 is considered more likely, due to economic, market and demographic factors that are outside the control of the Planning Authority. The Development Plan Guidelines for Planning Authorities, DEHLG (2007) state that to ensure continuity of supply of zoned residential land, planning authorities should ensure that at the time of adoption of the Plan, sufficient land is zoned to meet residential needs for the next nine years (2016-2025). **The key development/regeneration lands detailed in Section 1.5.1 ensure sufficient lands are zoned in accordance with the DHPLG Guidelines. The range between the CSO forecast and the RPG target is considered to incorporate an adequate buffer to ensure continuity of supply of zoned residential land over the 9 year period to 2025.**

**1.6.0 Housing Land Capacity**

Following a detailed analysis of the Core Strategy with respect to the population projections laid out in Appendix B of the RSES, it is noted that the Core Strategy aligns with the RSES population growth targets. Therefore, there is no impact to the Housing Land Capacity as a result of the implementation of the RSES.

**1.6.1 2010-2016 County Development Plan**

Table 1.8 sets out the housing capacity of zoned lands in South Dublin under the 2010-2016 County Development Plan. The housing capacity of undeveloped sites that have a residential zoning (RES & RES-N)<sup>3</sup> and of undeveloped and underutilised sites that have a housing compatible mixed use zoning (TC, REGEN, VC, DC, LC)<sup>4</sup> is set out.

The Guidance Note on Core Strategies, DECLG (2009) suggest that “any excess (of lands or housing capacity) will not normally include lands identified for strategic long term development as part of Strategic Development Zones or major regeneration sites within key areas”. There are Strategic Development Zones (SDZ) in South Dublin County at Adamstown and Clonburris. The full capacity of the Adamstown SDZ is included, as this area is deemed to be capable of delivery in its entirety by 2022. The capacity of the Clonburris SDZ is adjusted to 8,000 units, as significant housing completions are unlikely to arise at this location before 2017.

**Footnotes:**

3.— Housing Land Availability Data and 4.— Land use zoning objective codes under 2016-2022 plan.

**Table 1.8: Remaining Residential Capacity 2010-2016 Development Plan (January 2015)**

HIERARCHY	AVAILABLE RESIDENTIAL (HA)	AVAILABLE HOUSING CAPACITY (NO.S)	AVAILABLE REGENERATION LANDS (HA)	AVAILABLE HOUSING CAPACITY (NO.S)	TOTAL (HA)	TOTAL (UNITS)
<b>Consolidation Areas within the Metropolitan Gateway</b>						
Palmerstown, Naas Road, Templeogue, Ballyroan, Ballyboden, Edmondstown, Knocklyon, Firhouse/ Ballycullen and parts of Greenhills, Terenure and Rathfarnham	171	4,576	45	1,956	217	6,532
<b>Metropolitan Consolidation Towns</b>						
Tallaght	36	877	53	2,271	89	3,148
Lucan (inc. Adamstown)	144	8,028	67	99	211	8,127
Clondalkin (inc. Clonburris)	251	9,952	23	796	274	10,748
<b>Self-Sustaining Emerging-Moderate Sustainable-Growth Towns</b>						
Saggart/Citywest	125	3,619	10	457	135	4,076
<b>Small Towns and Villages (within the Metropolitan Green Belt)</b>						
Newcastle	28	701	0	0	28	701
Rathcoole	38	911	2	51	40	962
<b>Rural Areas</b>						
Metropolitan Area					0	0
Hinterland Area					0	0
<b>TOTAL</b>	<b>793</b>	<b>28,664</b>	<b>200</b>	<b>5,630</b>	<b>994</b>	<b>34,294</b>
RPG SHORTFALL						5,355
RPG TOTAL						39,649

\* Figures are rounded to the nearest whole number.

**1.6.2 — 2010-2016 County Development Plan**

Table 1.9 sets out the housing capacity of new zonings under the 2016-2022 County Development Plan. The housing capacity of new residential zonings (RES & RES-N) and regeneration zonings (TC, REGEN, VC, DC, LC) is set out. The residential figure incorporates potential for sustainable intensification of up to 2% within established areas.



**Table 1.9: New Residential and Mixed Use Zoning 2016-2022**

HIERARCHY	NEW RESIDENTIAL (HA)	HOUSING CAPACITY (NO.S)	NEW REGENERATION LANDS (HA)	HOUSING CAPACITY (NO.S)	TOTAL (HA)	TOTAL (NO.S)
<b>Metropolitan Gateway Core</b>						
N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Consolidation Areas within the Metropolitan Gateway</b>						
Palmerstown, Naas Road, Templeogue, Ballyroan, Ballyboden, Edmondstown, Knocklyon, Firhouse/ Ballycullen and parts of Greenhills, Terenure and Rathfarnham	0	669	256 <sup>v</sup>	2,419 <sup>vv</sup>	256	3,088
<b>Metropolitan Consolidation Towns</b>						
Tallaght	10	820	58	1,444	68	2,264
Lucan (inc. Adamstown)	4	151	2	26	6	177
Clondalkin (inc. Clonburris)	41 <sup>*</sup>	0 <sup>Δ</sup>	0	0	41	0
<b>Self-Sustaining Emerging Moderate Sustainable Growth Town</b>						
Saggart/Citywest	3	120	0	0	3	120
<b>Small Towns and Villages (within the Metropolitan Green Belt)</b>						
Newcastle	0	0	0	0	0	0
Rathcoole	5	100	0	0	5	100
<b>Rural Areas</b>						
Metropolitan Area				75		75
Hinterland Area				25		25
<b>TOTAL</b>	<b>63</b>	<b>1,860</b>	<b>316</b>	<b>3,989</b>	<b>379</b>	<b>5,849</b>

<sup>\*</sup>Relates to additional lands incorporated into designated area for a Balgaddy-Clonburris Strategic Development SDZ under Planning and Development Act 2000 Order 2015 (S.I. No. 604 of 2015)

<sup>Δ</sup>Additional strategic long term units excluded from new residential capacity. Fixed capacity for Balgaddy-Clonburris SDZ included in Table 1.8

<sup>v</sup>—Additional 178 ha added and updated and reflective of the changes made in Variation No. 3 adopted on the 7th May 2019.

<sup>vv</sup>—Additional strategic long term units excluded from new residential capacity. Assumed that the additional land bank of REGEN at Naas Road will not exceed 2,419 units in the life time of this Plan. Updated and reflective of the changes made in Variation No. 3 adopted on the 7th May 2019.

### 1.6.1 1.6.3 Total Capacity 2016-2022 County Development Plan

**Table 1.4 Table 1.10** sets out the total housing capacity under the 2016-2022 County Development Plan with the proportion of overall capacity to be accommodated at each tier in the settlement hierarchy and the projected population for each settlement.

**Table 1.4: Table 1.10- South Dublin County Development Plan 2016-2022 Total Capacity**

HIERARCHY	TOTAL LAND CAPACITY (HA)	TOTAL HOUSING CAPACITY (NO.S)	% TOTAL IN EACH SETTLEMENT	2011 POP	POTENTIAL POP (2011 & FORECAST 2022)	INFRASTRUCTURE COMMENT
<b>Consolidation Areas within the Metropolitan Gateway</b>						
Palmerstown, Naas Road, Templeogue, Ballyroan, Ballyboden, Knocklyon, Firhouse/ Ballycullen and parts of Greenhills, Terenure and Rathfarnham	473	9,620	24%	89,752	95,854	No significant road, water supply or drainage constraints. Proposed high capacity transport projects (BRT) would increase capacity of zoned lands.
<b>Metropolitan Consolidation Towns</b>						
Tallaght	157	5,412	13%	67,632	68,789*	No water supply constraints. Dodder Valley Sewerage Scheme would support future expansion in the south of the County. Proposed high capacity transport projects would increase capacity of zoned lands.
Lucan (inc. Adamstown)	217	8,304	21%	43,841	52,545	No water supply constraints. 9B Foul Sewer upgrade scheme would support future expansion in the north of the County. Proposed high capacity transport projects would increase capacity of zoned lands.
Clondalkin (inc. Clonburris)	315	10,748	27%	43,538	58,532	No water supply constraints. 9B Foul Sewer upgrade scheme would support future expansion in the north of the County. Proposed high capacity transport projects would increase capacity of zoned lands.

HIERARCHY	TOTAL LAND CAPACITY (HA)	TOTAL HOUSING CAPACITY (NO.S)	% TOTAL IN EACH SETTLEMENT	2011 POP	POTENTIAL POP (2011 & FORECAST 2022)	INFRASTRUCTURE COMMENT
<b>Self-Sustaining <del>Emerging</del> Moderate Sustainable Growth Town</b>						
Saggart/Citywest	138	4,196	10%	9,115	17,972	Saggart/ Rathcoole/ Newcastle Sewerage Scheme required to support long term development to the west of County.
<b><del>Small</del> Towns and Villages (within the Metropolitan Green Belt)</b>						
Newcastle	28	701	2%	2,680	4,235	Saggart/Rathcoole/ Newcastle Sewerage Scheme required to support long term development to the west of County.
Rathcoole	45	1,062	3%	4,019	5,703	Saggart/Rathcoole/ Newcastle Sewerage Scheme required to support long term development to the west of County.
<b>Rural Areas</b>						
Metropolitan Area	0	75	>1%	2,825	3,134	N/A
Hinterland Area	0	25	>1%	1,803	1,859	N/A
<b>Completions Census 2011 to January 2015</b>						
DOECLG		1,001			2,228	
<b>TOTAL</b>	<b>1,372</b>	<b>41,143</b>	<b>100</b>		<b>310,851</b>	

\* Tallaght potential population adjusted to include 730 no. units that are being completed.

\*\* Table 1.4 has been updated and is reflective of the changes made in Variation No. 3 adopted on the 7th May 2019.

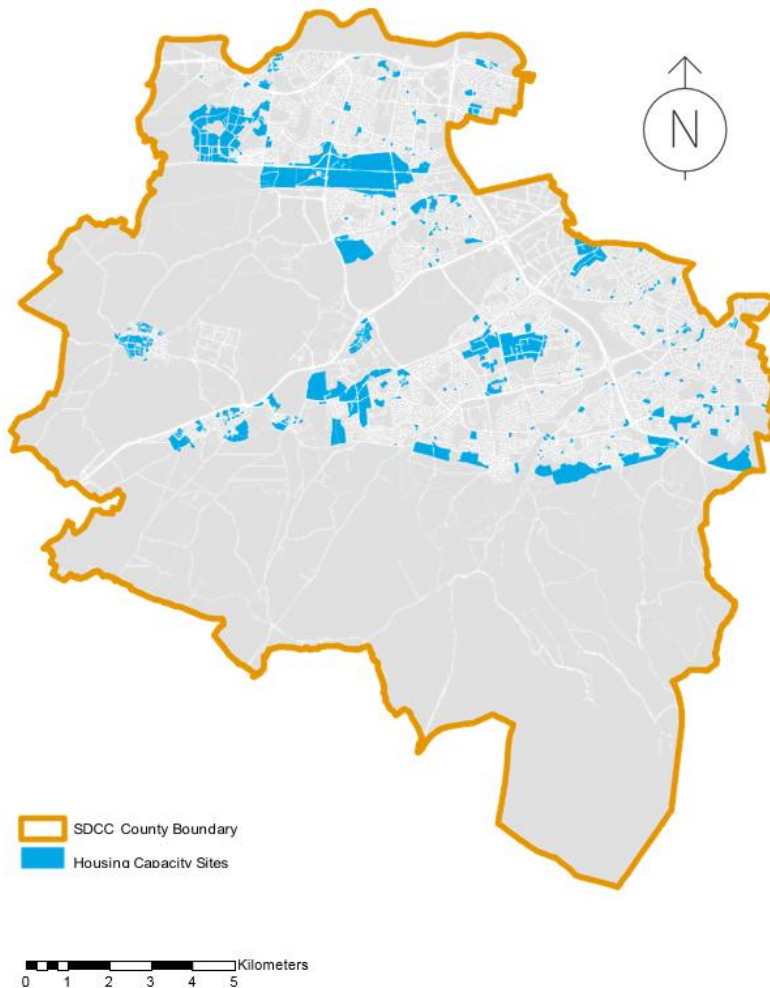
### 1.6.3 ~~1.6.4~~ Housing Capacity Summary

~~In January 2015, the remaining housing capacity of the 2010-2016 South Dublin County Development Plan was 34,294 units. The RPG housing allocations for South Dublin would require 39,649 additional housing units from January 2015 to the end of 2022. This results in a capacity shortfall of 5,355 housing units. Capacity has been identified for a further 5,849 units, through sustainable intensification; development on brownfield sites; on a number of smaller infill sites and on Local Area Plan and SDZ areas. The zoning objective of a number of sites has been amended to support development, should economic, market and demographic factors warrant this level of output. Most significantly, a new Regeneration zoning objective 'REGEN' has been introduced to support and facilitate the regeneration of underutilised industrial lands that are proximate to town centres and/or public transport nodes for more intensive enterprise and residential led development.~~

Map 1.3 below illustrates lands within the County capable of accommodating residential development. Such lands comprise of infill or new residential sites, lands designated as a 'Strategic Development Zone' or identified 'Regeneration Lands'. The designated SDZ lands comprise of Adamstown and Clonburris located to the north west of the County. The SDZs present a shared

outlook for the future residential, social, economic and environmental development of these areas in order to create a sustainable community. Lands identified 'REGEN' for regeneration purposes comprise of brownfield lands at Cookstown/Broomhill and along the Naas road which are capable of supporting and facilitating the regeneration of underutilised lands proximate to town centres and/or public transport nodes for more intensive enterprise and residential led development.

Map 1.3 Capacity Sites



Note: Graphic is indicative only. Please refer to Development Plan Maps for Land Use Zoning Objectives.

### 1.7.0 Settlement Strategy

South Dublin's Settlement Strategy is based on the consolidation of existing towns and villages in line with national and regional policy. All settlements in South Dublin County are situated within the Metropolitan Area of Dublin and the rural uplands to the south of the County are within the Hinterland Area.

The South Dublin County Settlement Strategy is derived from, and consistent with, the Settlement Strategy for the **Regional Spatial and Economic Strategy (RSES)**. ~~Greater Dublin Area outlined in the Regional Planning Guidelines 2010-2022~~. Settlements to the east of the M50 and south of the River Dodder have been identified as Consolidation Areas within the **Metropolitan Area Gateway** due to their established character and strong economic and social ties with Dublin City. Tallaght, Lucan and Clondalkin are designated Metropolitan Consolidation Towns. The ~~emerging~~ settlement of Saggart/Citywest is identified as a **Self-Sustaining Growth Town** ~~Emerging Moderate Sustainable Growth Town~~. Newcastle and Rathcoole, while retaining a village character are identified as **Town and Villages** ~~Small Towns~~ in the County Settlement

Hierarchy reflecting current population size.

The role, function and corresponding development objectives for each settlement are set out below. For the purposes of clarity, the Settlement Hierarchy (and in particular the pre-eminence of the County's traditional villages) shall take precedence when considering development proposals for non-retail, civic, public service and community developments.

### 1.7.1 Consolidate Areas with the Metropolitan Area Gateway

The settlements of Palmerstown, Naas Road, Templeogue, Ballyroan, Ballyboden, Knocklyon, Firhouse, Ballycullen and parts of Greenhills, Walkinstown, Terenure and Rathfarnham have been identified as Consolidation Areas within the Dublin Metropolitan Area Gateway. These established areas are located to the east of the M50 and south of the River Dodder. They are suburban areas with established identities and communities with distinct heritage and character. These areas have a range of urban services such as transport, retail, medical and community facilities. Recent Census data identifies an aging population and stagnant or falling populations, which presents a serious risk for the viability of services and facilities into the future.

A key element of the overall Settlement Strategy is to promote the consolidation and sustainable intensification of the existing urban/suburban built form to the east of the M50 and south of the River Dodder, thereby maximising efficiencies from established physical and social infrastructure.

<b>CORE STRATEGY (CS) Policy 1 Consolidation Areas within the Metropolitan Area Gateway</b>
<b>It is the policy of the Council to promote the consolidation and sustainable intensification of development to the east of the M50 and south of the River Dodder.</b>
<b>CS1 Objective 1:</b> To promote and support high quality infill development.
<b>CS1 Objective 2:</b> To promote and support the regeneration of underutilised industrial areas in areas designated with Zoning Objective Regeneration 'REGEN' (to facilitate enterprise and/or residential led development).
<b>CS1 Objective 3:</b> To promote and support the development of undeveloped zoned lands and promote pre-application consultation in accordance with Section 247 of the Planning and Development Act 2000 (as amended).

### 1.7.2 Metropolitan Consolidation Towns

The Towns of Tallaght, Lucan and Clondalkin are designated as Metropolitan Consolidation Towns in the RPGs Settlement Hierarchy. Metropolitan Consolidation Towns are located close to Dublin City and function as part of the Metropolitan Area Dublin Gateway. These towns will continue to be developed at a relatively large scale as part of the consolidation of the Metropolitan Area, will continue to support key public transport corridors and be important locations for services, retail and economic activity. ~~The RPGs long term growth target for Metropolitan Consolidation Towns is up to 100,000 people over a series of Development Plans.~~ There is identified housing capacity for up to 24,500 units in the Metropolitan Consolidation Towns, representing 62 percent of the County's overall housing capacity.

Tallaght is the County Town and the administrative capital of South Dublin County. It is also designated as a Level 2 Retail Centre in the Retail Strategy for the Greater Dublin Area 2008-2016. Situated 12 kilometres from Dublin City, it is located on the N7 economic corridor, which is a key national transport corridor and also has a direct Luas connection and bus links to Dublin City. Tallaght is a significant settlement in regional terms and includes major shopping facilities, civic offices and associated commercial, financial, cultural and community facilities, the Institute of Technology, a Regional Hospital and employment areas.

Lucan is situated 14 kilometres to the west of Dublin City along the N4 economic corridor. It is characterised by low density suburban neighbourhoods based around a polycentric network of district and local retail centres. Liffey Valley Shopping Centre, a Major Retail Centre and Level 2 Retail Centre in the Retail Strategy for

the Greater Dublin Area 2008-2016 is located at the eastern periphery of the area. The area is permeated by high frequency bus routes to Dublin City and the Dublin – Kildare rail line serves communities to the south of Lucan. Lands at Adamstown were designated as a Strategic Development Zone (SDZ) by Government Order in 2001, for the purpose of delivering residential development and associated infrastructure and facilities. Adamstown represents a major expansion of the footprint of Lucan to the west along the Dublin - Cork rail corridor and development in Adamstown is subject to an approved SDZ Planning Scheme (2014). In order to facilitate sustainable new development, the Council shall actively promote the delivery of sufficient public transport and road capacity, in tandem with future development of the SDZs.

The settlement of Clondalkin is 11 kilometres west of Dublin City. Clondalkin is a secondary administrative centre for South Dublin County and a Level 3 Retail Centre in the Retail Strategy for the Greater Dublin Area 2008-2016. Its town centre includes shopping facilities, civic and administrative services and associated commercial, cultural and community facilities. Outside of the centre, the area is characterised by low density suburban neighbourhoods that are based around a polycentric network of local retail centres. Lands at Clonburris were initially designated as a Strategic Development Zone (SDZ) by Government Order in 2006. An extended SDZ boundary area was designated in 2015. Clonburris represents a major expansion of the footprint of Clondalkin along the Dublin-Cork rail corridor and development in Clonburris will be subject to an approved SDZ Planning Scheme. There is also significant potential for development on brownfield lands adjacent to Clondalkin Town Centre.

#### **CORE STRATEGY (CS) Policy 2 Metropolitan Consolidation Towns**

**It is the policy of the Council to support the sustainable long term growth of Metropolitan Consolidation Towns through consolidation and urban expansion.**

##### **CS2 Objective 1:**

To promote and facilitate urban expansion on designated Strategic Development Zone sites at Adamstown and Clonburris, in tandem with the delivery of high capacity public transport services and subject to an approved Planning Scheme.

##### **CS2 Objective 2:**

To provide sufficient zoned lands to accommodate future population growth in Metropolitan Consolidation Towns.

##### **CS2 Objective 3:**

To provide sufficient zoned land to accommodate services, facilities, retail and economic activity in Metropolitan Consolidation Towns.

##### **CS2 Objective 4:**

To promote and support the regeneration of underutilised industrial areas within areas designated with Zoning Objective Regeneration 'REGEN' (to facilitate enterprise and/or residential led regeneration).

##### **CS2 Objective 5:**

To promote and support high quality infill development in existing built-up areas.

##### **CS2 Objective 6:**

To promote higher residential densities at appropriate locations, adjacent to town centres or high capacity public transport nodes (Luas/Rail).

#### **1.7.3 ~~Emerging Moderate Sustainable~~ Self Sustaining Growth Towns**

Saggart/Citywest can be defined as a **self-sustaining growth town**. ~~is an emerging settlement in South Dublin County. It is not listed as a Moderate Sustainable Growth Town in the RPGs Settlement Hierarchy but its population exceeds the RPG defined population threshold for a 'Small Town'.~~ The population taken in conjunction with the extent of economic activity, the quality of public transport provision, the designation of Citywest Shopping Centre as a Level 3 Retail Centre in the Retail Strategy for the Greater Dublin Area 2008-2016 and future growth potential, align strongly with the definition of a **Self-Sustaining Moderate Sustainable** Growth Town in the **RSES RPGs**. It is considered appropriate to reflect this under the County Settlement Hierarchy by designating Saggart/Citywest as ~~an~~ a **Self-Sustaining Emerging Moderate Sustainable** Growth Town.

#### 1.7.4 Small Towns And Villages

While the settlements of Newcastle and Rathcoole retain a village character, **they align with the definition of Towns and Villages in the RSES to provide for local services and employment functions.** ~~current populations exceed the RPG defined population threshold for a Village. The current populations of Newcastle and Rathcoole are more consistent with that of a Small Town (1,500-5,000 persons). The RPGs state that levels of growth in small towns shall be managed in line with the ability of local services to cater for growth, responding to local demand.~~

#### CORE STRATEGY (CS) Policy 4 Small Towns and Villages

It is the policy of the Council to support the sustainable long term growth of **Small Towns and Villages** based on local demand and the ability of local services to cater for growth.

##### CS4 Objective 1:

To support and facilitate development on zoned lands on a phased basis subject to approved Local Area Plans.

##### CS4 Objective 2:

To provide sufficient zoned land to accommodate services, facilities, retail and economic activity.

#### 1.7.5 Rural Areas

The Rural and High Amenity zones of South Dublin County are considered to be under strong urban influence for housing and the Development Plan reflects this by having a carefully defined Rural Settlement Strategy.

#### CORE STRATEGY (CS) Policy 5 Rural Areas

It is the policy of the Council to restrict the spread of dwellings in the Rural 'RU', Dublin Mountain 'HA-DM', Liffey Valley 'HA-LV' and Dodder Valley 'HA-DV' zones based on the criteria set out in the Rural Settlement Strategy contained in Chapter 2 Housing.

##### CS5 Objective 1:

To implement the Rural Settlement Strategy contained in Chapter 2 Housing.

*Note: The policies and objectives above relate only to the County Settlement Strategy and the role of each settlement in accommodating future growth. Subsequent sections will deal with issues of housing quality, community infrastructure, integration of land-use and transportation/mobility, infrastructure, etc.*

#### 1.8.0 Phasing, Prioritisation And Infrastructure Delivery

**The National Planning Framework (NPF) sets out a tiered approach for zoning lands. The following National Policy Objectives are of importance:**

**National Policy Objective 72a: 'Planning authorities will be required to apply a standardised, tiered approach to differentiate between i) zoned land that is serviced and ii) zoned land that is serviceable within the life of the plan'.**

**National Policy Objective 72b: 'When considering zoning lands for development purposes that require investment in service infrastructure, planning authorities will make a reasonable estimate of the full cost of delivery of the specified services and prepare a report, detailing the estimated cost at draft and final plan stages'.**

**National Policy Objective 72c: 'When considering zoning land for development purposes that cannot be serviced within the life of the relevant plan, such lands should not be zoned for development'.**

Moreover, the NPF specifically discusses the prioritising of development lands and states that 'there are many other planning considerations relevant to land zoning beyond the provision of basic enabling infrastructure including overall planned levels of growth, location, suitability for the type of development envisaged, availability of and proximity to amenities, schools, shops or employment, accessibility to transport services etc. Weighing up all of these factors, together with the availability of infrastructure, will assist planning authorities in determining an order of priority to deliver planned growth and

development'.<sup>5</sup>

**In addition to the NPF, ministerial guidelines on Urban and Building Height, Water Services etc. highlight the importance of optimising the yield from existing investment in services and creating more compact and integrated communities.**

**Therefore, all future land subject to zoning shall undergo an Infrastructure Assessment and deliverability of same, in line with the NPF's NPO's 72a-72c and the requirement for the prioritisation of development land. In line with the NPF and RSES,** Map 1.3 outlines the sites that have been identified as having development potential during the plan period. In terms of phasing, planning prioritisation and infrastructure delivery it is advised that:

- 1) The continued consolidation of the established urban and suburban built form is a priority during the period 2016-2022. There is significant capacity for new housing on serviced lands to the east of the M50, south of the River Dodder and in the Metropolitan Consolidation Towns.
- 2) Strategic growth nodes at Adamstown and Clonburris (SDZs) offer significant potential for housing and commercial activity and are priority development areas. The SDZs are serviced by strategic water, drainage and transport infrastructure. The delivery of sufficient public transport and road capacity shall be actively supported in tandem with future development of the SDZs so as to facilitate sustainable new development in these areas. Internal physical and social infrastructure is required to be delivered in tandem with housing. The future development of these areas is/will be subject to approved Planning Schemes and is dependent on a sustainable delivery model.
- 3) The Ballycullen/Oldcourt LAP area is a key growth node at the edge of the Consolidation Areas within the **Metropolitan Area Gateway**. Future development will be dependent on the delivery of a surface water drainage scheme. Social and physical infrastructure and services will also need to be provided in tandem with the delivery of housing. Delivery of the surface water drainage scheme is due during the lifetime of this Plan.
- 4) Underutilised industrial lands that are close to town centres and transport nodes are designated with Zoning Objective Regeneration 'REGEN' (to facilitate enterprise and/or residential led regeneration). These lands are serviced and offer significant potential for more intensive employment and/or residential development and associated uses. The transition from underutilised industrial areas is likely to occur on an incremental basis and may need to be supported by an economic regeneration strategy. ~~It is envisaged that not more than 50% of these areas will come forward for housing during the period 2016-2022.~~
- 5) The **self-sustaining growth town emerging settlement** of Saggart/Citywest will develop based on the capacity of the public transport network and social infrastructure. While additional long term capacity exists in this area, the capacity of zoned lands is considered to be sufficient to meet demand during the period 2016-2022.
- 6) Rathcoole and Newcastle have limited public transport provision and social services, and as such, are not identified as growth nodes. These settlements will develop at an incremental pace, based on the delivery of social, physical and transport infrastructure and services. The capacity of zoned lands is considered to be largely sufficient to meet long term demand.

All residential and mixed use zoned lands have access to the strategic road, water and drainage networks and utilities.

The South Dublin County (Section 48) Development Contribution Scheme (2016 – 2020) assesses the future infrastructure needs of the County and seeks to prioritise the delivery of road and transport infrastructure; surface water drainage infrastructure; community facilities; and parks and open spaces in key growth areas, in tandem with the delivery of new communities.

The achievement of the Core Strategy is intrinsically linked to the delivery of concurrent water and drainage infrastructure by Irish Water to serve the priority growth locations. As such, the investment programme of Irish Water is a key influence on the achievement of the Core Strategy. **The council supports the DHPLG Water**

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<sup>5</sup> (2018) Department of Housing, Planning and Local Government, Project Ireland 2040: National Planning Framework, pg 137, GovernmentPublications:Dublin.



**Services Guidelines for local authorities. In addition, the council will liaise with external agencies such as Irish Water for the future zoning of land for the CDP and preparation of LAP'S in accordance with Appendix 3 of the NPF to determine the nature and capacity of the infrastructure available or required.**

The delivery of enhanced transport infrastructure will be dependent on the investment programmes of government agencies such as the Department of Transport, Tourism and Sport , the National Transport Authority (NTA) and Transport Infrastructure Ireland (TII).

### 1.9.0 Local Area Plans, Approved Plans And Studies

Local Area Plans will be prepared for areas where new development requires a co-ordinated approach and in particular for areas that are likely to experience large scale development or are in need of regeneration. Local Area Plans must be consistent with the policies and objectives of the County Development Plan. Policy changes will help inform the decision to review existing Local Area Plans.

<b>CORE STRATEGY (CS) Policy 6 Local Area Plans</b>
<b>It is the policy of the Council to prepare Local Area Plans as appropriate, and to prioritise areas that are likely to experience large scale residential or commercial development or regeneration.</b>
<b>CS6 Objective 1:</b> To prepare Local Area Plans for areas that are likely to experience large scale residential or commercial development or regeneration.
<b>CS6 Objective 2:</b> To support a plan led approach in Local Area Plan areas by ensuring that development complies with the specific local requirements of the Local Area Plan, in addition to the policies and objectives contained in this Development Plan.
<b>CS6 SLO 1:</b> To prepare a Ballymount Local Area Plan for lands zoned REGEN, EE, and LC, stretching southwest from Walkinstown Roundabout along the Greenhills Road (including those areas adjacent to Greenhills Estate) to the M50, north from there to the Red Cow, east from there along the Naas Road to the city boundary, and along the boundary back to Walkinstown Roundabout. The subject Local Area Plan to be concluded by the end of 2018; and the lands north of this between the M50, the Grand Canal and city boundary currently zoned EE to be considered for inclusion in this plan. The Naas Road Framework Plan (2010) to be taken into consideration during the preparation of the Local Area Plan.
<b>CS6 SLO 2:</b> That a Local Area Plan be initiated for the community of Kingswood (Naas Road) with a view to the sustainability of this community being protected and which provides for retail and other commercial opportunities and amenities, community facilities, employment opportunities and connectivity to the adjoining residential and commercial areas. The preparation of a Local Area Plan for Kingswood to be initiated within two years of the adoption of this County Development Plan.

### 1.10.0 Strategic Development Zones

The Planning and Development Act, 2000 (as amended) introduced Strategic Development Zones (SDZs). Where, in the opinion of the Government, specified development is of economic or social importance to the State, the Government may, by order, designate sites for the establishment of a Strategic Development Zone (SDZ) to facilitate such development. A Planning Scheme must be prepared for the SDZ to indicate the extent and type of development that will take place and proposals relating to supporting infrastructure and facilities. Development within a SDZ must be consistent with the relevant Planning Scheme.

The Government designated 223.5 hectares of land at Adamstown as a Strategic Development Zone in 2001. The Adamstown SDZ Planning Scheme (amended) 2014 sets out a planning framework to support the delivery of up to 8,908 dwelling units and supporting infrastructure and facilities.

The Government designated 180 hectares of land at Clonburris as a Strategic Development Zone in 2006. The Clonburris SDZ Planning Scheme 2008, set out a planning framework to support the delivery of 11,505 dwelling units

and supporting infrastructure and facilities. The Planning and Development Act 2000 Order 2015 (S.I. No. 604 of 2015) establishes an extended designated area (280 hectares) for a Balgaddy-Clonburris SDZ. A revised Planning Scheme must be made for the designated area not later than 2 years after the making of the Order. Planning Schemes form part of the County Development Plan for the area and any contrary provisions of the Development Plan are superseded by the Planning Scheme.

**CORE STRATEGY (CS) Policy 7 Strategic Development Zones**

**It is the policy of the Council to continue to implement the approved Planning Schemes for Adamstown SDZ and to secure the implementation of an approved Planning Scheme for the Clonburris SDZ.**

**CS7 Objective 1:**

To support the delivery of sufficient public transport and road capacity to facilitate sustainable new development in Strategic Development Zones.

**1.11.0 Housing Strategy**

An Interim South Dublin County Council Housing Strategy 2016-2022 has been prepared **and updated to align with the Regional Spatial and Economic Strategy (RSES)** and is contained in Schedule 3 of this written statement. The Interim Housing Strategy is based on the overall population and housing land requirements set in the Core Strategy, and informed by the most recent summary of social housing assessment within the County, Social Housing Strategy 2020 and the Implementation Plan on the State’s Response to Homelessness (2014). It assesses the mix of house types and tenures that are required to serve the needs of the County’s projected population; measures to address housing segregation; and mechanisms to provide social housing, including the reservation of lands for social housing.

**1.12.0 Employment Lands**

Chapter 4 Economic Development & Tourism and Chapter 5 Urban Centres & Retail contain policies and objectives to support the economic development of the County.

The Core Strategy Guidance Notes, DECLG (2010) state that the Core Strategy should incorporate ‘an appropriate level of analysis to ensure that sufficient lands are identified for employment purposes at suitable locations, taking account of National planning policies...and the availability of the required physical infrastructure’ (pg. 8).

South Dublin is an integral part of the Dublin City Region, a city region of international scale. There is a flow of employees across the various counties of the GDA and industries tend to cluster based on geographic characteristics, with Dublin City centre serving as the commercial core and accommodating higher order commercial activities and edge of city locations accommodating larger scale enterprises.

In South Dublin, economic activity is focused into employment lands that are proximate to key centres of population and into the main urban centres. The Economic Strategy for the County seeks to ensure that there is a sufficient supply of zoned and serviced lands at suitable locations to accommodate future demand for enterprise and employment investment across a diverse range of sectors. The strategy also seeks to strengthen the alignment between employment, population and transport services.

**1.13.0 Retail Strategy**

The County Retail Strategy contained in Chapter 5 Urban Centres and Retailing is derived from the Retail Hierarchy set out in the Retail Strategy for the Greater Dublin Area 2008-2016, RPG Office (2008). The Retail Strategy supports the provision of appropriate levels of retail service at each level in the settlement hierarchy and reinforces the established network of town centres, village centres, district centres and local centres.

**1.14.0 Transport & Mobility Strategy**

The Transport Strategy for South Dublin County seeks to ensure an integrated strategy for transport and mobility that enhances access and movement within and through the County, while promoting change, in favour of sustainable modes. The strategy addresses all types of traffic including pedestrian, cyclist, public transport, private vehicle and economic through traffic. The settlement, employment and transport strategies are aligned with the aim of strengthening the integration between employment, population and

transport services.

### 1.15.0 Climate Change

The National Climate Change Adaptation Framework – Building Resilience to Climate Change was published by the Department of the Environment, Community & Local Government in 2012. ~~Local authorities are obliged to prepare Local Adaptation Plans in consultation with all relevant internal and external stakeholders.~~ South Dublin County Council is committed to preparing a Local Adaptation Plan, **South Dublin County Council has prepared a Climate Change Action Plan 2019-2024**, which will inform policy making at a local level in the future.

The County Development Plan seeks to promote a series of policies and objectives throughout that will ameliorate the effects of climate change and introduce resilience to its effects to support the implementation of the National Climate Change Strategy 2007-2012, DEHLG (2007) and the National Climate Change Adaptation Framework Building Resilience to Climate Change, DECLG (2012).

#### CORE STRATEGY (CS) Policy 8 National Climate Change Strategy

It is the policy of the Council to support the implementation of the National Climate Change Strategy and the National Climate Change Adaption Framework Building Resilience to Climate Change 2012 through the County Development Plan and through the preparation of a Climate Change Adaptation Plan in conjunction with all relevant stakeholders.

#### MATERIAL AMENDMENT REF. Section 2.1.4 – No. 2

	Chapter	Section	Page
Development Plan	2 Housing	2.1.4	P32

### 2.1.0 Traveller Accommodation

The County's Traveller Accommodation Programme 2014 – 2018 sets out Council policy regarding the provision of Traveller Accommodation. The Council will, as necessary, continue to update its accommodation programme for the Travelling Community. The programme will be re-assessed as part of the review of the Interim Housing Strategy and the mandatory Two Year Development Plan Review.

#### HOUSING (H) Policy 5 Traveller Accommodation

It is the policy of the Council to implement the South Dublin County Council Traveller Accommodation Programme 2014 – 2018 (and any superseding programmes agreed by the Council) in accordance with the principles of proper planning and sustainable development.

##### H5 Objective 1:

To implement the South Dublin County Council Traveller Accommodation Programme 2014-2018 (and any superseding programme **shall be for a period of 5 years**).

##### H5 Objective 2:

To ensure that Traveller Accommodation is located in proximity to services, including public transport.

##### H5 Objective 3:

To provide long term sustainable Traveller Accommodation developments, while ensuring proper provision of infrastructure.

##### H5 Objective 4:

To ensure that all Traveller Accommodation is provided to the highest standard following detailed consultation with local communities and Traveller advocacy groups.

##### H5 Objective 5:

To ensure that every halting site has basic amenities such as water and ESB and are situated to enable as much integration with local communities as possible, i.e. access to schools, GPs, shops, playgrounds and sports clubs.

MATERIAL AMENDMENT REF. Section 3.30 – No. 3			
	Chapter	Section	Page
Development Plan	3 Community Infrastructure	3.30 (Actions)	P52

### 3.3.0 Community Centres

COMMUNITY INFRASTRUCTURE (C) Policy 1 Community Centres
<p><b>Policy C1</b> It is the policy of the Council to ensure that all communities have access to multifunctional community centres that provide a focal point for community activities.</p>
<p><b>C1 Objective 1:</b> To carry out an assessment of community floorspace needs in South Dublin County.</p>
<p><b>C1 Objective 2:</b> To support the provision of a network of district scale community centres across the County that can function as multifunctional, active and vibrant community hubs.</p>
<p><b>C1 Objective 3:</b> To support the clustering of community facilities such as community centres, sports and leisure facilities and open spaces to create multi-purpose community hubs.</p>
<p><b>C1 Objective 4:</b> To ensure that community facilities are provided in new communities on a phased basis in tandem with the provision of housing in accordance with approved Local Area Plans or Planning Schemes.</p>
<p><b>C1 Objective 5:</b> To support the provision of new or improved facilities in established areas.</p>
<p><b>C1 Objective 6:</b> To ensure that community buildings are flexible and adaptable and can be used by all age cohorts, including young people (youth programmes, youth cafés, etc).</p>
<p><b>C1 Objective 7:</b> To provide additional youth cafés in areas with high population of young adults and to utilise existing buildings which can be adaptable to youth programme facilities such as local libraries.</p>
<p><b>C1 SLO 1:</b> To support a new community centre for the Balgaddy/South Lucan Area on the site of the existing Bush Centre, including a community garden, and to ensure that any community centre developed on this site meets the needs of the community and is developed in partnership with existing service providers in the Balgaddy/South Lucan Area.</p>

<p><b>Actions</b> To carry out, in conjunction with C1 Objective 1, an analysis of existing and proposed community floorspace/facilities <b>and demographic trends and patterns</b> within the County and assess and plan for current and future community needs as developed through the LECP. <b>Factors such as an ageing population and the resulting demand for facilities shall also be assessed.</b> To investigate the provision of a community centre in the Cherryfield/Beechfield area as part of an overall countywide survey of community floorspace in the County.</p>
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MATERIAL AMENDMENT REF. Section 3.30 – No. 4			
	Chapter	Section	Page
Development Plan	3 Community Infrastructure	3.11.2	P60

### 3.11.0 Third Level Education Facilities

The Council recognises the importance of making provision for educational facilities throughout the County, and the role of higher education in providing for the economic and social wellbeing of the County's population. The Institute of Technology Tallaght (ITT) provides third and fourth level education in the County. The Institute's mission is to be the centre of higher education and knowledge creation within South Dublin County and its environs, to broaden participation in higher education in the region, to be recognised as a leader in supporting research and commercial innovation, and to assist in the advancement of the economic, social and cultural life of the region. There are also opportunities for ITT to develop strategic links with services and industries in the County and to become a major higher-level education hub.

#### COMMUNITY INFRASTRUCTURE (C) Policy 10 – Third and Fourth Level Education Facilities

**It is the policy of the Council to support the development and ongoing provision of third level education in the County, and to develop Tallaght as a hub for education and employment to provide further opportunities for the County's workforce.**

##### **C10 Objective 1:**

To facilitate and support the development of existing third level education centres and provide for new third and higher-level facilities, including the development of competences in innovation and outreach services.

##### **C10 Objective 2:**

To promote and assist the development of Tallaght as a centre for education and employment.

##### **C10 Objective 3:**

Promote the clustering of education related services and facilities proximate to existing third-level facilities.

##### **C10 Objective 4:**

To facilitate the provision of links between IT Tallaght and Tallaght Village, employment areas, and existing community and cultural facilities in the area to serve students of the ITT campus.

##### **C10 Objective 5:**

**To support community and adult education providers who are already providing formal and nonformal education to targeted disadvantage groups and who have already identified the barriers to participation in lifelong learning such as childcare, transport and rural isolation to increase participation rates and support progression into further education and employment.**

#### MATERIAL AMENDMENT REF. Section 4.2.0 – No. 5

	Chapter	Section	Page
Development Plan	4 Economic Development and Tourism	4.2.0	P71

### 4.2.0 Strategic Policy For Employment

It is the policy of the Council to facilitate and support the growth of the economy of South Dublin County and the Greater Dublin Area in a sustainable manner whilst maintaining and improving environmental quality with the following key aims:

- To strengthen existing employment centres;
- To strengthen the integration between employment, housing and transportation with a view to promoting compact urban areas and reducing car dependency;
- To support high-value jobs as companies seek to move up the value chain and undertake higher value-added activities in Ireland.
- To facilitate economic growth by consolidating existing industrial and commercial areas and by ensuring that there is an adequate supply of serviced employment lands at suitable locations.
- To promote the regeneration of underutilised industrial areas in a manner which enhances the local economy and encourages a sequential approach to development;

- To provide for a range of business accommodation types, including units suitable for small business.
- **To support Smart City initiatives such as Smart Dublin and the All Ireland Smart Cities Forum.**

<b>MATERIAL AMENDMENT REF. Section 6.2.1 – No. 6</b>			
	<b>Chapter</b>	<b>Section</b>	<b>Page</b>
Development Plan	5 Urban Centres & Retailing	5.3.0	P94

### **5.3.0 Additional Retail Floorspace**

The Core Strategy projects population growth of 26,275 persons between 2011 and 2022, based on CSO Regional Population Forecasts, 2013. This increase in population will provide a significant increase in retail expenditure and require additional floor space to accommodate the needs of the future population. This is likely to be coupled with increased spending power across the population, due to improved economic conditions.

The capacity for retail developments in Tallaght Town Centre and in Liffey Valley Shopping Centre and the planned centres at Adamstown and Clonburris align with planned population growth and are considered to be sufficient to accommodate population growth and the expenditure needs of these areas. The SDZ District Centres will reflect a higher density urban environment and will cater for a varied range of comparison shopping, including the possibility of anchor department stores on main shopping streets, some leisure activities and a range of cafés and restaurants and other mixed uses. They should contain at least one supermarket and ancillary foodstores alongside financial and other retail services. SDZ District Centres should generally cater for a local population catchment of 10,000-40,000 people and be developed in accordance with approved Planning Schemes.

There are retail opportunity sites and vacant units in the Core Retail Areas of Tallaght and Clondalkin Town Centres. The projected population increase outlined in the Core Strategy and the associated additional expenditure will support the long term viability of these established centres, and assist in reducing vacancy and provide opportunities for extension and renovation.

It is a requirement of the Retail Planning Guidelines that the Greater Dublin Area Planning Authorities prepare a multi-authority Retail Strategy for the GDA to replace the Retail Strategy for the GDA 2008 - 2016, which is outdated. The central objectives of the strategy will be to identify requirements for additional retail floor space in the GDA to support the settlement hierarchy, to outline quantity and type by county and to guide the location and function of retail activity. The primary quantitative requirements for additional retail floor space will be allocated at a regional level by the Regional Strategy.

#### **RETAIL (R) Policy 1 Overarching**

**It is the policy of the Council to seek to ensure adequate retail provision at suitable locations in the County and to protect the vitality and viability of existing centres in accordance with the retail framework provided by the Retail Planning Guidelines for Planning Authorities (2012) and the Retail Strategy for the Greater Dublin Area 2008-2016. Given the changing economic circumstances since the adoption of the Retail Strategy for the Greater Dublin Area a cautionary approach will be adopted in relation to future quantitative retail floor space requirements.**

#### **R1 Objective 1:**

To have regard to the Retail Planning Guidelines for Planning Authorities, DOECLG (2012), the Retail Strategy for the Greater Dublin Area 2008-2016, Regional Planning Guidelines Office (2008) and the **Regional Spatial Economic Strategy (RSES)** ~~Regional Planning Guidelines for the Greater Dublin Area 2010-2022 (2010)~~ in defining the role of retail centres and in determining planning applications for retail development.

<p><b>R1 Objective 2:</b> To update the Retail Strategy for South Dublin County within the lifetime of this Plan following the completion of the reviews of the Regional Planning Guidelines for the Greater Dublin Area 2010 - 2022 and the Retail Strategy for the Greater Dublin Area 2008 – 2016 and include for analysis of footfall, vacancy and expenditure.</p>
<p><b>R1 Objective 3:</b> To support new retail provision in the County to meet the needs of the County’s population and to direct new retail floor space into designated retail centres in accordance with the County Retail Hierarchy, so that centres can maintain and expand their retail offer.</p>
<p><b>R1 Objective 4:</b> To support the viability and vitality of the existing retail centres in the County, in particular town, village and district centres and to facilitate a competitive and healthy environment for the retail industry, while reinforcing sustainable development.</p>
<p><b>R1 Objective 5:</b> To assess and monitor the vitality and viability of town, major retail, district and village centres.</p>
<p><b>R1 Objective 6:</b> To facilitate and provide for, the refurbishment and replacement of obsolete floorspace and promote the use of vacant floorspace.</p>
<p><b>R1 Objective 7:</b> To support, subject to identified need, the development of smaller and medium sized supermarkets in preference to superstore and hypermarket outlets, development of which should be generally limited.</p>
<p><b>R1 Objective 8:</b> To review and monitor retail trends that influence the performance of the sector within South Dublin and to encourage and facilitate innovation in the County’s retail offer and attraction.</p>
<p><b>R1 Objective 9:</b> To encourage and facilitate the provision of local convenience shops (Shop – Local) in existing residential areas where there is a deficiency of retail provision in the catchment, subject to protecting residential amenity.</p>

MATERIAL AMENDMENT REF. Section 6.2.1 – No. 7			
	Chapter	Section	Page
Development Plan	6 Transport and Mobility	6.2.1 (Table 6.3)	P109

### 6.2.1 Park and Ride Facilities

Park and Ride facilities provide for car parking in close proximity to a major public transport route, allowing commuters to park their car and undertake the remainder of their journey by public transport. A number of major park and ride facilities are located in the County and further sites have been identified (see Table 6.3). The Planning Authority will consult with the NTA and other stakeholders to secure their implementation, as appropriate.

**Table 6.3 Park and Ride locations within the County**

Locations	Status
Adamstown Station (Dublin-Kildare Railway)	Temporary facility operating with a permanent facility to be completed as part of the District Centre development (as identified within the Adamstown SDZ Planning Scheme).

<b>Cheeverstown Station</b> (Luas Red Line)	Complete.
<b>Clondalkin Village</b>	Availability of a site for the provision of a multi-storey carpark to be investigated.
<b>Firhouse/Knocklyon</b> (Clongriffen to Tallaght Swiftway)	Potential for a site to be investigated along the finalised route of the Clongriffen to Tallaght Swiftway project.
<b>Fonthill Station</b> (Dublin-Kildare Railway)	Complete.
<b>Kishogue Station</b> (Dublin-Kildare Railway)	Location to be determined in conjunction with the preparation of an Approved Area Plan.
<b>Lucan</b> (N4 bus corridor)	Availability of a site for the provision of a carpark to be investigated.
<b>Red Cow Station</b> (Luas Red Line)	Complete.
<b>Tallaght Cross West</b> (Luas Red Line)	Complete.
<b>Naas Road</b> (Luas Red Line)	<b>Location to be determined.</b>
<b>Liffey Valley</b> (Luas Red Line)	<b>Location to be determined.</b>

<b>MATERIAL AMENDMENT REF. Section 7.1.0 – No. 8</b>			
	<b>Chapter</b>	<b>Section</b>	<b>Page</b>
Development Plan	7 Infrastructure & Environmental Quality	7.1.0,	P127,128

## 7.0 Introduction

The availability of high-quality infrastructure networks and environmental services is critical to securing economic investment, creating sustainable and attractive places, in ensuring health and wellbeing and in safeguarding the environment.

### 7.1.0 Water Supply & Wastewater

Irish Water is responsible for public water services in Ireland (water supply and foul drainage). Irish Water has prepared a Water Services Strategic Plan (WSSP) that sets out strategic objectives for the delivery of water services in Ireland up to 2040. The WSSP identifies current and future challenges regarding the provision of water services and identifies priorities to be tackled in the short to medium term. The Plan will be reviewed on at least a five-yearly basis to ensure that it is up to date. In preparing the WSSP, Irish Water is required to consider other national and regional strategic plans such as the **National Planning Framework (NPF)**, **National Spatial Strategy**, **Regional Spatial Economic Strategy (RSES)**, **Regional Planning Guidelines** and River Basin Management Plans. The WSSP provides the context for detailed implementation plans that will address key water service areas such as water resource management, wastewater compliance and sludge management. South Dublin County Council is contracted to manage and maintain aspects of the water supply and foul drainage networks at a local level through a Service Level Agreement with Irish Water.



It is the policy of the Council to work in conjunction with Irish Water to protect existing water and drainage infrastructure and to promote investment in the water and drainage network to support environmental protection and facilitate the sustainable growth of the County.

**IE1 Objective 1:**

To work in conjunction with Irish Water to protect, manage and optimise water supply and foul drainage networks in the County.

**IE1 Objective 2:**

To work in conjunction with Irish Water to facilitate the timely delivery of ongoing upgrades and the expansion of water supply and wastewater services to meet the future needs of the County and the Region.

**IE1 Objective 3:**

To support Irish Water in delivering key water service projects. Key Projects to be progressed in South Dublin County include:

Completion of the Saggart to Leixlip Watermain Scheme to provide resilience and flexibility of water supply in the County.

Upgrade of the 9B Foul Sewer to increase drainage capacity in the north of the County.

Upgrade of the Dodder Valley Sewerage Scheme to increase drainage capacity in the south of the County.

Construction of a Saggart/Rathcoole/Newcastle Sewerage Scheme to increase drainage capacity in the west of the County.

**IE1 Objective 4:**

To promote and support the implementation of the Greater Dublin Strategic Drainage Study, Dublin Region Local Authorities (2005) to include the upgrade of Ringsend Sewerage Treatment Works and the construction of a new treatment plant at Clonshaugh and all associated works to increase drainage capacity throughout the Dublin Region.

**IE1 Objective 5:**

To promote and support the implementation of the Irish Water, Water Supply Project to increase water supply capacity throughout the Dublin Region.

**IE1 Objective 6:**

To protect the natural resources of the County which are the foundation for the Green Infrastructure network and a basis for growth and competitive advantage in the tourism, food and fisheries sectors.

**IE1 Objective 7:**

To prohibit the connection of surface water outflows to the foul drainage network where separation systems are available.

**IE1 Objective 8:**

To work in conjunction with the relevant authorities to seek to provide a new public drainage system to serve houses at Old Lucan Road (between Hermitage Clinic and The King's Hospital).

**IE1 Objective 9:**

Toliate with the relevant stakeholders, to ensure the implementation of BS8515-2009 rain & grey water harvesting, subject to class of use (SI 600 2001) and the economic viability for the end user.

**IE1 Objective 10:**

To promote water conservation and best practice water conservation practices in all developments, including rainwater harvesting, grey water recycling and supporting the implementation of BS8515: 2009 Rainwater harvesting systems – Code of practice.

**E1 Objective 11:**

To support the provision of integrated and sustainable water services through effective consultation with Irish Water on the layout and design of water services in relation to the selection and planning of development areas and the preparation of Masterplans/LAPs/ SDZ Planning Schemes.

**E1 Objective 12:**

To support the provision of additional strategic covered storage areas for treated drinking water in the County to provide resilience and flexibility in the drinking water supply in the Greater Dublin Area.

**E1 Objective 13:**

**To support the servicing of rural settlements (serviced sites) to provide an alternative to one-off housing in the countryside.**

**MATERIAL AMENDMENT REF. Section 10.2.9 – No. 9**

	Chapter	Section	Page
Development Plan	10 Energy	10.1.0, 10.2.9-10.2.10	p.173, p.183

**Section 10.1.0 Energy Planning in South Dublin County**

South Dublin County Council has adopted a proactive approach to addressing the energy challenge by addressing energy use and efficiency in existing and new building stock and in identifying low carbon and renewable energy opportunities in the County.

**South Dublin County Council supports and is broadly compliant with the provisions of the National Mitigation Plan (2017) and the National Adaptation Framework (2018). In addition, the South Dublin County Council Climate Change Action Plan 2019-2024 was approved in September 2019. The Climate Change Action Plan sets out how the Council will improve energy efficiency and reduce greenhouse gas emissions in its own buildings and operations, while making South Dublin a more climate-resilient region, with engaged and informed citizens. This will be achieved by a range of ongoing and planned actions in five key areas, which will be continuously monitored, evaluated and updated to 2030 and beyond.**

South Dublin County Council signed up to the EU Covenant of Mayors in June 2012. The Covenant of Mayors is an initiative of the European Commission that brings together Mayors from across Europe, in a shared voluntary commitment to reducing CO2 emissions by a minimum of 20% by 2020.

South Dublin County Council took part in an EU funded energy project from May 2011 to November 2013, in partnership with the Town & Country Planning Association (TCPA) and eight other European local authorities. The EU Intelligent Energy Europe (IEE) supported Leadership for Energy Action & Planning (LEAP) project, aimed to increase the ability of participating local authorities to pioneer and promote the use of sustainable energy measures and the move towards a low carbon local economy, with minimal greenhouse gas emissions.

The main technical output arising from participation in the LEAP project has been the preparation of the South Dublin Sustainable Energy Action Plan 2013 (SEAP). The South Dublin SEAP analyses the County’s energy consumption and carbon dioxide (CO2), emissions and sets out a series of measures to reduce energy consumption and CO2 emissions, through a range of energy actions across sectors. The SEAP was approved by the elected members of South Dublin County Council in May 2013 and was verified by the EU Covenant of Mayors – Joint Research Centre in April 2014.

**Section 10.2.9 Service Providers and Energy Facilities**

**ENERGY (E) Policy 11 Service Providers and Energy Facilities**

It is the policy of the Council to ensure that the provision of energy facilities is undertaken in association with the appropriate service providers and operators, including ESB Networks, Eirgrid and Gas Networks Ireland. The Council will facilitate the sustainable expansion of existing and future network requirements, in order to ensure satisfactory levels of supply and to minimise constraints for development.

**E11 Objective 1:**

To work in conjunction with EirGrid to prioritise the undergrounding of the 220kv power line between Foxborough and the County boundary, including in the Balgaddy and Ronanstown areas.

The Department of Business, Enterprise and Innovation published the ‘Smart Grids and Smart Cities Action Plan’ in 2013 enabling new connections, grid balancing, energy management and micro grid development. Smart Grids and Smart Cities involve the application of advanced electrical engineering and service technologies, facilitated by ICT and accompanying solutions to more effectively and efficiently manage complex infrastructure systems. They open up new markets for existing and new technologies, with the level of system benefits justifying their use within major infrastructural investments. The Council will support the roll-out of the Smart Grids and Smart Cities Action Plan enabling new connections, grid balancing, energy management and micro grid development.

**ENERGY (E) Policy 12 Service Providers and Energy Facilities**

It is the policy of the Council to support the roll-out of the Smart Grids and Smart Cities Action Plan enabling new connections, grid balancing, energy management and micro grid development.

**10.2.5 Energy and Communications Infrastructure in Sensitive Landscapes**

**ENERGY (E) Policy 12.13 Energy and Communications Infrastructure in Sensitive Landscapes**

It is the policy of the Council that all planning applications for energy and communications infrastructure on lands located in rural, high amenity and mountain areas (Zoning Objectives RU, HA-LV, HA-DV and HA-DM) shall include a Landscape Impact Assessment of the proposed development on the landscape and shall be subject to screening for potential impacts on Natura 2000 sites.

**E12 Objective 1:**

To safeguard Natura 2000 sites and the sensitivity, open character and amenities of rural, high amenity and mountain areas within the County.

**E12 Objective 2:**

To ensure that proposals for energy and communications developments integrate with their surroundings and mitigate against negative impacts on visual amenity.

**MATERIAL AMENDMENT REF. Schedule 3 – No. 10**

	<b>Schedule</b>	<b>Section</b>	<b>Page</b>
Development Plan	Schedule 3 – South Dublin County Council Interim Housing Strategy 2016	1.1	p.259-271

**1 Introduction**

**1.1 Introduction**

The National Planning Framework (NPF) was published by Government on 16 February 2018, alongside the National Development Plan 2018-2027 as part of Project Ireland 2040.

The NPF sets out an ambitious high-level, national vision for Ireland for 2040, and provides the framework and principles to manage future population and economic growth over the next 20 years, including the need for an additional 550,000 homes to cater for an extra 1 million people. Key to addressing and successfully meeting the need for the additional homes is a requirement for a robust methodology to inform policies and funding initiatives around housing and associated land requirements. In this regard, the NPF (National Policy Objective 37) provides for a Housing Need Demand Assessment (HNDA) to be developed by each local authority to support the preparation of housing strategies and all related housing policy outputs, e.g. city and county development plans, local area plans, traveller accommodation plans etc.

The HNDA is to be undertaken by local authorities with coordination assistance to be provided by the Regional Assemblies and also at a metropolitan scale, particularly where inter-county and inter-regional settlement interactions are to be planned for and managed.

As set out in the NPF, there are a number of key evidence inputs which inform and drive the HNDA model, including information on demographic, affordability and wider economic trends, coupled with a profile of existing housing stock and its management.

To date no guidance documents or relevant data has been provided to assist Local Authorities in the preparation of a HNDA. Until these guidance documents become available, this Interim Housing Strategy will continue to inform Housing Policy in the County, with a full review and HNDA being carried out as part of the County Development Plan 2022 - 2028.

~~Under Section 94 of the Planning and Development Act 2000 (as amended) South Dublin County Council is required to prepare a housing strategy for the period 2016 – 2022. To ensure that the housing strategy is kept up to date, planning authorities must review and amend it, if required within 2 years of its preparation. The strategy should also be reviewed where there is a change in housing requirements or in the housing market that could fundamentally affect the existing strategy.~~

The key purpose of the strategy is:

- To identify the existing and likely future need for housing in the area of the Development Plan
- To ensure that sufficient zoned and serviced land is provided to meet the different needs of different categories of households.
- To ensure that South Dublin County provides for the development of sufficient housing **over the remaining lifetime of the plan.** ~~to meet its obligations as set out in the Regional Planning Guidelines.~~
- To counteract undue segregation between persons of different social backgrounds.

~~Considerable changes in the Irish economy after 2008 particularly affecting the construction industry and the property market resulted in significant changes to Government housing policy and their vision for the future supply of housing. This was reflected in the Housing Policy Statement issued by the Department of Environment and Local Government (DECLG) in 2011. The statement resulted in a comprehensive review of Part V of the Planning & Development Act 2000 (as amended) in August 2013. The Housing Agency initiated a consultation process to review Part V of the Planning and Development Act, 2000 (as amended) and this review is not yet completed. Accordingly, this Housing Strategy should be considered an “Interim” Housing Strategy until the revised Part V legislation is enacted.~~