



Senior Executive Officer,
Forward Planning Section,
Land Use Planning & Transportation Department,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24,
D24 A3XC

28th September 2020

Dear Sir or Madam,

RE: South Dublin County Development Plan 2022-2028 Strategic Issues Public Consultation

The Land Development Agency (LDA), welcomes the opportunity to input our observations to the public consultation of the South Dublin County Development Plan Pre-Draft Strategic Issues Paper 2022-2028. The next Development Plan will provide an important statutory framework to guide the future sustainable growth and development of South Dublin in the period of the plan whilst setting the foundation for further development in the period to 2040. The Plan will seek to build on the achievements of the current Development Plan in areas such as housing, employment, community use, environmental and cultural heritage protection.

The LDA has a key role to play in working with our partners in local authorities and state bodies, to support with delivering sustainable development, when and where this is most needed. This is particularly in relation to making the most effective use of State lands where appropriate and to support in achieving a stable, sustainable supply of land for housing into the future. The LDA is currently driving projects that will yield thousands of homes and is active on housing and development projects in all the main urban centres.

The LDA supports South Dublin County Council's emphasis on place making and the need to deliver higher density development that is more compact and reduces urban sprawl. This is in line with the LDA's vision for mixed-use, compact and liveable developments that are appropriate to their location in terms of type, scale, form and density. The design and development of quality and affordable housing is key to achieving liveable and vibrant neighbourhoods. The LDA is committed to working with our partners to support with developing and delivering quality, sustainable homes in places where they are most needed. This is in keeping with National Planning Framework aims for new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.

The LDA supports the position put forward by the Council in terms of promoting a plan led approach to the delivery of housing and in particular the intention to deliver future housing in locations served by good quality infrastructure. The delivery of compact growth, with both a mix of housing, uses and services is critical in delivering sustainable communities of the future.

The LDA welcomes the Council approach to Climate Action. Making better use of land resources, maximising where possible adaptive re-use opportunities and promoting high quality design can all have a positive impact on the climate. The promotion of compact, mixed use development with better use of



Land Development Agency
2nd Floor, Ashford House
Tara Street, Dublin 2
D02 VX67

Tel +353 1 910 3400 Web lda.ie Email info@lda.ie

sustainable transport options and backed up by evidenced based policies is considered to be an effective response to the current climate crisis. Furthermore, the integration of transport and land use so that development is located along key corridors and at key nodes is also supported.

A key focus of the LDA is to enable a greater proportion of housing and commercial development to be delivered within the existing built-up footprint as infill or brownfield, and in strategic sustainable locations. We would respectfully request that the draft plan promotes utilisation of available funding for plan led development and regeneration of key sites including publicly owned land as relevant in line with the objectives for the Development Plan. This will support in making the most efficient use of state lands where relevant and existing services and infrastructure in support of proper planning and sustainable development. The LDA is supportive of the approach being put forward for the main settlements within the County which includes compact growth, brownfield regeneration and integration with public/sustainable transport options.

The LDA welcome the strategy aims to co-ordinate and prioritise areas of populations growth to accommodate 32,000 additional homes by 2040 in line with national targets. The LDA is supportive of the overall strategy aims to focus growth in the strategic development zones at Adamstown and Clonburris along with regeneration of lands within Tallaght and the Naas Road area, where high quality public transport already exist to support ongoing compact and sustainable growth within the County.

Regeneration of brownfield and underutilised land will support broader aims to achieve sustainable development and make the most the efficient use of infrastructure and services. It is welcome to see a clear strategy aim for progressing regeneration for the strategic areas referenced. The LDA respectfully requests that the key opportunity areas for regeneration are identified in the draft plan. It should also specify what further urban regeneration projects the Council are committing to apply for, or the criteria or framework which would guide the selection of such additional projects. Accordingly, we would respectfully submit that the draft plan would be strengthened by the inclusion of such selection criteria/framework and would suggest that projects located within identified major regeneration opportunity sites be listed for prioritisation. We would also respectfully request identification of key regeneration projects or projects eligible for funding under the URDF scheme.

The LDA are supportive of the strategy and ambitions for South Dublin to accommodate an additional 80,000 people, and the potential to be a key driver of Ireland's economy to 2040. The South Dublin County Development Plan will be an important statutory framework to guide the future development of the county and wider region

The LDA looks forward to the publication of the draft Development Plan and to have the opportunity to participate further in the public consultation process regarding the issues and opportunities raised as part of this Development Plan review process.

Yours faithfully,



Alan Kelly MIPI
Land Development Agency