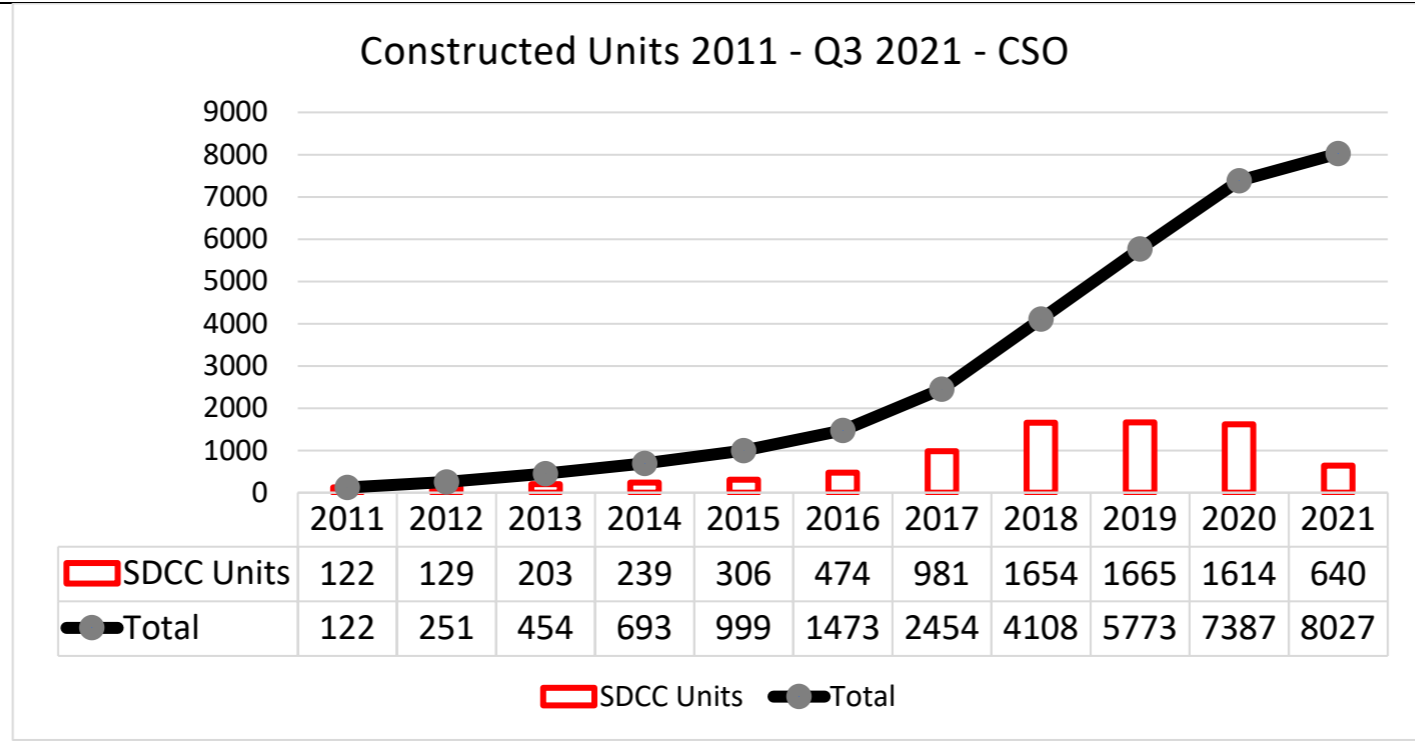


## Consequential Amendments to Chapter 2 arising from Material Amendments

Consequential Amendment	Page No.	Policy/Objective No.	Text/Policy/Objective Amendment Wording																																
Section 2.5.4 Planning and Construction Activity																																			
<b>Consequential Amendment arising from Material Amendment 2.1</b>	41	Text Change - 2.5.4 Planning and Construction Activity	<p>Amend text from:</p> <p>Figure 5 illustrates how completed units have increased between 2017 and 2020 with 5,914 units constructed over that period. Between 2017 and 2020 inclusive, as construction activity recovered after the economic crash, an average of 1,478 units were completed a year. The most recent years (2018 – 2020) reached an average of 1,644 units a year.</p> <p>To read:</p> <p>Figure 5 illustrates how completed units have increased between 2017 and <del>2020</del> <b>Q3 2021</b> with <del>5,914</del> <b>6,554</b> units constructed over that period. Between 2017 and <del>2020</del> <b>Q3 2021</b> inclusive, as construction activity recovered after the economic crash, an average of <del>1,478</del> <b>1,311</b> units were completed a year. The <del>most recent</del> years 2018 – 2020 <b>as development picked up before the impact of Covid</b> reached an average of 1,644 units a year.</p>																																
	41	Update Figure 5: Constructed Units in SDCC and Cumulative Total 2011 – 2020, Source: CSO, NDQ06 - 2.5.4 Planning and Construction Activity	<p>Amend Figure 5 from:</p> <div style="text-align: center;"> <table border="1" style="margin: 10px auto;"> <thead> <tr> <th></th> <th>2011</th> <th>2012</th> <th>2013</th> <th>2014</th> <th>2015</th> <th>2016</th> <th>2017</th> <th>2018</th> <th>2019</th> <th>2020</th> </tr> </thead> <tbody> <tr> <td style="color: red;">SDCC Units</td> <td>122</td> <td>129</td> <td>203</td> <td>239</td> <td>306</td> <td>474</td> <td>981</td> <td>1654</td> <td>1665</td> <td>1614</td> </tr> <tr> <td style="color: blue;">Total</td> <td>122</td> <td>251</td> <td>454</td> <td>693</td> <td>999</td> <td>1473</td> <td>2454</td> <td>4108</td> <td>5773</td> <td>7387</td> </tr> </tbody> </table> </div> <p>Figure 5: Constructed Units in SDCC and Cumulative Total 2011 – 2020, Source: CSO, NDQ06</p> <p>To illustrate:</p> <p>Figure 5: Constructed Units in SDCC and Cumulative Total 2011 – <del>2020</del> <b>Q3 2021</b>, Source: CSO, NDQ06</p>		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	SDCC Units	122	129	203	239	306	474	981	1654	1665	1614	Total	122	251	454	693	999	1473	2454	4108	5773
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020																									
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Total	122	251	454	693	999	1473	2454	4108	5773	7387																									



41

Text Change -  
2.5.4 Planning  
and Construction  
Activity

Amend text from:

In Quarter 3 of 2020, there was planning permission in SDCC for 11,448 units which were either under construction or permitted and not commenced across normal (99 units and less) and Strategic Housing Development applications (more than 99 units).

Strategic Housing Developments (SHDs) comprise a total of 54% of the total units with permission. A significant quantum was granted since Q4 2019 with on-going pre-planning for further units.

In terms of deliverability, between commencement of the SHD process in 2017 and Q3 2020, 11% of the permitted SHD units have either commenced construction or have been built. Delivery of these 100 plus unit developments in South Dublin County has generally occurred along the periphery of the County (Citywest/Fortunestown) and established areas (Rathfarnham) but not in the regeneration lands which account for 30% of all SHDs permitted in the County. The deliverability of SHDs, especially within key growth areas, will form part of the Core Strategy monitoring process.

Figure 6 illustrates the historical trend of planning permissions since 2016 up to Q3 2020. The graph shows how SHDs have increased the total quantum of planning permissions within the County.

To read:

In Quarter 3 of ~~2020~~ **2021**, there was planning permission in SDCC for ~~11,448~~ **12,445** units which were either under construction or permitted and not commenced across normal (99 units and less) and Strategic Housing Development applications (more than 99 units).

Strategic Housing Developments (SHDs) comprise a total of ~~54~~ **66**% of the total units with permission. A significant quantum was granted since Q4 2019 with on-going pre-planning for further units.

In terms of deliverability, between commencement of the SHD process in 2017 and Q3 ~~2020~~ **2021**, ~~11~~ **23**% of the permitted SHD units have either commenced construction or have been built. Delivery of these 100 plus unit developments in South Dublin County has generally occurred along the periphery of the County (Citywest/Fortunestown) and established areas (Rathfarnham) but not in the regeneration lands which account for 30% of all SHDs permitted in the County. The deliverability of SHDs/**LSRDs**, especially within key growth areas, will form part of the Core Strategy monitoring process.

Figure 6 illustrates the historical trend of planning permissions since 2016 up to ~~Q3-2020~~ **Q3 2021**. The graph shows how SHDs have increased the total quantum of planning permissions within the County.

42 Update Figure 6: Quantum of Planning Permissions within South Dublin (Source: HTF Series - 2.5.4 Planning and Construction Activity 2016 – 2020) -

Amend Figure 6 from:

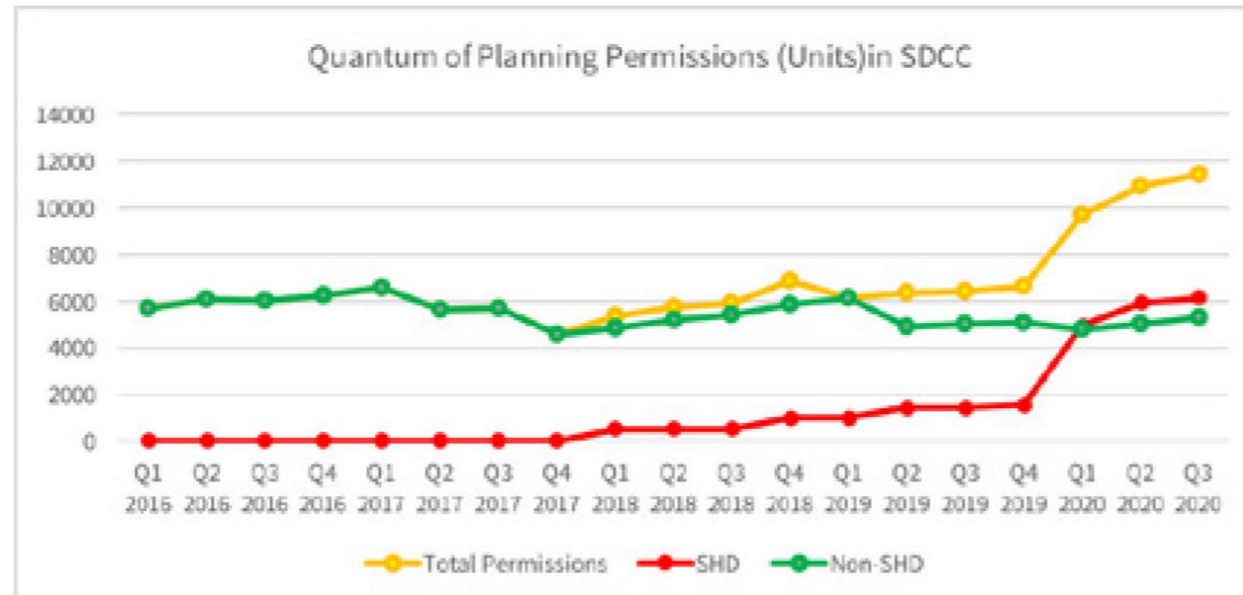
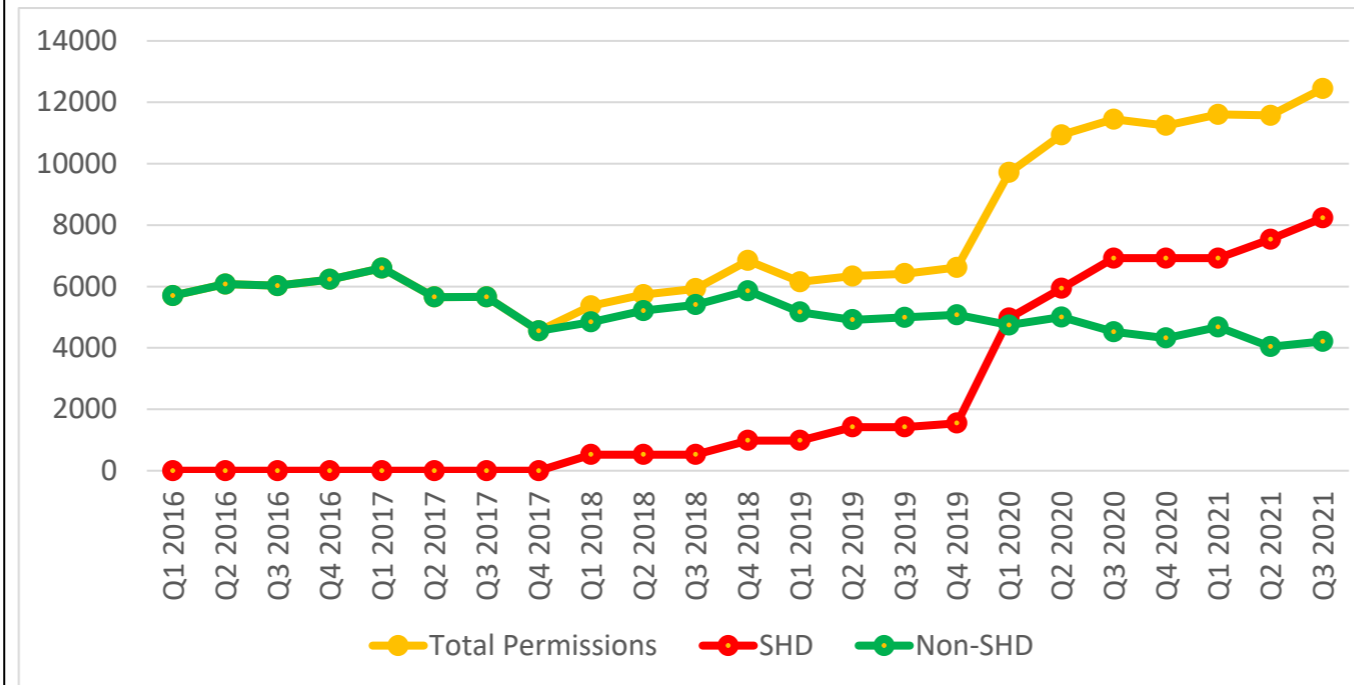


Figure 6: Quantum of Planning Permissions within South Dublin (Source: HTF Series 2016 - 2020)


To illustrate:

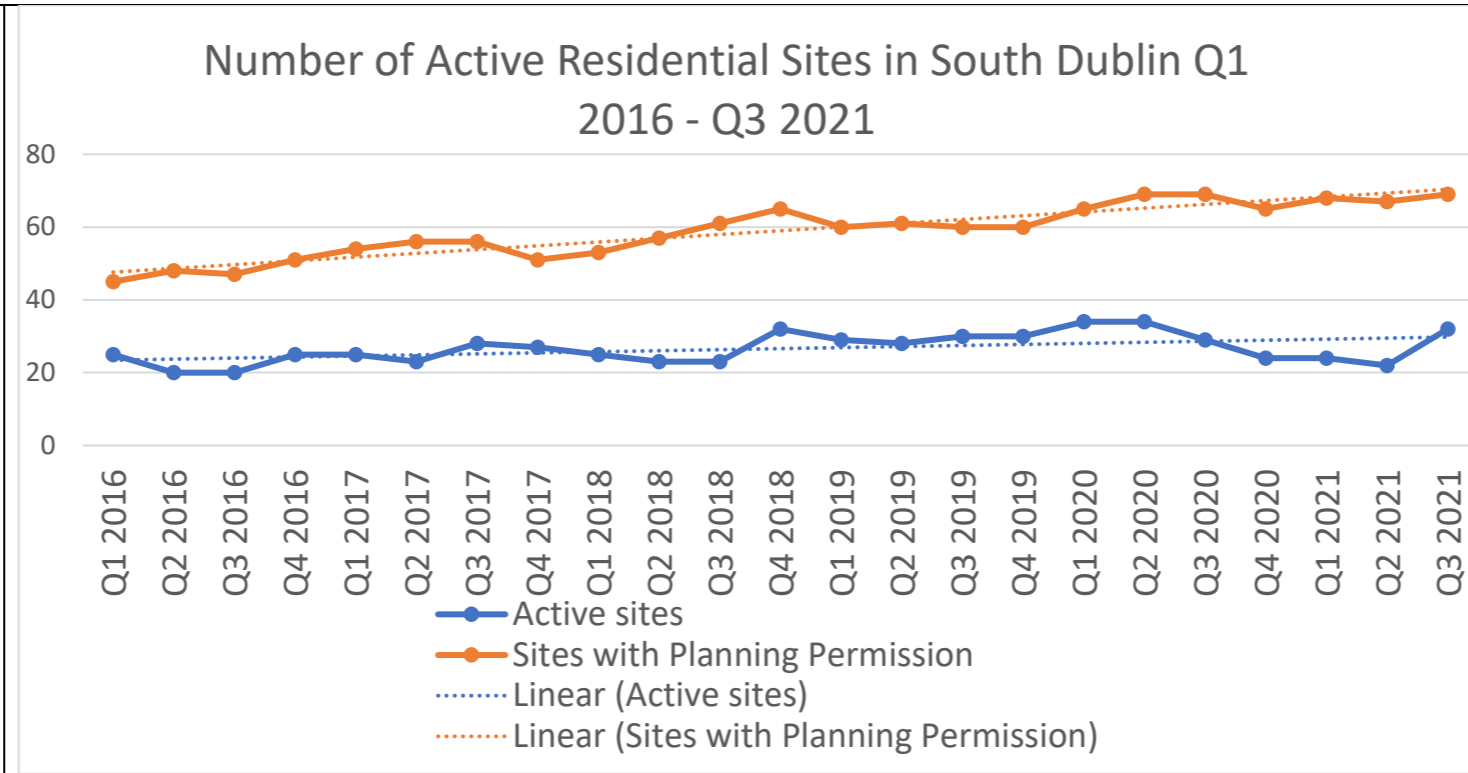
Figure 6: Quantum of Planning Permissions (Units) within South Dublin (Source: HTF Series 2016 – ~~2020~~ **Q3 2021**)



42 Text Change - 2.5.4 Planning

Amend text from:

	and Construction Activity	<p>Figure 7 below illustrates the number of sites with extant planning permission and of these, the quantum which are under construction per quarter since 2016 in South Dublin. The average trend indicates that half of sites (51%) with planning have not commenced. This could reflect a range of factors including market forces, permission sought to increase land value for re-sale, issues with sourcing the appropriate level of funding to commence construction, capacity of construction industry, etc. While COVID-19 has influenced this gap in terms of commencements, the trend of planning permissions relative to active sites (see linear lines in Fig. 7) was continuing to diverge by the end of 2020.</p> <p>To read:</p> <p>Figure 7 below illustrates the number of sites with extant planning permission and of these, the quantum which are under construction per quarter since 2016 in South Dublin. The average trend indicates that <b>half of sites (51%) less than half (circa 46%) of all sites with planning have commenced development.</b> This could reflect a range of factors including market forces, permission sought to increase land value for re-sale, issues with sourcing the appropriate level of funding to commence construction, capacity of construction industry, etc. While COVID-19 has influenced this gap in terms of commencements <b>and the gap remains significant, there are signs of a slight increase in commencements towards mid 2021. This will continue to be monitored.</b> <del>the trend of planning permissions relative to active sites (see linear lines in Fig. 7) was continuing to diverge by the end of 2020 .</del></p>
42	Update Figure 7: Construction Activity of Residential Sites in South Dublin County (Source: HTF Series 2016 - 2020) - 2.5.4 Planning and Construction Activity	<p>Amend Figure 7 from:</p>  <p>Figure 7: Construction Activity of Residential Sites in South Dublin County (Source: HTF Series 2016 - 2020)</p> <p>To illustrate:</p> <p>Figure 7: Construction Activity of Residential Sites in South Dublin County (Source: HTF Series 2016 – <del>2020</del> <b>Q3 2021</b>)</p>

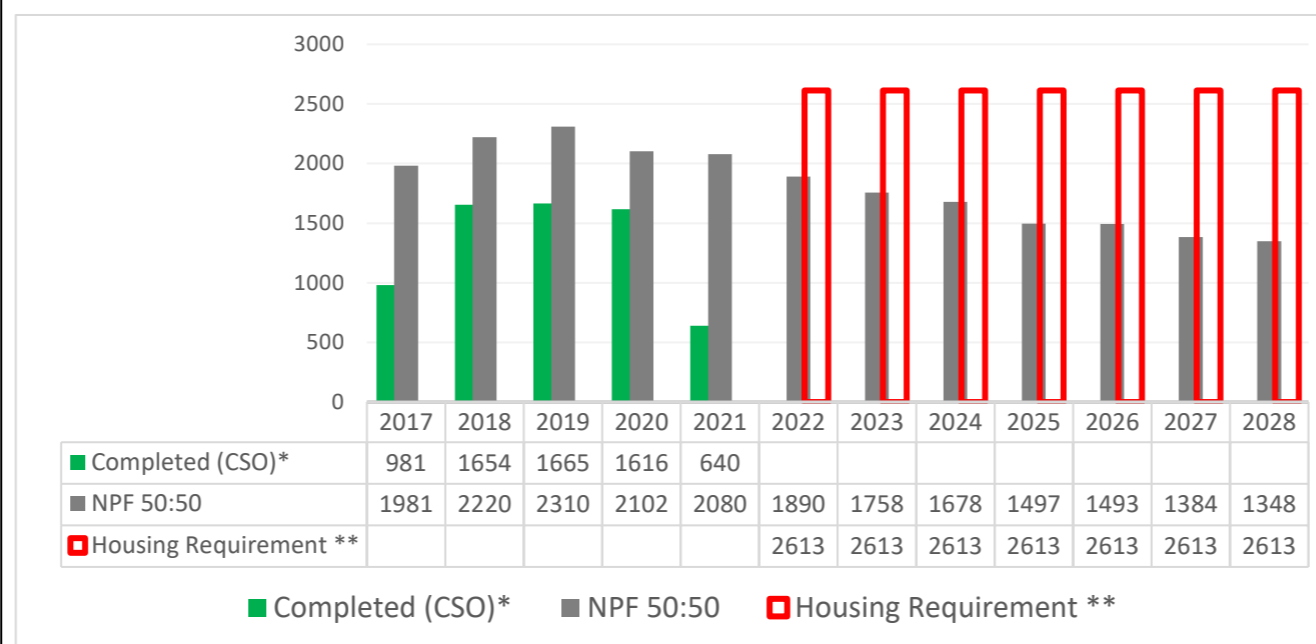


**Section 2.5.5 Housing Supply Targets**

<p><b>Consequential Amendment arising from Material Amendment 2.1</b></p>	<p>43</p>	<p>Text Change - 2.5.5 Housing Supply Targets</p>	<p>Amend text from:</p> <p>As outlined in Figure 5, South Dublin County’s annual rate of construction between 2017 and 2020 inclusive was on average 1,479 units a year with the last three years averaging 1,644 units. However, this was below the overall average demand for the County for 2017 – 2031 of 1,832 units a year set out by the ESRI in ‘Projected Housing Demand by Local Authority Area 2020 – 2031, ESRI NPF Scenario Housing Supply Target’. The shortfall, as result, has been carried forward into the years leading up to and the lifetime of the Development Plan period up to 2028 requiring on average 2,299 housing units a year.</p> <p>To read:</p> <p>As outlined in Figure 5, South Dublin County’s annual rate of construction between 2017 and <b>2020 Q3 2021</b> inclusive was on average <b>1,479 1,310</b> units a year. <b>with the last three years averaging 1,644 units.</b> However, this was below the overall average demand for the County for 2017 – 2031 of 1,832 units a year set out by the ESRI in ‘Projected Housing Demand by Local Authority Area 2020 – 2031, ESRI NPF Scenario Housing Supply Target’. The shortfall, as result, has been carried forward into the years leading up to and the lifetime of the Development Plan period up to 2028 requiring on average <b>2,299 2,613</b> housing units a year.</p>
	<p>44</p>	<p>2.5.5 Update Figure 8: South Dublin County Council – Average Annual Housing Supply Requirement up to 2028 - 2.5.5 Housing Supply Targets</p>	<p>Amend Figure 8 from:</p> <p>Figure 8: South Dublin County Council – Average Annual Housing Supply Requirement up to 2028</p>



To illustrate:  
Figure 8: South Dublin County Council – Average Annual Housing Supply Requirement up to 2028



\*CSO figures for the County indicate that 640 units have been constructed between Q1 and Q3 2021. It is estimated that a further 1600 units will be delivered between Q3 2021 and Q3 2022 when the plan comes into effect.


Section 2.5.6 Development Plan Population and Housing Requirements

Consequential Amendment arising from

44

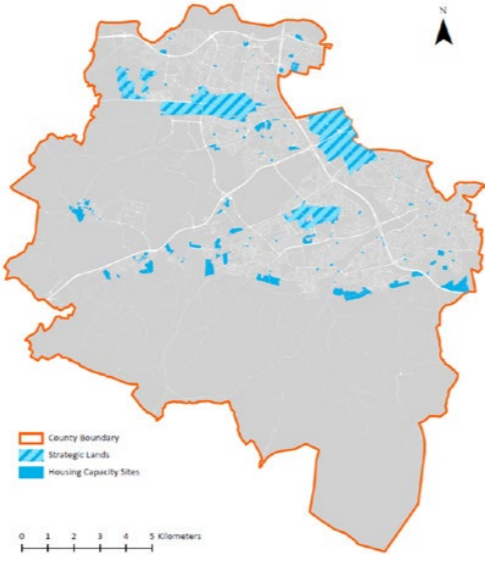
Infographic update - 2.5.6 Development

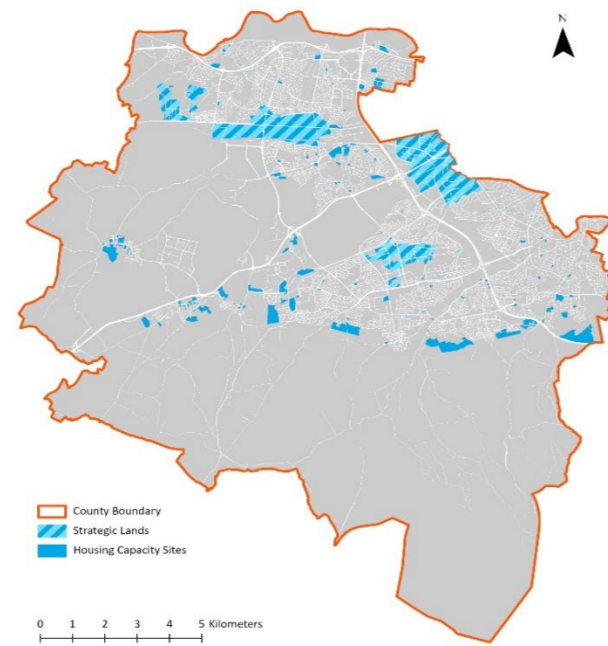
Amend text in infographic from:

<p><b>Material Amendment 2.1</b></p>		<p>Plan Population and Housing Requirements</p>	<p style="text-align: center;"><b>17,817</b> housing units between <b>2021 in 2028</b></p>  <p>To read: <del>17,817</del> <b>15,576</b> housing units between <del>2021</del> <b>2022</b> in 2028</p>
<p><b>Section 2.6.1 Land Capacity Study</b></p>			
<p><b>Consequential Amendment arising from Material Amendment 2.1</b></p>	<p>45</p>	<p>Text Change - 2.6.1 Land Capacity Study</p>	<p>Amend text from:</p> <p>The potential yield of undeveloped lands excludes units built and units under construction since the previous capacity audit in 2015. Since then, 5,914 units have been built while 4,557 are under construction amounting to a total of 10,471 units. These figures form part of the Core Strategy Table 10 and formation of the Settlement Strategy discussed further in this Chapter.</p> <p>Therefore, the total land capacity including long term development land within the County is 1,039 hectares with capacity to accommodate: 44,472 residential units. This equates to an average of 43 units per hectare.</p> <p>To read:</p> <p>The potential yield of undeveloped lands excludes units <b>built and 1600 units estimated to be built between Q3 2021 and Q3 2022</b> <del>and units under construction</del> since the previous capacity audit in 2015. Since then, <del>5,914</del> <b>6,554</b> units <b>have been built.</b> <del>have been built while 4,557 are under construction amounting to a total of 10,471 units.</del> These figures form part of the Core Strategy Table 10 and formation of the Settlement Strategy discussed further in this Chapter.</p> <p>Therefore, the total land capacity including long term development land within the County is <del>1,039</del> <b>990</b> hectares with capacity to accommodate: <del>44,472</del> <b>42,570</b> residential units. This equates to an average of 43 units per hectare.</p>
	<p>45/46</p>	<p>Text Change - 2.6.1 Land Capacity Study</p>	<p>Amend text from:</p> <p>Excluding those lands identified for strategic long-term development within SDZs and major regeneration sites, outside the Development Plan period (see below) allowable under Ministerial Circular, 2010, the analysis estimates a potential for 23,730 units on 477 hectares of developable land within the lifetime of the Development Plan period. This equates to an average yield of 50 units per hectare.</p> <p>Zoned land with extant permission not commenced (estimated 6,517 units) has been recognised and factored into the Core Strategy figure. In considering such extant permissions a deliverability analysis has also been carried out and has informed the development of the Core Strategy.</p> <p>To read:</p> <p>Excluding those lands identified for strategic long-term development within SDZs and major regeneration sites, outside the Development Plan period (see below) allowable under Ministerial Circular, 2010<sup>5</sup>, the analysis estimates a potential for <del>23,730</del> <b>21,490</b> units on <del>477</del> <b>428</b> hectares of developable land within the lifetime of the Development Plan period. This equates to an average yield of 50 units per hectare.</p> <p>Zoned land with extant permission not commenced (estimated <del>6,517</del> <b>8,234</b> units <b>Q3 2021</b>) has been recognised and factored into the Core Strategy figure. In considering such extant permissions a deliverability analysis has also been carried out and has informed the development of the Core Strategy.</p>

<b>Consequential Amendment arising from Material Amendment 2.13</b>	46	Amend Text and Update Table 8: Total Land Capacity within Strategic Development Areas - 2.6.1 Land Capacity Study	<p>Amend text and table 8 from: As indicated above, South Dublin County has strategic long term development potential within the Strategic Development Zones (SDZs) and zoned regeneration areas.</p> <p>Table 8: Total Land Capacity within Strategic Development Areas</p> <table border="1" data-bbox="721 310 1866 730"> <thead> <tr> <th rowspan="2">Settlement</th> <th rowspan="2">Strategic Development Zones (SDZs)</th> <th rowspan="2">Overall Unit Capacity</th> <th colspan="2">Total Land (Hectares)</th> </tr> <tr> <th>Brownfield</th> <th>Greenfield</th> </tr> </thead> <tbody> <tr> <td rowspan="5">Dublin City and Suburbs (Within and Contiguous)</td> <td>Adamstown SDZ Planning Scheme</td> <td>5,240</td> <td>0</td> <td>80</td> </tr> <tr> <td>Clonburris SDZ Planning Scheme</td> <td>7,730 – 11,098</td> <td>0</td> <td>252</td> </tr> <tr> <td>Naas Road lands</td> <td>*</td> <td>267</td> <td>13</td> </tr> <tr> <td>Tallaght Local Area Plan (Regen Lands)</td> <td>8,400 - 11,144</td> <td>108</td> <td>0</td> </tr> <tr> <td>Sub-Totals of SDAs</td> <td>-</td> <td><b>375 (51%)</b></td> <td><b>345 (49%)</b></td> </tr> <tr> <td><b>Totals</b></td> <td></td> <td><b>21,370 – 27,482</b></td> <td colspan="2"><b>720</b></td> </tr> </tbody> </table> <p>To read:</p> <p><b>Strategic Long Term Development Areas (SDAs)</b> As indicated above, South Dublin County has strategic long term development potential within the Strategic Development Zones (SDZs) and zoned regeneration areas. <b>The SDA's also include the Strategic Residential Reserve Lands.</b></p> <table border="1" data-bbox="721 999 1739 1749"> <thead> <tr> <th rowspan="2">Settlement</th> <th rowspan="2">Strategic Development Zones (SDZs)</th> <th rowspan="2">Overall Unit Capacity</th> <th colspan="2">Total Land (Hectares)</th> </tr> <tr> <th>Brownfield</th> <th>Greenfield</th> </tr> </thead> <tbody> <tr> <td rowspan="5">Dublin City and Suburbs (Within and Contiguous)</td> <td>Adamstown SDZ Planning Scheme</td> <td>5,240</td> <td>0</td> <td>80</td> </tr> <tr> <td>Clonburris SDZ Planning Scheme</td> <td>7,730 – 11,098</td> <td>0</td> <td>252</td> </tr> <tr> <td><del>Naas Road lands</del> <b>City Edge</b></td> <td>*</td> <td>267</td> <td>13</td> </tr> <tr> <td>Tallaght Local Area Plan (Regen Lands)</td> <td>8,400 - 11,144</td> <td>108</td> <td>0</td> </tr> <tr> <td>Sub-Totals of SDAs</td> <td>-</td> <td><b>375 (51%)</b></td> <td><b>345 (49%)</b></td> </tr> <tr> <td><b>Rathcoole</b></td> <td><b>West Rathcoole Strategic Residential Reserve</b></td> <td>70-80</td> <td></td> <td><b>2ha</b></td> </tr> <tr> <td><b>Totals</b></td> <td></td> <td><del>21,370</del> <b>21440 – 27,482</b> <del>27,562</del></td> <td colspan="2"><del>720</del> <b>722</b></td> </tr> </tbody> </table> <p>* Final figure will be subject to the <del>Naas Road</del> <b>City Edge</b> <del>Statutory Framework</del> Plan.</p>	Settlement	Strategic Development Zones (SDZs)	Overall Unit Capacity	Total Land (Hectares)		Brownfield	Greenfield	Dublin City and Suburbs (Within and Contiguous)	Adamstown SDZ Planning Scheme	5,240	0	80	Clonburris SDZ Planning Scheme	7,730 – 11,098	0	252	Naas Road lands	*	267	13	Tallaght Local Area Plan (Regen Lands)	8,400 - 11,144	108	0	Sub-Totals of SDAs	-	<b>375 (51%)</b>	<b>345 (49%)</b>	<b>Totals</b>		<b>21,370 – 27,482</b>	<b>720</b>		Settlement	Strategic Development Zones (SDZs)	Overall Unit Capacity	Total Land (Hectares)		Brownfield	Greenfield	Dublin City and Suburbs (Within and Contiguous)	Adamstown SDZ Planning Scheme	5,240	0	80	Clonburris SDZ Planning Scheme	7,730 – 11,098	0	252	<del>Naas Road lands</del> <b>City Edge</b>	*	267	13	Tallaght Local Area Plan (Regen Lands)	8,400 - 11,144	108	0	Sub-Totals of SDAs	-	<b>375 (51%)</b>	<b>345 (49%)</b>	<b>Rathcoole</b>	<b>West Rathcoole Strategic Residential Reserve</b>	70-80		<b>2ha</b>	<b>Totals</b>		<del>21,370</del> <b>21440 – 27,482</b> <del>27,562</del>	<del>720</del> <b>722</b>	
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<b>Consequential Amendment arising from</b>	48	Text Change - 2.6.1 Land Capacity Study	Amend text from:																																																																							



<p><b>Material Amendment 2.1</b></p>		<p>Excluding lands identified for strategic long-term development that will happen beyond the timescale of this Development Plan within SDZs, and major regeneration sites (allowable under Ministerial Circular, 2010), there is potential for 23,730 units on 477 hectares of developable land within the lifetime of the Development Plan period. The breakdown of the capacity per neighbourhood area and settlement and analysis of capacity against housing need is set out under Table 9 below.</p> <p>To read: Excluding lands identified for strategic long-term development that will happen beyond the timescale of this Development Plan within SDZs, and major regeneration sites (allowable under Ministerial Circular, 2010), there is potential for <del>23,730</del> 21,490 units on <del>477</del> 428 hectares of developable land within the lifetime of the Development Plan period. The breakdown of the capacity per neighbourhood area and settlement and analysis of capacity against housing need is set out under Table 9 below.</p>
	<p>50</p> <p>Image of Land Capacity Sites - Figure 9:Housing Capacity Sites and associated text. - 2.6.1 Land Capacity Study</p>	<p>Amend Figure 9 and text from:</p> <p>The below map illustrates the extent of the total housing capacity sites of 44,472 on 1,039 Hectares on available already zoned land.</p>  <p>The map shows a geographical area with a grey background. A red outline indicates the 'Country boundary'. Blue hatched areas represent 'Strategic Lands'. Solid blue areas represent 'Housing Capacity Sites'. A north arrow is located in the upper right, and a scale bar from 0 to 5 kilometers is in the lower left.</p> <p>As set out above, there is a Housing Need for 13,260 new homes up to 2028 which in addition to the units under construction will meet the requirement for 17,817 homes. The following sections examine the suitability of lands capable of delivering these 13,260 new homes over the lifetime of the Development Plan period.</p> <p>To read:</p> <p>The below map illustrates the extent of the total housing capacity sites of <del>44,472</del> 42,570 on <del>1,039</del> 990 Hectares on available already zoned land.</p>



As set out above, there is a Housing Need for 13,260 new homes up to 2028 which in addition to the units under construction will meet the requirement for 17,817 homes. The following sections examine the suitability of lands capable of delivering these 13,260 new homes over the lifetime of the Development Plan period.

**Section 2.6.2 Tiered Approach to Land Zoning**

<p><b>Consequential Amendment arising from Material Amendment 2.1</b></p>	<p>51</p>	<p>Text Change - 2.6.2 Tiered Approach to Land Zoning</p>	<p>Amend text from:</p> <p>The infrastructural assessment determined that all existing zoned lands with potential to deliver homes could be categorised as either Tier 1 or Tier 2 lands in line with the NPF criteria capable of facilitating a potential total of 23,730 units. Tier 1 lands have the potential to accommodate: 11,597 units on c.196 hectares and Tier 2 lands have the potential to accommodate: 12,133 units on c.281 hectares.</p> <p>To read:</p> <p>The infrastructural assessment determined that all existing zoned lands with potential to deliver homes could be categorised as either Tier 1 or Tier 2 lands in line with the NPF criteria capable of facilitating a potential total of 23,730 units. Tier 1 lands have the potential to accommodate: 11,597 units on c.196 hectares and Tier 2 lands have the potential to accommodate: 12,133 units on c.281 hectares. <b>Based on known construction activity and an estimated delivery up to Q3 2022 the total capacity of Tier 1 and Tier 2 lands is 21,490 units.</b></p>
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**Section 2.6.3 Planning Analysis**

<p><b>Consequential Amendment arising from Material Amendment 2.1</b></p>	<p>51</p>	<p>Text Change - 2.6.3 Planning Analysis</p>	<p>Amend text from:</p> <p>Of the 477 hectares of existing zoned lands, (which excludes those lands identified as long-term strategic lands within the SDAs), 343 ha capable of delivering 16,992 units achieved a high planning score and 134 Ha capable of delivering 6,738 units received a medium to high planning score.</p> <p>To read:</p>
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			Of the 477 hectares of existing zoned lands <b>identified in the Infrastructure Assessment carried out in 2021</b> , (which excludes those lands identified as long-term strategic lands within the SDAs), 343 ha capable of delivering 16,992 units achieved a high planning score and 134 Ha capable of delivering 6,738 units received a medium to high planning score. <b>Based on known construction activity and an estimated delivery up to Q3 2022 the total capacity of Tier 1 and Tier 2 lands is 21,490 units on 428 hectares over the plan period 2022-2028.</b>
<b>Section 2.6.4 Deliverability Analysis</b>			
<b>Consequential Amendment arising from Material Amendment 2.1</b>	52	Text Change - 2.6.4 Deliverability Analysis	<p>Amend Text from:</p> <p>To achieve this objective a prioritised level of growth of undeveloped land (excluding units/land under construction) for each Neighbourhood Area based on past construction and deliverability was applied with a focus on the SDAs identified under the MASP; amounting to 9,439 units representing a total of 71% of units being within the SDZs and Regeneration Lands (57% at 7,616) and within Fortunestown (14% at 1,823). In addition, a further allocation of 3,075 (23%) has been provided for within the Dublin City and Suburbs settlement of undeveloped land, excluding land under construction. This facilitates the delivery of a total of 12,514 units, or 94% of the County's growth which exceeds the requirements of NPO 3b and RPO 3.2. The remaining balance has been allocated to the three settlements: Saggart, Newcastle and Rathcoole totalling 746 units (6%), providing for an overall total allocation of 13,260 units. In addition to the units under construction this provides for the supply target of 17,817 units over the course of the Plan.</p> <p>To read:</p> <p>To achieve this objective a prioritised level of growth of undeveloped land (excluding units/land under construction) for each Neighbourhood Area based on past construction and deliverability was applied with a focus on the SDAs identified under the MASP; amounting to <del>9,439</del> <b>9,613</b> units representing a total of <del>71%</del> <b>61.7%</b> of units being within the SDZs and Regeneration Lands (<del>57% at 7,616</del>) <b>(47.7% at 7,500)</b> and within Fortunestown (<del>14% at 1,823</del>) <b>(14% at 2,113)</b>. In addition, a further allocation of <del>3,075 (23%)</del> <b>4,914 (31.5%)</b> has been provided for within the Dublin City and Suburbs settlement of undeveloped land, excluding land under construction. This facilitates the delivery of a total of <del>12,514</del> <b>14,527</b> units, or <del>94%</del> <b>93%</b> of the County's growth which exceeds the requirements of NPO 3b and RPO 3.2. The remaining balance has been allocated to the three settlements: Saggart, Newcastle and Rathcoole totalling <del>746 units (6%)</del> <b>1,050 units (7%)</b> providing for an overall total allocation of <del>13,260</del> <b>15,576</b> units. <del>In addition to the units under construction this provides for the supply target of 17,817 units over the course of the Plan.</del></p> <p><b>Note:</b> The Draft Plan identified the figure for the SDAs identified under the MASP of 9,439 in error. This figure should have correctly stated 10,439 reflective of the allocation of growth for Citywest/Fortunestown of 2,833 as per Table 10.</p>
	52	Text Change - 2.6.4 Deliverability Analysis	<p>Amend text from:</p> <p>The Council is actively engaged with social and affordable housing delivery and has a strong supply pipeline which will be delivered over the Development Plan period and will provide for a significant proportion of the annual housing targets for the County. However, in terms of deliverability from a private development perspective, the following factors have been considered:</p> <ul style="list-style-type: none"> <li>• 94% of the allocated unit growth is within Dublin City and suburbs with approximately half of allocated lands identified as brownfield. Such lands can present challenges in terms of contaminated sites, landownership and site</li> <li>• assembly, phasing and sequencing.</li> <li>• The housing data and trends within the County indicate that approximately half (51%) of sites with permission are activated at any given time while the remainder may take time to commence based on a range of factors (e.g. raising of funding, potential market changes) or that permissions may not be implemented at all during their lifetime.</li> <li>• Larger developments (SHDs) comprise a significant element of permitted units throughout the County and delivery has been limited to certain neighbourhood areas to date.</li> </ul> <p>To read:</p> <p>The Council is actively engaged with social and affordable housing delivery and has a strong supply pipeline which will be delivered over the Development Plan period and will provide for a significant proportion of the annual housing targets for the County. However, in terms of deliverability from a private development perspective, the following factors have been considered:</p> <ul style="list-style-type: none"> <li>• <del>94%</del> <b>93%</b> of the allocated unit growth is within Dublin City and suburbs with approximately half of allocated lands identified as brownfield. Such lands can present challenges in terms of contaminated sites, landownership and site assembly, phasing and sequencing.</li> <li>• The housing data and trends within the County indicate that <del>approximately half (51%)</del> <b>less than half (circa 46%)</b> of <b>all</b> sites with permission are activated at any given time while the remainder may take time to commence based on a range of factors (e.g. raising of funding, potential market changes) or that permissions may not be implemented at all during their lifetime.</li> </ul> <p>Larger developments (SHDs) comprise a significant element of permitted units throughout the County and delivery has been limited to certain neighbourhood areas to date.</p>

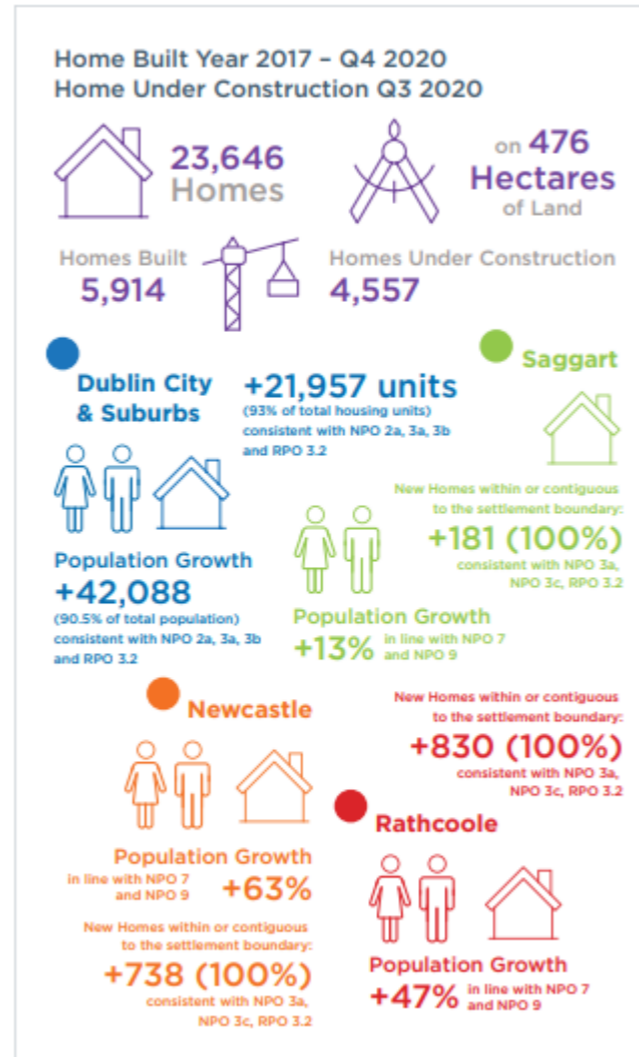
**Section 2.6.5 Core Strategy – 2022 – 2028 Development Plan**

**Consequential Amendment arising from Material Amendment 2.1**

56

Infographic Update - 2.6.5 Core Strategy – 2022 – 2028 Development Plan

Amend text in infographic from:



To read:

- Home Built Year 2017 – Q3 2021
- Homes Under Construction Q3 2021
- Housing Need 15,576 Homes on 428 Hectares of Land
- Homes Built 2017 – Q3 2021 – 6,554
- Under Construction Q3 Housing Task Force Returns – 2,438
- Dublin City and Suburbs +14,527
- Saggart - New Homes within the settlement boundary +250
- Newcastle - Population Growth + 35 %
- Newcastle - New Homes within the settlement boundary +498
- Rathcoole - Population Growth + 31%
- Rathcoole - New Homes within the settlement boundary +737

**Section 2.7 Settlement Strategy**

**Consequential Amendment**

63

Update Table 12: Core Strategy -

Amend Table 12 from:

arising from  
Material  
Amendment  
2.1

Population  
Allocation up to  
2028  
- 2.7 Settlement  
Strategy

**Table 1:** Core Strategy - Population Allocation up to 2028

Settlement Type	Settlement Name	Census 2016	Existing Pop share (%)	Growth up to 2028	Share of Growth (%)	Growth proportion of 2016 population	as of 2028 Population (No.)	Proposed Pop share (%)
<b>Urban Aggregate Area</b>		273,215	98%	46,491	99.94%	17.02%	319,705	98.3%
<b>Dublin City and Suburbs<sup>1</sup></b>	South Dublin DC and S	262,638	94.2%	42,088	90.5%	16%	304,726	93.7%
<b>Self-Sustaining Town</b>	Saggart	3,133	1.1%	398	0.9%	12.7%	3,531	1.1%
<b>Self-Sustaining Growth Towns</b>	Newcastle <sup>2</sup>	3,093	1.1%	1,946	4.2%	63%	5,039	1.5%
	Rathcoole <sup>3</sup>	4,351	1.6%	2,058	4.4%	47%	6,409	2%
<b>Aggregate Rural Area</b>		5,552	2%	27	0.1%	0.5%	5,579	1.7%
<b>South Dublin County</b>		278,767	100%	+46,518	100%	16.7%	325,285	100%

To read Table 12 13: ~~Core Strategy~~ Settlement Strategy - Population Allocation up to 2028

<sup>1</sup> Dublin City and Suburbs figure relates to lands within and contiguous to the CSO defined boundary based on the latest Census data.

<sup>2</sup> Newcastle, Rathcoole and Saggart figures relate to the lands within and contiguous to the CSO defined boundary.

<sup>3</sup> The population figures recognise planning permissions under construction and permission not yet commenced.

Settlement Type	Settlement Name	Census 2016	Existing Pop share (%)	Growth up to 2028	Share of Growth (%)	Growth proportion of 2016 population	as of 2028 Population (No.)	Proposed Pop share (%)
Urban Aggregate Area		273,215	98%	<del>46,491</del> 44,910	99.94%	<del>17.02%</del> 16.5%	319,705	98.3%
Dublin City and Suburbs <sup>4</sup>	South Dublin DC and S	262,638	94.2%	42,088	90.5%	16%	304,726	93.7%
Self-Sustaining Town	Saggart	3,133	1.1%	398	0.9%	12.7%	3,531	1.1%
Self-Sustaining Growth Towns	Newcastle <sup>5</sup>	3,093	1.1%	<del>1,946</del> 1,090	<del>4.2%</del> 3%	<del>63%</del> 35%	5,039	1.5%
	Rathcoole <sup>6</sup>	4,351	1.6%	<del>2,058</del> 1,334	<del>4.4%</del> 3%	<del>47%</del> 31%	6,409	2%
Self-Sustaining Town	Saggart	3,133	1.1%	398	-1%	12.7%	3,531	1.1%
Aggregate Rural Area		5,552	2%	27	0.1%	0.5%	5,579	1.7%
South Dublin County		278,767	100%	+46,518	100%	16.7%	325,285	100%

<sup>4</sup> Dublin City and Suburbs figure relates to lands within and contiguous to the CSO defined boundary based on the latest Census data.

<sup>5</sup> Newcastle, Rathcoole and Saggart figures relate to the lands within and contiguous to the CSO defined boundary.

<sup>6</sup> The population figures recognise planning permissions under construction and permission not yet commenced.

# Consequential Amendments to Appendix 2 (Part 1) Developing the Core Strategy arising from Material Amendments

Amendment Ref	Page No.	Policy/Objective No.	Text/Policy/Objective Amendment Wording																																
<b>Part 1 A: Land Capacity Analysis</b>																																			
Consequential Amendment arising from Material Amendment 2.1	3	Table 1: Breakdown of the lands identified as having potential for development	<p>Amend Table 1 from:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3" style="background-color: #d3d3d3;">Lands identified as potential for development</th> </tr> <tr> <th style="background-color: #d3d3d3;">Land Use Type</th> <th style="background-color: #d3d3d3;">Sites</th> <th style="background-color: #d3d3d3;">Land Area (ha)</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Res/Mixed Use</td> <td>117 No. Residential Sites</td> <td rowspan="2" style="text-align: center;">1039</td> </tr> <tr> <td>81 No. Mixed Use Sites</td> </tr> <tr> <td>Blocks (As per relevant Planning Scheme/LAP/Framework)</td> <td>4 No. Blocks (Adamstown SDZ, Clonburris SDZ, Tallaght LAP &amp; Naas Road)</td> <td></td> </tr> <tr> <td>Employment</td> <td>59 No. Employment Sites</td> <td style="text-align: center;">554</td> </tr> </tbody> </table> <p style="text-align: center; font-size: small;">Table 1: Breakdown of the lands identified as having potential for development</p> <p>To Read:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3" style="background-color: #d3d3d3;">Lands identified as potential for development</th> </tr> <tr> <th style="background-color: #d3d3d3;">Land Use Type</th> <th style="background-color: #d3d3d3;">Sites</th> <th style="background-color: #d3d3d3;">Land Area (ha)</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Res/Mixed Use</td> <td>117 No. Residential Sites</td> <td rowspan="2" style="text-align: center; color: red;">1039 990</td> </tr> <tr> <td>81 No. Mixed Use Sites</td> </tr> <tr> <td>Blocks (As per relevant Planning Scheme/LAP/Framework)</td> <td>4 No. Blocks (Adamstown SDZ, Clonburris SDZ, Tallaght LAP &amp; Naas Road)</td> <td></td> </tr> <tr> <td>Employment (<b>EE zoned lands</b>)</td> <td>59 No. Employment Sites</td> <td style="text-align: center; color: red;">554 602</td> </tr> </tbody> </table> <p style="text-align: center; font-size: small;">Table 1: Breakdown of the lands identified as having potential for development</p>	Lands identified as potential for development			Land Use Type	Sites	Land Area (ha)	Res/Mixed Use	117 No. Residential Sites	1039	81 No. Mixed Use Sites	Blocks (As per relevant Planning Scheme/LAP/Framework)	4 No. Blocks (Adamstown SDZ, Clonburris SDZ, Tallaght LAP & Naas Road)		Employment	59 No. Employment Sites	554	Lands identified as potential for development			Land Use Type	Sites	Land Area (ha)	Res/Mixed Use	117 No. Residential Sites	1039 990	81 No. Mixed Use Sites	Blocks (As per relevant Planning Scheme/LAP/Framework)	4 No. Blocks (Adamstown SDZ, Clonburris SDZ, Tallaght LAP & Naas Road)		Employment ( <b>EE zoned lands</b> )	59 No. Employment Sites	554 602
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Consequential Amendment arising from Material Amendment 2.4	3	Text Change -	<p>Amend text from:</p> <p>The four 'Blocks' identified represent the areas with strategic long term development potential in South Dublin, namely the two Strategic Development Zones (SDZs) of Adamstown and Clonburris and the zoned regeneration areas in Tallaght and the Naas Road lands.</p> <p>To Read:</p> <p>The four 'Blocks' identified represent the areas with strategic long term development potential in South Dublin, namely the two Strategic Development Zones (SDZs) of Adamstown and Clonburris and the zoned regeneration areas in Tallaght and the <b>Naas-Road City Edge</b> lands.</p>																																
	5	Text Change -	<p>Amend text from:</p> <p>For the Naas Road lands, a preliminary potential units figure (up to 2,028) was applied.</p> <p>To Read:</p>																																

For the ~~Naas Road~~ City Edge lands, a preliminary potential units figure (up to 2,028) was applied.

Consequential Amendment arising from Material Amendment 2.1

5

Amend text and Table 2 from:  
The potential capacity within the Residential and Mixed Use Sites is 44,472 units as shown in Table 2 below:

Lands identified as potential for development			
Land Use Type	Sites	Land Area (ha)	Potential Capacity
Res/Mixed Use	117 No. Residential Sites	1039	44,472 units
	81 No. Mixed Use Sites		
Blocks (As per relevant Planning Scheme/LAP/Framework)	4 No. Blocks (Adamstown SDZ, Clonburris SDZ, Tallaght LAP & Naas Road)		
Employment	59 No. Employment Sites	554	31,824 Jobs*

\*Includes potential jobs within Mixed Use Sites & Blocks

Table 2: Potential capacity within lands identified as having potential for development

To Read:  
The potential capacity within the Residential and Mixed Use Sites is ~~44,472~~ 42,570 units as shown in Table 2 below:

Lands identified as potential for development			
Land Use Type	Sites	Land Area (ha)	Potential Capacity
Res/Mixed Use	117 No. Residential Sites	1039-990	44,472-42,570 units
	81 No. Mixed Use Sites		
Blocks (As per relevant Planning Scheme/LAP/Framework)	4 No. Blocks: (Adamstown SDZ, Clonburris SDZ, Tallaght LAP & Naas Road)		
Employment	59 No. Employment Sites	554 602	31,824 Jobs* 34,503

\*Includes potential jobs within Mixed Use Sites & Blocks

Table 2: Potential capacity within lands identified as having potential for development

Consequential Amendment arising from Material Amendment 2.4

5

Text Change

Amend Text from:  
Strategic Long Term Development Areas  
South Dublin has strategic long term development potential within the two Strategic Development Zones (SDZs) of Adamstown and Clonburris and the zoned regeneration areas in Tallaght and the Naas Road lands. These areas provide a strategic quantum of development for South Dublin along existing and planned rail corridors which are identified as key residential and employment growth areas within the Metropolitan Area Strategic Plan. Table 3 below illustrates the full capacity of these lands:



To Read:

Strategic Long Term Development Areas

South Dublin has strategic long term development potential within the two Strategic Development Zones (SDZs) of Adamstown and Clonburris and the zoned regeneration areas in Tallaght and the **Naas-Road City Edge** lands. These areas provide a strategic quantum of development for South Dublin along existing and planned rail corridors which are identified as key residential and employment growth areas within the Metropolitan Area Strategic Plan. Table 3 below illustrates the full capacity of these lands:

Consequential Amendment arising from Material Amendment 2.13

6

Table 3: Total Land capacity of Strategic Development Areas and Development Plan Allocation

Amend Table 3:

Settlement	Strategic Development Zones (SDZs)	Overall Unit Capacity	Total Land (Hectares)	
			Brownfield	Greenfield
Dublin City and Suburbs (Within and Contiguous)	Adamstown SDZ Planning Scheme	5,240	0	80
	Clonburris SDZ Planning Scheme	7,730 – 11,098	0	252
	Naas Road lands	*	267	13
	Tallaght Local Area Plan (Regen Lands)	8,400 - 11,144	108	0
	Sub-Totals of SDAs	-	375 (51%)	345 (49%)
<b>Totals</b>		<b>21,370 – 27,482</b>	<b>720</b>	

\* Final figure will be subject to the Naas Road Framework Plan.

Table 3: Total Land capacity of Strategic Development Areas and Development Plan Allocation

To Read:

Settlement	Strategic Development Zones (SDZs)	Overall Unit Capacity	Total Land (Hectares)	
			Brownfield	Greenfield
Dublin City and Suburbs (Within and Contiguous)	Adamstown SDZ Planning Scheme	5,240	0	80
	Clonburris SDZ Planning Scheme	7,730 – 11,098	0	252
	<b>Naas-Road lands City Edge</b>	*	267	13
	Tallaght Local Area Plan (Regen Lands)	8,400 - 11,144	108	0
	Sub-Totals of SDAs	-	375 (51%)	345 (49%)
<b>Rathcoole</b>	<b>West Rathcoole Strategic Residential Reserve</b>	70-80		<b>2ha</b>
<b>Totals</b>		<del>21,370</del> <b>21,440 – 27,482</b> <b>27,562</b>	<del>720</del> <b>722</b>	

\* Final figure will be subject to the **Naas-Road City Edge Statutory Framework** Plan.

Table 3: Total Land capacity of Strategic Development Areas and Development Plan Allocation

<p><b>Consequential Amendment arising from Material Amendment 2.1</b></p>	<p>7</p>	<p>Text Change -</p>	<p>Amend text from:</p> <p>The potential yield of undeveloped lands excludes units built and units under construction since the previous capacity audit in 2015. Since then, 5,914 units have been built while 4,557 are under construction amounting to a total of 10,471 units. These figures form part of the Core Strategy and formation of the settlement strategy.</p> <p>Therefore, the total land capacity including long term development within the County is 1,039 hectares with capacity to accommodate: 44,472 residential units. This equates to an average 43 units per hectare.</p> <p>Excluding those lands identified for strategic long-term development within SDZs and major regeneration sites outside the Development Plan period (see below), allowable under Ministerial Circular, 20106, the analysis estimates a potential for 23,730 units on 477 hectares of developable land within the lifetime of the Development Plan period. This equates to an average yield of 50 units per hectare.</p> <p>Zoned land with extant permission not commenced (est. 6,517 units) has been recognised and factored into the Core Strategy figure. In considering such extant permissions a deliverability analysis has also been carried out and has informed the development of the Core Strategy. The potential yield of lands located in each strategic development area, identifying greenfield and brownfield lands, is contained within Table 3 above. On completion of the Land Capacity Analysis, the output from this assessment provided essential baseline data for the Infrastructure Assessment (1 B below), the second 'step' in the Core Strategy development process.</p> <p>To Read:</p> <p>The potential yield of undeveloped lands excludes units built and units under construction since the previous capacity audit in 2015. Since then, <b>5,914 6,554</b> units have been built. <del>while 4,557 are under construction amounting to a total of 10,471 units.</del> These figures form part of the Core Strategy and formation of the settlement strategy.</p> <p>Therefore, the total land capacity including long term development within the County is <b>1,039 990</b> hectares with capacity to accommodate: <b>44,472 42,570</b> residential units. This equates to an average 43 units per hectare.</p> <p>Excluding those lands identified for strategic long-term development within SDZs and major regeneration sites outside the Development Plan period (see below), allowable under Ministerial Circular, <b>2010<sup>6</sup></b>, the analysis estimates a potential for <b>23,730 21,490</b> units on <b>477 428</b> hectares of developable land within the lifetime of the Development Plan period. This equates to an average yield of 50 units per hectare.</p> <p>Zoned land with extant permission not commenced (est. <b>6,517 8,234</b> units <b>Q3 2021</b>) has been recognised and factored into the Core Strategy figure. In considering such extant permissions a deliverability analysis has also been carried out and has informed the development of the Core Strategy. The potential yield of lands located in each strategic development area, identifying greenfield and brownfield lands, is contained within Table 3 above. On completion of the Land Capacity Analysis, the output from this assessment provided essential baseline data for the Infrastructure Assessment (1 B below), the second 'step' in the Core Strategy development process.</p>
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**Part 1 B: Infrastructural Assessment**

<p><b>Consequential Amendment arising from Material Amendment 2.1</b></p>	<p>27</p>	<p>Table Update - Tallaght Neighbourhood Area</p>	<p>Amend Text under <del>Teir</del> <b>Tier</b> Two Assessment Table within the Wastewater/Drainage under Infrastructural Requirements heading from:</p> <p><del>In Tallaght North, there are constraints around Airton Road / Cookstown where developer driven upgrades are required to support development. 450 mm sewer in Airton Road is surcharged. There is a 225 mm overflow discharging into the local waterbody. Downstream of the overflow the sewer discharges via a manhole into 600 mm sewer in Bancroft park. The 600 mm sewer in Airton Road is empty upstream of the manhole. All new developments should be connected into the 600 mm sewer.</del></p> <p>To Read:</p> <p><b>There will be network upgrade required to facilitate the longer term growth needs of the Cookstown area. The upgrade being potentially located in the Belgard Road/Airton Road and Bancroft Park areas. Irish Water can work with developers to form the best solution. This would be through the Connections and Developer Services section of Irish Water's website. <a href="http://www.water.ie/connections/developer-services">http://www.water.ie/connections/developer-services</a>.</b></p>
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**Part 1 C: Planning Assessment**

<p><b>Consequential Amendment arising from Material Amendment 2.4</b></p>	<p>30</p>	<p>Text Change - Part 1 Compact Growth</p>	<p>Amend Text from:</p> <p>A. Are the subject lands located within a specified residential or employment area within the MASP (Total 100 Marks)</p> <ul style="list-style-type: none"> <li>• Within Tallaght Town Centre LAP OR Specified Area in the RSES i.e. Adamstown SDZ, Clonburriss SDZ, Naas Road Regen Lands, Grangecastle Employment, Kilcarbery</li> <li>• Within 500m - 1000m of TTC LAP Boundary (BROWNFIELD 80 GREEN 60)</li> <li>• Within Wider MASP Area in the case of Tallaght (BROWNFIELD 60 GREEN 40)</li> </ul> <p>To:</p>
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			<p>A. Are the subject lands located within a specified residential or employment area within the MASP (Total 100 Marks)</p> <ul style="list-style-type: none"> <li>• Within Tallaght Town Centre LAP OR Specified Area in the RSES i.e. Adamstown SDZ, Clonburris SDZ, <del>Naas Road Regen</del> <b>City Edge</b> Lands, Grangecastle Employment, Kilcarbery</li> <li>• Within 500m - 1000m of TTC LAP Boundary (BROWNFIELD 80 GREEN 60)</li> <li>• Within Wider MASP Area in the case of Tallaght (BROWNFIELD 60 GREEN 40)</li> </ul>
<b>Consequential Amendment arising from Material Amendment 2.4</b>	33	Text Change – Naas Road Neighbourhood	<p>Amend Text from:</p> <p>Total land capacity within the Naas Road Neighbourhood provided for a total of 294 ha. The Neighbourhood consisted of approximately 1 no. Mixed Use Site; 4 no. Employment Sites and 1 no. Block (identified Naas Road REGEN lands).</p> <p>The majority of the Mixed Use sites within this Neighbourhood demonstrated a high or medium to high level of conformity which includes the Naas Road Regeneration lands. The Employment sites demonstrate a medium to high level of conformity.</p> <p>This Neighbourhood contains the Naas Road strategic landbank located within the MASP. Overall, the planning assessment results indicated that the potential development lands within this Neighbourhood have the ability to conform with overarching national and regional objectives and positively contribute to the delivery of successful and sustainable neighbourhoods.</p> <p>To Read:</p> <p>Total land capacity within the Naas Road Neighbourhood provided for a total of <del>294</del> <b>280</b>ha. The Neighbourhood consisted of approximately 1 no. Mixed Use Site; 4 no. Employment Sites and 1 no. Block (identified <del>Naas Road REGEN</del> <b>City Edge</b> lands).</p> <p>The majority of the Mixed Use sites within this Neighbourhood demonstrated a high or medium to high level of conformity which includes the <del>Naas Road Regeneration</del> <b>City Edge</b> lands. The Employment sites demonstrate a medium to high level of conformity.</p> <p>This Neighbourhood contains the Naas Road strategic landbank located within the MASP. Overall, the planning assessment results indicated that the potential development lands within this Neighbourhood have the ability to conform with overarching national and regional objectives and positively contribute to the delivery of successful and sustainable neighbourhoods.</p>
<b>Part 1 D: Deliverability</b>			
<b>Consequential Amendment arising from Material Amendment 2.1</b>	34		<p>Amend text from:</p> <p>This analysis has resulted in the allocation of 9,439 units representing a total of 71% of units being within the SDZs and Regen Lands (57% at 7,616) and within the Fortunestown Local Area Plan (14% at 1,823). In addition, a further allocation of 3,075 (23%) has been provided for within the Dublin City and Suburbs settlement on undeveloped land, excluding land under construction.</p> <p>This facilitates the delivery of a total of 12,514 units, or 94% of the county's growth which exceeds the requirements of NPO 3b and RPO 3.2 which sets out a requirement for Local Authorities to achieve compact urban development targets of at least 50% of all new homes within or contiguous to the built up area of Dublin City and Suburbs. The remaining balance has been allocated to the three settlements: Saggart, Newcastle and Rathcoole totalling 746 units (6%), providing for an overall total allocation of 13,260 units. In addition to the units under construction this provides for the supply target of 17,817 units over the course of the Plan.</p> <p>To Read:</p> <p>This analysis has resulted in the allocation of <del>9,439</del> <b>9,613 (61.7%)</b> units <del>representing a in total of 71% within the SDZs and Regen Lands of units being within the SDZs and Regen Lands (57% at 7,616) (47.7% at 7,500)</del> and within the Fortunestown Local Area Plan <del>(14% at 1,823), (14% at 2,113)</del>. In addition, a further allocation of <del>3,075 (23%)</del> <b>4,914 units (31.5%)</b> has been provided for within the Dublin City and Suburbs settlement on undeveloped land, excluding land under construction.</p> <p>This facilitates the delivery of a total of <del>12,514</del> <b>14,527</b> units, or <del>94%</del> <b>93%</b> of the county's growth. <del>which This</del> <b>This</b> exceeds the requirements of NPO 3b and RPO 3.2 which sets out a requirement for Local Authorities to achieve compact urban development targets of at least 50% of all new homes within or contiguous to the built up area of Dublin City and Suburbs. The remaining balance has been allocated to the three settlements: Saggart, Newcastle and Rathcoole totalling <del>746 units (6%),</del> <b>1,050 units (7%)</b>, providing for an overall total allocation of <del>13,260</del> <b>15,576</b> units. <del>In addition to the units under construction this provides for the supply target of 17,817 units over the course of the Plan.</del></p>



# Consequential Amendments to Appendix 2 (Part 2) Core Strategy Methodology arising from Material Amendments

Amendment Ref	Page No.	Policy/Objective No.	Text/Policy/Objective Amendment Wording																																																
<b>Section 4. Housing Supply Guidelines, Methodology for Household Needs</b>																																																			
<b>Consequential Amendment arising from Material Amendment 2.1</b>	5	Update Text – Section 4. Housing Supply Guidelines, Methodology for Household Needs	<p>South Dublin’s annual rate of construction between 2017 – <del>2020</del> <b>Q3 2021</b> inclusive was on average <del>1,479</del> <b>1,310</b> units a year. <del>with the last three years averaging 1,600.</del> However, this was below the overall demand for the County for 2017 – 2031 of 1,832 units a year. The shortfall, as result, has been carried forward into the years leading up to and within the lifetime of the Development Plan period up to 2028 requiring on average <del>2,299</del> <b>2,613</b> housing units a year.</p>																																																
<b>Consequential Amendment arising from Material Amendment 2.1</b>	6	Update Table 8: Methodology for the application of Housing [Worked Example 4] and text– Section 4. Housing Supply Guidelines, Methodology for Household Needs	<p>Update Table 8 and amend proceeding text from:</p> <p style="text-align: center;"><b>Table 8: Methodology for the application of Housing [Worked Example 4]</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="background-color: #1a3d4d; color: white;">South Dublin County Council</th> <th style="background-color: #1a3d4d; color: white;">Annual Average</th> <th style="background-color: #1a3d4d; color: white;">Total Households</th> </tr> </thead> <tbody> <tr> <td style="background-color: #e0e0e0;"><b>A</b></td> <td>ESRI NPF: 50:50 City Scenario projected new household demand 2017 to Q3 2026</td> <td style="text-align: center;">1,950</td> <td style="text-align: center;">19,009</td> </tr> <tr> <td style="background-color: #e0e0e0;"><b>B</b></td> <td>ESRI NPF Scenario 2026 Q4 - 2028 Q3 remaining Dev Plan period.</td> <td style="text-align: center;">1,384</td> <td style="text-align: center;">2,768</td> </tr> <tr> <td style="background-color: #e0e0e0;"><b>C</b></td> <td>Total provision 2017 up to Q3 2028.</td> <td style="text-align: center;">1,815</td> <td style="text-align: center;">21,777</td> </tr> <tr> <td style="background-color: #e0e0e0;"><b>D</b></td> <td>Homeless households, and unmet demand as at most recent Census.</td> <td style="text-align: center;">0</td> <td style="text-align: center;">2,050</td> </tr> <tr> <td style="background-color: #e0e0e0;"><b>E</b></td> <td>Actual new housing supply 2017 to end of 2020, prior to Plan commencement.</td> <td style="text-align: center;">1,479</td> <td style="text-align: center;">5,914</td> </tr> <tr> <td style="background-color: #e0e0e0;"><b>F</b></td> <td><b>Housing Demand</b> = Total (C+B+C)/7.75yrs 2021 – 2028 Q3 (Projected ESRI NPF demand - new completions) + Unmet demand</td> <td style="text-align: center;">2,311</td> <td style="text-align: center;">17,913</td> </tr> <tr> <td style="background-color: #e0e0e0;"><b>G</b></td> <td><b>Potential adjustment 1</b> to end 2026 portion of plan period to facilitate convergence to NPF strategy (where justified)</td> <td></td> <td></td> </tr> <tr> <td style="background-color: #e0e0e0;"><b>H</b></td> <td>ESRI NPF scenario projected scenario projected new household demand 2017 to Q3 2026</td> <td style="text-align: center;">1,930</td> <td style="text-align: center;">18,816</td> </tr> <tr> <td style="background-color: #e0e0e0;"><b>I</b></td> <td>Mid-point between A and H - ESRI NPF and baseline scenarios, to Q3 2026</td> <td style="text-align: center;">1,940</td> <td style="text-align: center;">18,912</td> </tr> <tr> <td style="background-color: #e0e0e0;"><b>J</b></td> <td>Adjusted new household demand calculation 2017 – Q3 2028 (I +B + D)</td> <td style="text-align: center;">2,020</td> <td style="text-align: center;">23,730</td> </tr> <tr> <td style="background-color: #e0e0e0;"><b>K</b></td> <td><b>Adjusted Housing Demand</b> = Total (J minus E)/7.75yrs 2021 – 2028 Q3 (Projected ESRI NPF demand - new completions) + Unmet demand</td> <td style="text-align: center;">2,299</td> <td style="text-align: center;">17,817</td> </tr> </tbody> </table> <p>The 2022 – 2028 Development Plan is anticipated to come into force approximately Quarter 3 of 2022 for a period of 6 years. On this basis and factoring in the 9 days over Christmas, the household need is projected up to Q3 2028, or 7.75 years.</p>	South Dublin County Council		Annual Average	Total Households	<b>A</b>	ESRI NPF: 50:50 City Scenario projected new household demand 2017 to Q3 2026	1,950	19,009	<b>B</b>	ESRI NPF Scenario 2026 Q4 - 2028 Q3 remaining Dev Plan period.	1,384	2,768	<b>C</b>	Total provision 2017 up to Q3 2028.	1,815	21,777	<b>D</b>	Homeless households, and unmet demand as at most recent Census.	0	2,050	<b>E</b>	Actual new housing supply 2017 to end of 2020, prior to Plan commencement.	1,479	5,914	<b>F</b>	<b>Housing Demand</b> = Total (C+B+C)/7.75yrs 2021 – 2028 Q3 (Projected ESRI NPF demand - new completions) + Unmet demand	2,311	17,913	<b>G</b>	<b>Potential adjustment 1</b> to end 2026 portion of plan period to facilitate convergence to NPF strategy (where justified)			<b>H</b>	ESRI NPF scenario projected scenario projected new household demand 2017 to Q3 2026	1,930	18,816	<b>I</b>	Mid-point between A and H - ESRI NPF and baseline scenarios, to Q3 2026	1,940	18,912	<b>J</b>	Adjusted new household demand calculation 2017 – Q3 2028 (I +B + D)	2,020	23,730	<b>K</b>	<b>Adjusted Housing Demand</b> = Total (J minus E)/7.75yrs 2021 – 2028 Q3 (Projected ESRI NPF demand - new completions) + Unmet demand	2,299	17,817
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To Read:

**Table 2:** Methodology for the application of Housing [Worked Example 4]

South Dublin County Council		Annual Average	Total Households
A	ESRI NPF: 50:50 City Scenario projected new household demand 2017 to Q3 2026	1,950	19,009
B	ESRI NPF Scenario 2026 Q4 - 2028 Q3 remaining Dev Plan period.	1,384	2,768
C	Total provision 2017 up to Q3 2028.	1,815	21,777
D	Homeless households, and unmet demand as at most recent Census.		2,050
E	Actual new housing supply 2017 to end of Q3 2022, <del>end of 2020</del> , prior to Plan commencement. <b>(5.75 Years)</b>	<del>1,479</del> 1,439	<del>5,914</del> 8,154
F	<b>Housing Demand</b> = Total (C+B+C-E+D)/7.75 6yrs Q3 2022 - 2028 Q3 (Projected ESRI NPF demand - new completions) + Unmet demand	<del>2,311</del> 2,612	<del>17,913</del> 15,673
G	<b>Potential adjustment</b> 1 to end 2026 portion of plan period to facilitate convergence to NPF strategy (where justified)		
H	ESRI NPF scenario projected scenario projected new household demand 2017 to Q3 2026	1,930	18,816
I	Mid-point between A and H - ESRI NPF and baseline scenarios, to Q3 2026	1,940	18,912
J	Adjusted new household demand calculation 2017 – Q3 2028 (I +B + D)	<del>2,020</del> 3,955	23,730
K	<b>Adjusted Housing Demand</b> = Total (J minus E)/7.75 6 yrs 2021 – 2028 Q3 (Projected ESRI NPF demand - new completions) + Unmet demand	<del>2,299</del> 2,613	<del>17,817</del> 15,576

The 2022 – 2028 Development Plan is anticipated to come into force approximately Quarter 3 of 2022 for a period of 6 years. On this basis and factoring in the 9 days over Christmas, the household need is projected up to Q3 2028, or ~~7.75~~ 6 years.

**Section 5. Settlement Based Analysis**

**Consequential Amendment arising from Material Amendment 2.1**

8 and 18

Amend text from:

The Draft Core Strategy for the Development Plan indicates that: 94% of the proposed housing and thus population is anticipated to occur within and contiguous to the Dublin City and Suburbs settlement boundary. Within this, 71% of the growth will take place in the MASP identified growth areas (Tallaght, Clonburris, Naas Road, Adamstown, and Citywest).

The remaining 6% of growth in the lower tier settlements recognises planning permissions under construction and small quantities of extant planning permission not commenced alongside government funded projects and key strategic sites to improve the quality of a settlement.

To Read:

The Draft Core Strategy for the Development Plan indicates that: ~~94%~~ 94.3% of the proposed housing and thus population is anticipated to occur within and contiguous to the Dublin City and Suburbs settlement boundary. Within this, ~~71%~~ 61.7% of the growth will take place in the MASP identified growth areas (Tallaght, Clonburris, Naas Road, Adamstown, and Citywest).

The remaining ~~6%~~ 7% of growth in the lower tier settlements recognises planning permissions under construction and small quantities of extant planning permission not commenced alongside government funded projects and key strategic sites to improve the quality of a settlement.

**Section 5. Settlement Based Analysis - Newcastle**

Consequential Amendment arising from Material Amendment 2.12	10	Update Asset-Based Assessment for Newcastle	<p><b>Note: An Asset-Based Assessment for Newcastle was carried out for the Draft Plan in accordance with Appendix A of the RSES. Arising from Amendments made through the plan making process the Asset Based Assessment has been updated to align with the figures set out Tables 9 and 10 of the adopted plan.</b></p> <p>Amend Asset-Based Assessment for Newcastle to read:</p>		
			<p><b>Newcastle – Asset Based Settlement Criteria</b></p>		
			<p><b>1. Scale</b></p>		
			Population (2006) - persons	1,506	Source: CSO settlement data
			Population (2016) - persons	3,093	Source: CSO settlement data
			10-year growth rate - persons - EMRA (15%) (2006 - 2016)	105.4%	Comparison between 2006 and 2016 CSO data
			Housing Stock (2006) - units	544	Source: CSO settlement data
			Housing Stock (2016) - units	<del>1,568</del> <b>1,109</b>	Source: CSO settlement data
			10-year growth rate – units (2006 - 2016)	188.2%	Comparison between 2006 and 2016 CSO data
			2016 Housing Vacancy	63 (4.01%)	Source: CSO settlement data
			<p><del>2016</del> <b>2017 to Q3 2022 new units</b> present day – <b>Est Units built: 100, 266 Under construction and 266 Permitted Not Commenced: Total 632 units. * Since 2016 average delivery equates to 20 units per year which is expected to increase given activity on site. Core Strategy provides for a year-on-year output of 80 units per year recognizing existing present activity.</b></p>	<del>632</del> <b>340</b>	Source: Housing Taskforce data <b>and estimated delivery Q3 2021 – Q3 2022</b>
			Location of built, and extant permissions in relation to the CSO settlement boundary	100% within and or Contiguous	NPO 3C and RPO 3
			Estimated PPH for 2028 (persons per household)	2.75	Author's assessment based on Housing Supply Guidelines, 2020
			<p><del>2020</del> <b>Q3 2022</b> population (2016 CSO persons + built <del>+ extant Residential permissions</del> at 2.75 pph <del>for 2028</del>)</p>	<del>4,788</del> <b>4,028</b>	Author's calculation based on the above information.
			<p>Difference between 2016 and extent of <del>permitted</del> <b>Constructed and Estimated</b> development <b>as of Q3 2022</b></p>	<del>+1,823</del> <b>935</b> persons ( <del>+59</del> <b>30%</b> )	Author's calculation based on the above information.
			Infrastructure Assessment – Remaining potential developable lands (HA) - Estimate	<del>24.34</del> <b>18.48</b> (Ha)	Planning and Infrastructure Assessment <b>Updated through Appendix 1 to CE Report on Draft Plan Submissions</b>
			Infrastructure Assessment – Remaining potential units ( <del>at 35 uph</del> )	<del>854</del> <b>646</b> (sites without permission)	Planning and Infrastructure Assessment/ <b>Updated through Appendix 1 to CE Report on Draft Plan Submissions</b>
<p><del>Infrastructure Assessment – Remaining potential population + 2020 population (persons) – Estimate Core Strategy</del> <b>Core Strategy Allocated Growth Q3 -2022 to Q3 2028</b></p>	<del>398</del> <b>Units</b> ( <del>+4034 persons 130%</del> )	Author's calculation based on the above information.			
NPF / RSES designation	Nil	Source: NPF and RSES			

			<b>Current South Dublin Development Plan Settlement Definition</b>	Towns and Village	Source: SDCC Development Plan (Variation No. 4)
			<b>2. Function</b>		
			Functional Urban Area	Dublin Metropolitan Area	Source: RSES - Figure 1.9, page 19
			Retail Hierarchy	Level 4	Source: Current Development Plan
			RSES Hierarchy area	Dublin Metropolitan Area	Source: RSES - Figure 1.9, page 19
			Local Jobs <sup>7</sup>	310	Settlement (Source: NPF)
			Estimated Local Jobs, including Greenogue Business Park (2,940 jobs)	3,250	Source: NPF and POWSCAR
			Resident workers	1,441	Source: NPF, POWSCAR
			Jobs and resident workers Ratio	0.21	Settlement (Source: NPF)
			Jobs and resident workers Ratio, including Greenogue Business Park	2.25	Source: NPF and POWSCAR
			<b>3. Human Capital</b>		
			Higher Education Institutions (3rd Level)	No 3 <sup>rd</sup> level provision within the settlement. TU Dublin is located at Tallaght Town.	
			Educational attainment EMRA - No formal / primary (11%), Tech / apprentice/ cert (14%), Third Level (37%) SDCC - No formal / primary (12%), Tech / apprentice/ cert (15%), Third Level (33%)	<b>Newcastle Settlement:</b> No formal / primary (8%), Tech / apprentice/ cert (20%), Third Level (28%)	
			School provision (Primary and Secondary including enrolment figures)	1no. primary school (current enrolment 582). Land-use zoning objective for 1no. additional school (Primary / Secondary School). 70% of children go to secondary school in Rathcoole and 30% in Celbridge.	
			<b>4. Placemaking</b>		
			Healthcare	1no. Medical (GP) and Laser Surgery 1no. Pharmacy	
			Sports, Recreation and Community Facilities	6no. Childcare Facilities 1no. Soccer Club 1no. GAA Club SDCC Mobile Library Stop. 1no. Community Centre.  <b>Permitted - SHD Ref ABP305343-19</b> 2no. YCAPs. One at Ballynakelly West Park and another at West Square, Initial phase of Taobh Chnoic Park with NEAP & LEAP, Fully equipped playground at Ballynakelly Park in consultation with SDCC. 1no. childcare facility <b>Remaining</b> Remainder of Taobh Chnoic Park	

<sup>7</sup> Within the Newcastle Settlement - Note proximity to Greenogue (516m) Industrial Estate and Grangecastle (c.4km) Business Park.



				1 Urban Centre Park and 2no. smaller parks as part of the Newcastle LAP south of the main street linked with housing delivery. Further Community Facilities may arise in line with the Community Chapter and delivery of Newcastle LAP.
			Pobal HP Deprivation Index	Newcastle Electoral Division: - Marginally above average (Score: 4.19)
			URDF / RRDF Funding	No funding applied for at this time.
			The current and future spatial characteristics of the settlement.	Focus of development was along the southern portion of the town in line with the current LAP. A proposed new central road (east to west) and 3no. public urban spaces forms a large part of the future urban structure along the southern part of the lands.
			Trends of suburban sprawl and hollowing of town areas.	Population increase over time has largely occurred along the back lands of the main street albeit within the defined settlement boundary, with small pockets of infill development along the Main Street.
			<b>5. Enterprise Ecosystem</b>	
			Economic assets	Greenogue Industrial Estate (500m east of Newcastle main street) Grangecastle Business Park (4km north of Newcastle main street) Local shops and recently granted permission for supermarket along the main street.
			<b>6. Connectivity</b>	
			Public Transport - Proximity to public transport, both existing and planned (Bus, Train, DART and LUAS). Rail Stations noted.	6.5km to Saggart Luas Stop, 3.5km to Hazelhatch train station Existing Dublin Bus service: No. <b>68</b> , Bus No. <b>68x</b> Proposed Busconnects routes will improve public transport provision within the settlement with the following routes: <b>W6</b> – Maynooth – Celbridge – Citywest - Tallaght ( <b>Orbital - 1 bus an hr. all day</b> ) <b>L56</b> – Newcastle – Clondalkin – Red Cow ( <b>Local Route - 1 bus an hr. all day</b> ) <b>X56</b> – Newcastle – Peamount – City Centre ( <b>Express - 1 bus at peak hrs.</b> )
			Active travel  Internal trip rates - Average EMRA rate of internal trips is 23%.  Mode Share - EMRA averages; active travel (21%), PT (14%), Car (56%).	<b>SDCC Sustainable Movement Study has identified improvement measures as part of CDP Process in consultation with NTA</b> Newcastle forms part of a wider Neighbourhood Area including Fortunestown/Citywest, Saggart and Rathcoole. – Proposal under SDCC cycle infrastructure programme ‘Cycle South Dublin’ to provide connections between Newcastle and Rathcoole with further proposals for improvements to Saggart Village and Saggart Luas stop. – Promoting increased permeability to the main street – Study indicates that for internal trips under 3km – 17% car based while 83% are carried by active modes, (walking or cycling) bus or train.
			<b>7. Environment / Natural Capital</b>	
			Sensitive sites - Environmentally designated sites (NHA, pNHA, SPA, SAC), Listed Habitats and other sensitive/heritage sites and assets	There are no designated sites within the settlement boundary. Sensitive hedgerows forming historic burgage plots along the southern section of the main street within the settlement. Source: <a href="https://enviromap.ie/">https://enviromap.ie/</a>
			Resource Management - Waste, energy and extractive industries and pollution control licenses.	There are no waste, energy, extractive industries and pollution control license facilities within the settlement boundary. There are some waste facilities within Greenogue Source: <a href="https://enviromap.ie/">https://enviromap.ie/</a>

			<p><b>Water quality - Compliance with Water Framework (WFD) and Urban Waste Water Treatment Directives. Water Bodies Status and Risk (WFD), Compliance with UWWTD and Discharge Licences</b></p>	<p>There is no discharge or IPPC licensed facilities within the settlement boundary.          Aquifer Vulnerability low along the southern section of the settlement while it is high to extreme areas along the main street and along Hazelhatch road.          WFD Groundwater status: Good.          WFD Groundwater – Water Bodies risk: Not at risk          Source: <a href="https://enviromap.ie/">https://enviromap.ie/</a></p>		
			<p><b>Flood Risk</b></p>	<p>Current Development Plan Fluvial Flood Zone Map No. 13 of 26 indicates that Newcastle settlement is not located in either Flood Zone A or B.</p>		
			<p><b>8. Infrastructure</b></p>			
			<p><b>Wastewater treatment</b></p>	<p>North-west section of the settlement scored 72%          The eastern part of the settlement scored 42% as a further wastewater pumping station is required and is to be developer led as part of the IW connection agreement. See footnote <sup>8</sup></p>		
			<p><b>Water Supply</b></p>	<p>North-west section of the settlement scored 72%          The eastern part of the settlement scored: 72%          See footnote <sup>9</sup></p>		
			<p><b>Roads</b></p>	<p>A desktop assessment identifies no significant road issues identified noting that LAP will deliver a new road to the south of the town.</p>		
			<p><b>Drainage / Flood Risk</b></p>	<p>Newcastle south scored generally well with Low probability of Fluvial and Pluvial Flood Risk. Ground water vulnerability increases in sensitivity towards the north and west of the settlement.</p>		
			<p><b>NPF Infrastructure Tiering</b></p>	<p>The remaining undeveloped zoned land within Newcastle is Tier 1.</p>		
			<p><b>Planning Assessment</b></p>	<p>The remaining undeveloped zoned land within Newcastle forms part of the Newcastle Local Area Plan which provides for commensurate social and physical infrastructure in tandem with housing units on a phased basis.</p>		
			<p><b>Broadband [SDCC - 83% EMRA - 76.4%]</b></p>	<p>83% of households have access to Broadband. (901 / 1,076)</p>		
			<p><b>9. Analysis</b></p>			
			<p>The population of Newcastle has grown by 188.2% over a ten-year period (2006 - 2016). This level of growth far exceeds the South Dublin average for the same period (12.89%) and EMRA (15%). Based on <b>the existing situation of sites constructed 2017 – to Q3 2021 (100 Units) and an estimated delivery up to Q3 2022 of a further 240 Units under construction and a small quantum of extant permission not commenced</b>, it is estimated that the settlement of Newcastle will have grown by 340 Units or 935 people by Q3 2022. This equates to a growth of 30% on the 2016 population of 3,093 persons. The Core Strategy has a targeted growth rate of a further 398 Units or 1,094 persons which equates to an overall growth of +27% over the plan period up to Q3 2028 or a growth of +65% on the 2016 population. <b>residential growth is anticipated to grow to 4,916 persons (+48% growth on 2016 figures or +203% over ten years).</b></p> <p>The Infrastructure Assessment indicates that all undeveloped zoned land in the Settlement is classified as Tier 1. This is capable of an additional <b>851 646</b> units or <b>2,340 1,777</b> persons using 2.75 PPH. Taking the existing situation and if all the remaining capacity were to be developed, Newcastle could have a population of <b>7,127 5,805</b> persons in the longer term (<b>+435 88%</b> on 2016 figure).</p> <p>In terms of employment, the ratio of residents to jobs within the settlement is 0.21 indicating a commuter-based settlement. Notwithstanding this figure, the settlement has nearby economic assets which provide key services to the County and wider Dublin Region. Greenogue Business Park, located east of Newcastle less than 1km from the core area, is contiguous to the settlement boundary and in 2016 accommodated an estimated</p>			

<sup>8</sup> **Waste Water** - Consulted with Irish Water who carried out an analysis of the infrastructure requirements and the level of works required which scored 72 out of 100 for the north-west of the settlement with 42 out of 100 for the east. The reduction for the east is due to the need for wastewater pumping station. The delivery of this piece of infrastructure is to be developer led as part of a connection agreement with IW. Such an agreement is in place under the permitted SHD Ref ABP305343-19. A further reduction for both related to preparing a drainage area plan & future modelling to identify solutions but does not restrict development progressing.

<sup>9</sup> **Water Supply** - Consulted with Irish Water who carried out an analysis of the infrastructure requirements and the level of works required which scored 72 out of 100 for the north-west of the settlement with 72 out of 100 for the east. When taken into account as part of the GDA, water supply can be deemed to be low during critical periods of drought / significant winter events etc. Network upgrades may be necessary depending on the location and scale of development as part of the connection agreements with Irish Water.

			<p>2,940 jobs. When added to the settlement figure, the jobs to residents figure ratio is 2.25. Since then, the remaining undeveloped employment lands within the Business Park have developed further with potential to increase the jobs figure further.</p> <p>The future strategic growth for the settlement is guided by NPO 7 and 9. Based on the existing situation, it is anticipated that the population for Newcastle will grow more than the 30% limit set out under NPO9. It is noted, however, that these sites arise from the legacy of previous development plans and local area plans achieving former population targets set by RPGs. To halt future development would be contrary to NPO7 in applying a tailored approach to settlements as the remaining sections of social and physical infrastructure as outlined under the Newcastle Local Area Plan (LAP) remain undeveloped.</p> <p>The Newcastle LAP envisages these key pieces of infrastructure for the betterment of the overall settlement comprising a new link road to reduce traffic pressure on the main street, three new public open space, a school, and associated childcare facilities within the urban footprint of the settlement. These key assets have and are continually linked to the provision of housing based on phasing. This is especially noted for the development lands to the south of the main street and a balance between future growth and Newcastle LAP infrastructure is considered appropriate to ensure the settlement as a whole functions to its full potential.</p> <p>As outlined in public submissions at pre-draft stage, there is a deficit of community infrastructure serving the settlement which is also noted in the Social Infrastructure Audit carried out by SDCC as part of the preparation of the draft Development Plan. This has a knock-on consequence for people in Newcastle having to travel to avail of services in the nearby settlements of Rathcoole, Saggart and Celbridge. However, it is noted that the NTA are in the process of reconfiguring the bus network. The proposal is for enhanced Public Transport routes with connections from the settlement to the Red Line Luas (Red Cow and Saggart), Dublin City Centre, Hazelhatch and Celbridge and other key employment areas. The frequency of these routes are 1 bus an hour as well as targeting the peak demand along the route. The new route to Celbridge via Hazelhatch train station will allow greater access to the wider region, especially when Dart West+ is delivered.</p> <p>On the basis of this analysis and considering the description set out under the RSES settlement hierarchy, it is considered Newcastle settlement should be designated a 'Self-Sustainable Growth Town' under the forthcoming Development Plan.</p> <p>The focus of the Development Plan for this settlement will be to address the legacy of rapid planned growth by facilitating amenities and services catch-up, jobs and/or improved sustainable transport links to the cities and surrounding key towns, together with a slower rate of population growth. As a result, the level of residential growth should be compact within the settlement and follow after the requisite social and physical infrastructure is in place in line with National and Regional Policy. <b>Such measures are to be implemented through Policy CS9 Objective 4 and CS9 Specific Local Objectives 1-4 which provide for the sequentially phased development of the area in tandem which such key infrastructure.</b></p> <p><b>10. Approach</b></p> <p>On this basis, it is considered Newcastle settlement is designated a 'Self-Sustaining Growth Town' in line with the description set out under the RSES for the forthcoming Development Plan. Further growth in housing above the existing figures must be managed in conjunction with planned social and physical infrastructure in line with the adopted Newcastle LAP.</p>
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5. Settlement Based Analysis - Rathcoole					
Consequential Amendment arising from Material Amendment 2.13	20	Update Asset-Based Assessment for Rathcoole	<p><b>Note: An Asset-Based Assessment for Rathcoole was carried out for the Draft Plan in accordance with Appendix A of the RSES. Arising from Amendments made through the plan making process the Asset Based Assessment has been updated to align with the figures set out Tables 9 and 10 of the adopted plan.</b></p> <p><b>Amend</b> Asset-Based Assessment for Rathcoole to read:</p>		
			<b>Rathcoole – Asset Based Settlement Analysis</b>		
			<b>1. Scale</b>		
			Population (2006) - persons	2,927	Source: CSO settlement data
			Population (2016) - persons	4,351	Source: CSO settlement data
			10-year growth rate - persons - EMRA (15%) (2006 - 2016)	48.6%	Comparison between 2006 and 2016 CSO data
Housing Stock (2006) - units	544	Source: CSO settlement data			

			Total Housing Stock (2016) - units	<del>1,579</del> 1,599	Source: CSO settlement data
			10-year growth rate – units (2006 - 2016)	<del>(+1,135)</del> +208% <del>(+1,055)</del> + 194%	Comparison between 2006 and 2016 CSO data
			2016 Housing Vacancy	80 (4.55%)	Source: CSO settlement data
			2016 Housing Stock, less Vacancy	1,599	Source: CSO settlement data
			<del>2016 to Q3 2022 Unit Delivery present day – Est Units built: 250, 48 Under construction and 282 Permitted Not Commenced: Total 580 units.* Since 2016 average delivery equates to 50 units per year which is expected to increase given activity on site. Core Strategy provides for a year on year output of 73 units per year recognising existing present activity in the settlement.</del>	580-274	Source: Housing Taskforce data and estimated delivery Q3 2021 – Q3 2022
			Location of built, and extant permissions in relation to the CSO settlement boundary	100% within and or Contiguous	NPO 3c and RPO 3
			Estimated PPH for 2028 (persons per household)	2.75	Author's assessment based on Housing Supply Guidelines, 2020
			<del>2020</del> Q3 2022 population (2016 CSO persons + built + extant Residential permissions at 2.75 pph for 2028)	<del>5,992</del> 5,105	Author's calculation based on the above information.
			Difference between 2016 and extent of <del>permitted</del> Constructed and Estimated development as of Q3 2022	+1,641 754 persons (+37% +17%)	Author's calculation based on the above information.
			Infrastructure Assessment – Remaining potential developable lands (HA) - Estimate	<del>21</del> 24.29 (Ha) <del>(without permission)</del>	Planning and Infrastructure Assessment
			Infrastructure Assessment – Remaining potential units <del>(at 35 uph)</del>	<del>721</del> 806	Planning and Infrastructure Assessment
			<del>Infrastructure Assessment – Remaining potential population + 2020 population (persons) – Estimate</del> Core Strategy Allocated Growth Q3 -2022 to Q3 2028	487 Units 7,975 persons <del>(+5,047 persons – +116%)</del>	Author's calculation based on the above information.
			NPF / RSES designation	Nil	Source: NPF and RSES
			Current South Dublin Development Plan Settlement Definition	Towns and Village	Source: SDCC Development Plan (Variation No. 4)
			<b>2. Function</b>		
			Functional Urban Area	Dublin Metropolitan Area	Source: RSES - Figure 1.9, page 19

			<b>Retail Hierarchy</b>	Level 4	Source: Current Development Plan
			<b>RSES Hierarchy area</b>	Dublin Metropolitan Area	Source: RSES - Figure 1.9, page 19
			<b>Local Jobs</b>	897	Settlement (Source: NPF)
			<b>Resident workers</b>	2,027	Source: NPF, POWSCAR
			<b>Jobs and resident workers Ratio</b>	0.44	Settlement (Source: NPF)
			<b>3. Human Capital</b>		
			<b>Higher Education Institutions (3rd Level)</b>	No 3 <sup>rd</sup> level provision within the settlement. TU Dublin is located at Tallaght Town.	
			<b>Educational attainment</b> EMRA - No formal / primary (11%), Tech / apprentice/ cert (14%), Third Level (37%) SDCC - No formal / primary (12%), Tech / apprentice/ cert (15%), Third Level (33%)	Rathcoole Settlement (2016): No formal / primary (9.6%), Tech / apprentice/ cert (21%), Third Level (31%)	
			<b>School provision (Primary and Secondary including enrolment figures)</b>	1no. primary school (current enrolment 708 pupils). 1no. primary school (current enrolment 409 pupils). 1no. secondary school (current enrolment 963 pupils).	
			<b>4. Placemaking</b>		
			<b>Healthcare</b>	1no. Nursing Home 2no. General Practitioners 1no. Health Centre 2no. Pharmacies 1no. Dental Surgery	
			<b>Sports, Recreation and Community Facilities</b>	8no. Childcare Facilities 2no. Youth Service Facilities 1no. Community Centre 1no. Soccer Club 1no. GAA Club 1no. Playground 2no. exercise areas in parks 1no. Neighbourhood Park (circa. 14Ha) 2no. Youth Services Facilities 1no. Garda Station	
			<b>Pobal HP Deprivation Index</b>	Rathcoole Electoral Division: - Marginally above average (Score: 4.10)	
			<b>URDF / RRDF Funding</b>	Central Government Serviced Sites Fund Approved Project: Rathcoole Masterplan Lands for 250 residential units and unlocks Department of Education owned land for future primary school.	
			<b>The current and future spatial characteristics of the settlement.</b>	Development has occurred along the edges of the Town, particularly along the western end parallel with the M7. Future patterns of growth to occur towards the main street and east part of the settlement boundary.	

			Trends of suburban sprawl and hollowing of town areas.	Population increase over time has largely occurred outside the Towns Core following development patterns albeit within the defined settlement boundary, with small pockets of infill development along the Main Street.
			<b>5. Enterprise Ecosystem</b>	
			Economic assets	Local shops and retail services along the main street, including car showrooms, pubs, local financial services. From the main street, Greenogue Business Park is located 2km north while Baldonnell employment lands are located 2.5km north-east.
			<b>6. Connectivity</b>	
			Public Transport - Proximity to public transport, both existing and planned (Bus, Train, DART and LUAS). Rail Stations noted.	2.7km to Saggart Luas Stop, 7km to Hazelhatch train station Existing Dublin Bus service: No. 69, 69x, 69N and Go-Ahead routes: 125, 126. Proposed Busconnects routes will improve public transport provision within the settlement with the following routes: <b>W6</b> – Maynooth – Celbridge – Citywest - Tallaght ( <b>Orbital - 1 bus an hr. all day</b> ) <b>58</b> – Rathcoole – City Centre – Dublin Port ( <b>Radial Route - 1 bus an hr. all day</b> ) <b>X58</b> – Rathcoole – City Centre ( <b>Express - 2 buses peak a.m, 1 bus peak p.m.</b> )
			Active travel  Internal trip rates - Average EMRA rate of internal trips is 23%.  Mode Share - EMRA averages; active travel (21%), PT (14%), Car (56%).	<b>SDCC Sustainable Movement Study in consultation with NTA as part of CDP Process has identified potential improvements</b> Rathcoole forms part of a wider Neighbourhood Area including Fortunestown/Citywest, Saggart and Rathcoole. <ul style="list-style-type: none"><li>– Proposal under SDCC cycle infrastructure programme ‘Cycle South Dublin’ to provide connections between Newcastle and Rathcoole with further proposals for improvements to Saggart Village and Saggart Luas stop.</li><li>– Promoting increased permeability to the main street</li><li>– Study indicates that for internal trips under 3km – 17% car based while 83% are carried by active modes, (walking or cycling) bus or train.</li></ul>
			<b>7. Environment / Natural Capital</b>	
			Sensitive sites - Environmentally designated sites (NHA, pNHA, SPA, SAC), Listed Habitats and other sensitive/heritage sites and assets	There are no environmentally designated sites within the settlement boundary. Source: <a href="https://enviromap.ie/">https://enviromap.ie/</a>
			Resource Management - Waste, energy and extractive industries and pollution control licenses.	There are no waste, energy, extractive industries and pollution control license facilities within the settlement boundary. Source: <a href="https://enviromap.ie/">https://enviromap.ie/</a>
			Water quality - Compliance with Water Framework (WFD) and Urban Wastewater Treatment Directives. Water Bodies Status and Risk (WFD), Compliance with UWWTD and Discharge Licences	There is no discharge or IPPC licensed facilities within the settlement boundary. Aquifer Vulnerability high along the centre of the main street, increasing in vulnerability to extreme towards the west and east edges of the settlement. The southern boundary is moderate to low. WFD Groundwater status: Good. WFD Groundwater – Water Bodies risk: Not at risk Source: <a href="https://enviromap.ie/">https://enviromap.ie/</a>
			Flood Risk	Current Development Plan (2016-2022) Fluvial Flood Zone Map No. 14 of 26 indicates that Rathcoole settlement is not located in either Flood Zone A or B.
			<b>8. Infrastructure</b>	

			<b>Wastewater treatment</b>	The settlement scored 42% as a further wastewater pumping station is required and is to be developer led as part of the IW connection agreement. See footnote <sup>10</sup>
			<b>Water Supply</b>	The settlement scored 72% See footnote <sup>11</sup>
			<b>Roads</b>	General overview of the settlement identifies no significant road issues although congestion is identified. Further development along Killeel Road needs to consider significant investment to upgrade the footpaths and public lighting as needed heading towards Rathcoole main street.
			<b>Drainage / Flood Risk</b>	Potential development lands to the west of Rathcoole have a high risk of fluvial flooding from the Griffeen river, as is a large land parcel at the western end of Rathcoole Village. Pluvial flood risk is also high on these lands and groundwater vulnerability ranges from extreme to high. The remaining potential sites to the south/southeast of the village have a low risk of flooding (fluvial and pluvial) and groundwater vulnerability ranges from extreme to high.
			<b>NPF Infrastructure Tiering</b>	The remaining undeveloped zoned land within Rathcoole comprises Tier 1 and Tier 2 lands.
			<b>Planning Assessment</b>	The remaining undeveloped zoned land without extant planning permission is located along the edges of the settlement with small parcels within the main street which present opportunity for infill development.
			<b>Broadband [SDCC - 83% EMRA - 76.4%]</b>	84% of households have access to Broadband. (1,302 / 1,550)
			<b>9. Analysis</b>	
			<p>The population of Rathcoole has grown by <b>208.194%</b> over a ten-year period (2006 - 2016). This level of growth far exceeds the South Dublin average for the same period (12.89%) and EMRA (15%). Based on <b>this the existing situation of sites constructed 2017 – to Q3 2021 (258 Units) and an estimated delivery up to Q3 2022 of a further 16 Units under construction, quantum of extant permission not commenced and sites with government funding, residential growth is anticipated to grow to 5,992 persons (+37% growth on 2016 figures or +75% since 2011).</b> it is estimated that the settlement of Rathcoole will have grown by 274 Units or 754 people by Q3 2022. This equates to a growth of 17% on the 2016 population of 4,351 persons. The Core Strategy has a targeted growth rate of a further 487 Units or 1,339 persons which equates to an overall growth of +31% over the plan period up to Q3 2028 or a growth of +48% on the 2016 population.</p> <p>The Infrastructure Assessment indicates that zoned land in the Settlement is classified as either Tier 1 or Tier 2. This is capable of an additional <b>721 806</b> units or <b>1,983 2,217</b> persons using 2.75 PPH. Taking the existing situation and if all the remaining capacity were to be developed, <b>Rathcoole Newcastle</b> could have a population of <b>7,975 6,568</b> persons in the longer term (+<b>116.51%</b> on 2016 figure).</p> <p>In terms of employment, the ratio of residents to jobs within the settlement is 0.44 indicating a commuter-based settlement. Notwithstanding this figure, the settlement has nearby economic assets which provide key services to the County and wider Dublin Region. Located 2km north is Greenogue Business Park, with Baldonnell Business Park located 2.5km north-east. Both employment hubs cater for large portion of South Dublin's jobs.</p> <p>The future strategic growth for the settlement is guided by NPO 7 and 9. Based on the existing situation, it is anticipated that the population for Rathcoole will grow more than the 30% limit set out under NPO9. It is noted, however, that these sites arise from the legacy of previous</p>	

<sup>10</sup> **Waste Water** - Consulted with Irish Water who carried out an analysis of the infrastructure requirements and the level of works required which scored 42 out of 100 for the entire settlement. The reduction is due to the need for wastewater pumping station. It is understood that the delivery of this piece of infrastructure is to be developer led as part of a connection agreement with IW. A further reduction relates to the preparation of drainage area plan & future modelling to identify solutions but does not restrict development progressing.

<sup>11</sup> **Water Supply** - Consulted with Irish Water who carried out an analysis of the infrastructure requirements and the level of works required which scored 72 out of 100. When taken into account as part of the GDA, water supply can be deemed to be low during critical periods of drought / significant winter events etc. Network upgrades may be necessary depending on the location and scale of development as part of the connection agreements with Irish Water.

			<p>development plans achieving former population targets set by RPGs. To halt future development would be contrary to NPO7 in applying a tailored approach to settlements as the remaining sections of social and physical infrastructure arising from extant permissions and government funded sites remain undeveloped.</p> <p>It is noted that the NTA are in the process of reconfiguring the bus network. The proposal is for enhanced Public Transport routes with connections from the settlement to the Red Line Luas (Red Cow and Saggart), Dublin City Centre, Hazelhatch and Celbridge and other key employment areas. The frequency of these routes are 1 bus an hour as well as a peak hour express bus from Rathcoole to Dublin City Centre.</p> <p>On the basis of this analysis and considering the description set out under the RSES settlement hierarchy and extant permissions, it is considered Rathcoole settlement should be designated a 'Self-Sustainable Growth Town' under the forthcoming Development Plan.</p> <p>The focus of the Development Plan for this settlement will be to address the legacy of rapid planned growth by facilitating amenities and services catch-up, jobs and/or improved sustainable transport links to the cities and surrounding key towns, together with a slower rate of population growth. As a result, the level of residential growth should be compact within the settlement and follow after the requisite social and physical infrastructure is in place in line with National and Regional Policy. <b>Such measures are to be implemented through Policy CS10 Objective 4 and CS10 Specific Local Objectives 1 and 2 which provide for the sequentially phased development of the area in tandem with such key infrastructure.</b></p> <p><b>10. Approach</b></p> <p>On this basis, it is considered Rathcoole settlement is designated a 'Self-Sustaining Growth Town' in line with the description set out under the RSES for the forthcoming Development Plan. Further growth in housing above the existing figures must be compact within the settlement boundary and managed in conjunction with planned social and physical infrastructure.</p>	
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