

Chapter 6: Community, Homes and Employment



6.1 Introduction

The creation of sustainable, healthy, and socially inclusive neighbourhoods is one of the overarching cross-cutting themes of the County Development Plan (CDP). A quality public realm, access to parks, open spaces, sports and recreational facilities are crucial elements of quality places and are central to our health and wellbeing. In addition, essential services such as healthcare, childcare and education along with culture and the arts, all have a significant role to play in our quality of life. All of these services and facilities should ideally be located within easy walking and cycling distance (10 minutes) promoting sustainable travel movements and helping us live greener and healthier lives.

The way in which the Council provides community infrastructure and open space can help us to tackle climate change by reducing our demand for energy and our carbon emissions. For example, parks and open spaces and greenways intertwined within the County's green infrastructure network offer great opportunities for carbon sequestration (capturing and storing carbon). The provision of parks, open space and social, community and recreational facilities within walking and cycling distances of communities and on public transport routes will encourage active travel and a shift away from car-based transport. Together, these measures will assist South Dublin County in achieving its climate action targets.

Clondalkin has a strong local community which is reflected in the high number of community groups in the area. The Town Health Check for Clondalkin indicates a low vacancy rate and a vibrant town centre with a wide range of services and retail offerings. In terms of the existing community infrastructure – including local schools, community centres, libraries, leisure facilities – Clondalkin has a solid foundation, with key services located within walking and cycling distance of homes together with opportunities to access quality open space, play spaces, parks and other recreational facilities including Clondalkin Park, Corkagh Park and the Grand Canal Greenway. A key goal of the Local Planning Framework for Clondalkin is to build on this strong foundation, applying the Council's holistic approach to neighbourhood and community development, which aims to deliver attractive mixed use sustainable neighbourhoods containing a variety of housing types and tenures together with supporting community facilities, public realm and good connections to public transport links and local amenities and services.

Community, homes and employment together make up a *local economy*. These '*economic determinants*' play a vital role in forming relationships within new and existing communities. This chapter will set out objectives aimed at creating and maintaining a successful community within the LPF area, through the provision of social infrastructure, homes for all and employment which serves residents and attracts new residents and investment to the area. This chapter is divided into the following three sections:

- **Community:** This section highlights the importance of neighbourhood infrastructure including community facilities and social infrastructure. It also provides details of future requirements based on standards set out within the CDP. The importance of establishing 10-minute settlements or compact communities is also set out.
- **Homes:** This section deals with the delivery of housing in the context of growth within Clondalkin, creating sustainable communities and meeting housing targets set out in the core strategy of the County Development Plan
- **Employment:** This section will focus on sustaining and growing employment within the LPF area, detailing how employment and tourism can deliver positive economic benefits to the wider community.

Each of the sections will provide objectives which complement those in the written statement of the CDP.

6.2 Community

South Dublin County strives towards the delivery of connected neighbourhoods and the 10-minute settlement concept through the promotion of a compact settlement form and sustainable movement (see also Chapter 5 Sustainable Movement). Policy QDP5 of the written statement of the County Development Plan actively promotes short distance neighbourhoods and the achievement of 10-minute settlement by promoting compact growth, sustainable movement and connections to services, community facilities, jobs and amenities.



Figure 6.1: Knockmitten Park Family Day

Clondalkin caters for diverse community and social infrastructure needs, with significant public investment already evident within the village, recognising that additional investment will be required in the coming years to cater for its growing population. Community facilities play an important role in general life, providing an outlet for community groups, special interest groups and others to come together, building on the existing community spirit within the wider Clondalkin area. The village will prosper economically from community action and the additional economic benefits they bring to the surrounding area.

CHE1: Community Overarching

CHE1 Objective 1:

To support the expansion and enhancement of existing community facilities and / or the provision of new community facilities as the population grows to meet the needs of current and future residents, where required.

Education

Education facilities play an important role in developing future generations while also providing sustainable communities within Clondalkin and the surrounding area. The Department of Education and Youth (DoEY) is responsible for the delivery of educational facilities and services, working with South Dublin County Council to reserve and identify sites for primary and post-primary provision. The current CDP identifies school sites to meet the targeted population to 2028 and beyond. Their identification was undertaken through extensive consultation with the DoEY at the time of preparation of the CDP.

There are six primary schools within the LPF boundary and three secondary schools. Located within approximately 1500 metres (15 minutes) walking distance of the LPF boundary are five further primary schools, Scoil Mochua (Special School) and Deansrath Community College (Post-Primary School) also serve the wider area of Clondalkin.



School Name (Primary & Special Education)	Location
Gaelscoil Chluain Dolcáin	Old Nangor Road
Gaelscoil Na Camóige	Orchard Road
Scoil Mhuire	Convent Road
Saint John's National School (Scoil Naomh Eoin)	Tower Road
Scoil Naomh Íde	New Road
Scoil Naomh Áine	New Road
Scoil Chroí Ro-Naofa Srúleen*	Saint John's Park East
Scoil Nano Nagle*	Bawnogue Road
Talbot Senior School*	Bawnogue Road
Our Lady Queen Of Apostles (Clonburris National School)*	Dunawley Way
Saint Ronan's National School*	Saint Cuthbert's Road
Scoil Mochua*	Old Nangor Road

*Within 1500m of the LPF boundary.

School Name (Post-Primary)	Location
Coláiste Chillian	Old Nangor Road
Coláiste Bríde	New Road
Moyle Park College	Convent Road
Deansrath Community College*	Westbourne Rise

*Within 1500m of the LPF boundary.

As part of this plan making process, the DoEY has indicated that no additional primary schools or post-primary schools, beyond those sites already identified / existing within the LPF and wider area, are required to meet the demand associated with the potential population increase for Clondalkin. At the time of writing, two new primary schools are under construction on the Old Nangor Road which will provide new homes for Gaelscoil na Camoige and Gaelscoil Chluain Dolcain, in the form of two 16 classroom, three-storey school buildings, with general-purpose areas, special educational needs accommodation and ancillary facilities together with play areas for each school. The development includes the construction of a new PE Hall building for Coláiste Chillian, all within a shared campus setting. The Council will continue to engage with the Department regarding the timing and future provision of any required primary and secondary school facilities within the plan area.

Schools are at the heart of the local communities in Clondalkin. The use of school premises for community or after-school purposes will be encouraged and promoted in accordance with the CDP policies and objectives and supported through the Department of Education's 'Procedures on the use of school property and school sports facilities outside of school hours' (2024) guidance document. The use of school facilities for early learning and school age childcare, for example, during the school day where there is space available can provide huge benefits



Figure 6.2: New Primary Schools under construction on Old Nangor Road

locally – supporting active travel by reducing the number of trips within Clondalkin and the wider area, providing a revenue stream for the school, enriching the school community through the co-location of education services. In addition, the use of school premises and sporting facilities after school hours by local community groups and sporting organisations, strengthens links and connections within the community generally.

CHE2: Education Facilities

CHE2 Objective 1:

To facilitate the delivery of planned new schools, expansions or refurbishments within the LPF area and within the wider school catchment area serving Clondalkin as needs are identified by the Department of Education and Youth.

CHE2 Objective 2:

To promote and support the co-location of pre and after-school childcare facilities at primary schools and the use of primary and post-primary school premises and sports facilities for community use outside of school hours.

CHE2 Objective 3:

To continue to engage with the Department of Education and Youth to promote and support the delivery of new, expanded or refurbished primary and post-primary schools within Clondalkin as required to meet identified needs.

Childcare Facilities

Policy COS7 Childcare Facilities in the written statement of the CDP seeks to 'support and facilitate the provision of good quality and accessible childcare facilities at suitable locations with the County in consultation with the County Childcare Committee', setting out policy objectives for the provision of childcare facilities in tandem with new residential developments and co-locating childcare facilities with community buildings. As Clondalkin grows, the need for additional childcare facilities will be considered. The Pobal maps Early Years Application indicates ten private childcare facilities within the plan area and one community childcare facility. There are a further six private childcare facilities and five community childcare facilities identified immediately outside the Plan area.

A recent report from South Dublin County Childcare Committee on the supply and demand for childcare services in the County indicates that in 2022, Clondalkin had the third highest demand for childcare places. The report also indicates that between 2016 and 2024 approximately seven new childcare services were opened in the Clondalkin area, and approximately nine services closed, resulting in a net reduction of 22% approximately. It is noted that this assessment included an area wider than the LPF. At a Countywide level, there has been a sharp decline in sessional childcare services, a rising demand for toddler-age ELC spaces and persistent facility vacancies, with 16% of approved childcare facilities remaining unused, often due to construction delays or operational challenges. However, there has been a remarkable growth of 288% in School Age Childcare (SAC) services in the County. The key recommendations of the report include more targeted interventions to address geographic inequities in the provision of childcare services, more

investment in sessional services, targeted repurposing of vacant and unused childcare facilities, expansion of spaces for toddler-age Early Learning Care (ELC) services, particularly for children aged 1-3 years and sustainment of funding for School Age Childcare (SAC) services to ensure continued after-school care availability. The *South Dublin County Childcare Committee ELC and SAC Supply & Demand Analysis (2024)* was conducted internally within SDCCC and based on data available to SDCCC at that time.

The Council will continue to work in conjunction with the South Dublin County Childcare Committee and all relevant stakeholders to address the needs of local communities within Clondalkin and to support the delivery of suitable childcare services in tandem with the construction of new residential and mixed-use development of scale, as appropriate to the likely demand it produces. It is noted that within the LPF area the number of families with pre-school and early school children decreased in the period 2016 to 2022 but this will be kept under review.

The ‘*Childcare Facilities Guidelines for Planning Authorities*’ (2001), recommend that one childcare facility with a minimum of 20 places for every 75 units of new residential developments are provided with any variation to this standard being justified having regard to factors such as type of residential units, emerging demographic profile and availability of existing childcare services in the vicinity. For all developments above 20 units, the developer shall demonstrate sufficient provision (existing and committed) is provided by way of a childcare facilities audit.

CHE3: Childcare Facilities

CHE3 Objective 1:

To support and facilitate the provision of good quality and accessible childcare services within Clondalkin, liaising with the South Dublin County Council Childcare Committee, to meet the needs of local communities

CHE3 Objective 2:

To require, in accordance with the provisions of the ‘*Childcare Facilities Guidelines for Planning Authorities*’ (2001) or any superseding guidelines, that a Childcare Facilities Audit is completed on all applications above 20 units assessing the type of residential units, emerging demographic profile and availability of existing childcare services in the vicinity and that provision is made for childcare facilities where there is an identified need.

Children’s Play Facilities

The CDP outlines the requirements for children’s play areas in section 8.7.6 *Play Facilities*. Children’s play facilities were raised in the LPF pre-draft public consultation, with a requirement for more children’s facilities which integrate appropriate and best design standards for play. At present there are two playgrounds located within the Plan area in Clondalkin Park and Knockmitten Park.

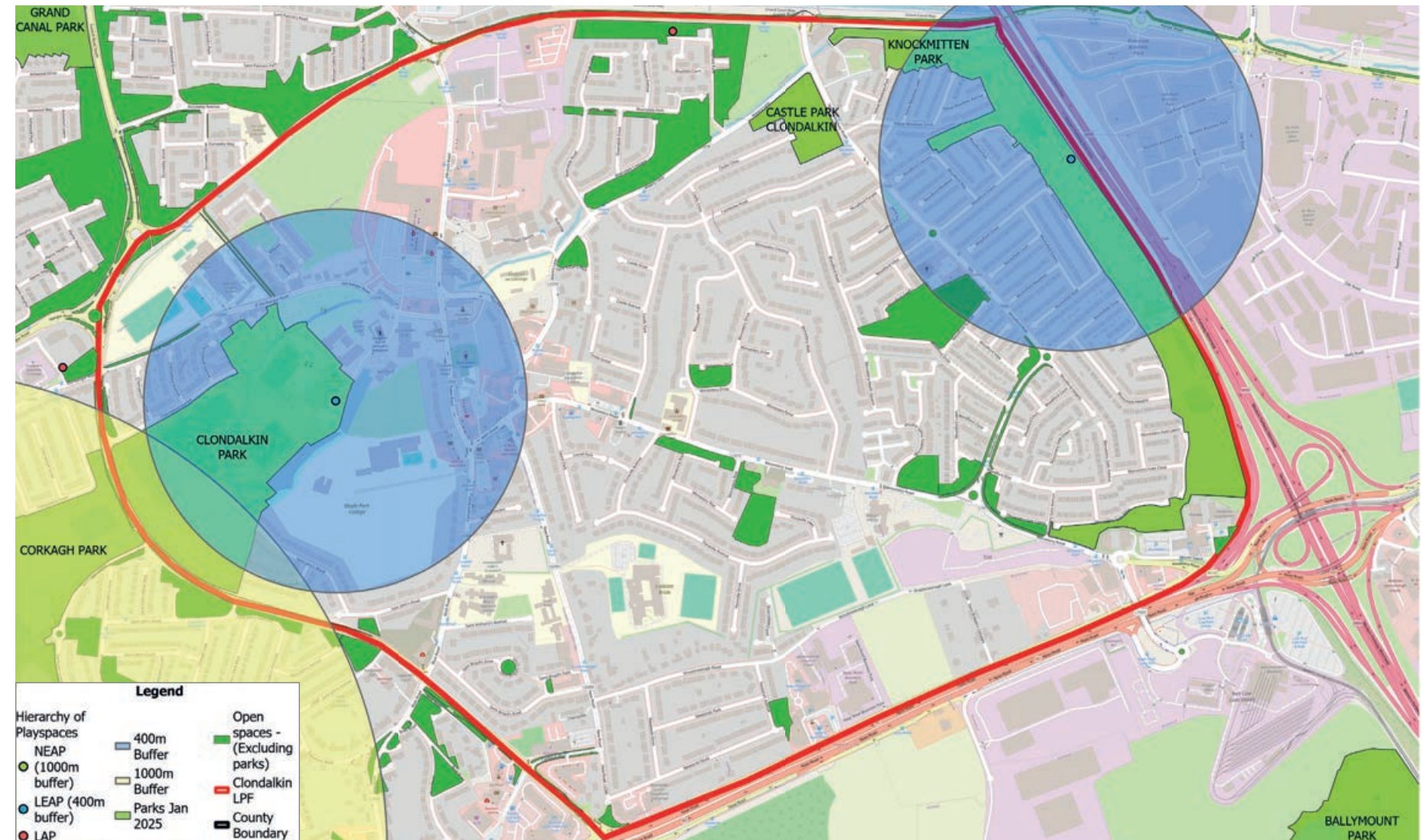


Figure 6.3: Play Policy analysis in the LPF as part of the *Nature of Play: South Dublin County Council Play Policy 2025-2030*.

The Council is currently developing the ‘*Nature of Play, South Dublin County Council Play Policy 2025-2030*’. Under this emerging policy document, smaller play spaces or ‘Local Equipped Areas of Play’ (LEAPs) would be located within 400 metres of all residential areas. Larger play spaces or ‘Neighbourhood Equipped Areas of Play’ (NEAPs) such as those provided in our regional parks, would be located within 1000 metres of all residential areas.

Funding for additional Teenspaces within the County, including in Clondalkin, is also planned. The standard for provision of Teenspaces will be within 3000 metres of all residential areas

CHE4: Children’s Play Facilities

CHE4 Objective 1:

To continue to deliver on play spaces within Clondalkin, ensuring that new residential and mixed-use developments include play spaces to the standard required as part of their design and delivery.

CHE4 Objective 2:

To address the gaps in play space identified through the analysis undertaken for the *Nature of Play: South Dublin County Council Play Policy 2025-2030* (see Figure 6.3) and in accordance with the emerging Play Policy for the County.

CHE4 Objective 3:

To ensure that the needs for play of different age groups are catered for and that different abilities and needs are accommodated, ensuring that playspaces and facilities comply with universal design principles.



Recreational Facilities

There are a range of parks and recreational facilities within and adjoining Clondalkin village centre including:

Location	Facilities
Clondalkin Park	Gym, Swimming Pool Playing Pitches (all weather and grass), Skate Park, Sports Hall (multiuse).
Moyle Park College	Playing Pitches.
Watery Lane Pitch	Playing Pitch.
Knockmitten Park	Sports / Community Hall, Playing Pitch (All weather), Changing Rooms.
Bushelloaf Park	GAA Playing Pitches (all weather / grass), Gym.
Other facilities	C.P.M Sports and Social Club, Q's Snooker Hall.

As visible throughout much of the county, playing pitches constitute a major proportion of the facilities available within the Plan boundary. However, there is a wide-ranging sports community within Clondalkin. Significant improvements have been made to recreation facilities in recent years including:

Location	New Facilities
Clondalkin Park	<ul style="list-style-type: none">→ Calisthenics equipment installed in 2023.→ Half Court MUGA installed in 2023
Clondalkin Park	<ul style="list-style-type: none">→ Mini woodland planted in 2025.→ Drainage system installed on GAA Pitch 49 in 2023.
Knockmitten Park	<ul style="list-style-type: none">→ Calisthenics equipment installed circa 2023.→ All Weather Pitch installed 2025.→ Half Court MUGA installed in 2025.→ Playground upgrade in 2025.
Castle Park Open Space	<ul style="list-style-type: none">→ Boundary wall upgrade in 2024/25.
Woodford Open Space	<ul style="list-style-type: none">→ Pollinator bulbs and public lighting installed in 2024.

There is further opportunity to increase active recreational facilities in the larger framework sites. Any such recreational space should be based on identified gaps in the needs of particular age groups. This will be informed by the current provision and needs identified by the Council's Public Realm and Active South Dublin.



Figure 6.5: The Clondalkin Leisure Centre provides a large number of recreation facilities for the wider community.

CHE6: Recreational Facilities

CHE6 Objective 1:

To support and facilitate new recreational facilities, while appropriately expanding and retrofitting existing ones to encourage a wide range of uses.

CHE6 Objective 2:

To ensure the provision of recreational facilities based on an assessment of need and agreed with South Dublin's Public Realm section as an integral part of any development on larger framework or other sites.

Public Open Space

The LPF has significant areas of open space as identified in Chapter 4, Green Infrastructure. This comprises of parks including Clondalkin Park and Knockmitten Park to the west and east of the plan area respectively. These parks are complemented by significant areas of public open space associated with different residential areas, including open space associated with the River Camac and its riparian corridor. Further to the west Clondalkin Park is connected to the regional scale Corkagh Park which accommodates a variety of active recreational pursuits as well as providing for more passive recreation.

There are also areas which are zoned as open space, therefore directing the type of land use which is appropriate within it, but which are in private ownership and not in use as public open space. These lands will be kept under review as part of the review of zoning and related matters required for the preparation of each county development plan.

Standards for public open space are set out in Chapter 8 of the written statement of the County Development Plan. These standards apply to development within the LPF.

Corkagh Park and Clondalkin Park form the largest regional park in the County and have a combined area measuring more than 132 hectares. The County Council is currently delivering plans to broaden the destination appeal and better position Corkagh Park within the overall tourism proposition of South Dublin and Clondalkin Village in particular. Guided by the County Development Plan, national tourism policy, the South Dublin Tourism Strategy and the Corkagh Park Masterplan and Delivery Plan (2020), a range of integrated public realm and parkland upgrade projects, including a central visitor hub with coffee shop, picnic areas, playspaces and related facilities are being developed to elevate Corkagh Park's visitor experience.

A key action identified in SDCC's Parks and Open Space Strategy (March 2025) is to investigate the need for the development of a new Local Park or upgrade of existing open spaces to the south of Clondalkin Village.

CHE7: Public Open Space

CHE7 Objective 1:

To apply the standards for public open space set out in Chapter 8 of the County Development Plan 2022-2028.

CHE7 Objective 2

To support the implementation of the Parks and Open Space Strategy 2025, noting the need for investigation of a new local park or upgrade of existing open spaces to the south of Clondalkin village.

Healthcare

Clondalkin provides a wide range of healthcare services to residents of the village and wider area, providing GP, specialist and the new HSE primary care facility on Boot Road.

SDCC will continue to liaise with the HSE and other stakeholders to support the delivery of healthcare.

CHE5: Healthcare

CHE5 Objective 1:

Support the Health Service Executive (HSE) and other statutory and voluntary agencies in the provision of appropriate healthcare facilities, including the provision of community based primary care facilities.



Figure 6.4: Refurbishment work to Orchard Lodge Meeting Centre

Social Inclusion

Inclusive and accessible design promotes the development of high-quality services, community infrastructure and opens spaces that are available to all. Development within the LPF area should be designed using these guiding principles, which enables users to appropriately access, navigate and comfortably use all public buildings and the public realm. The principles of universal design should ensure that all environments are inclusive and can be utilised as much as possible by users regardless of age, ability and disability consistent with RPO 9.12 and 9.13 of the RSES.

The Pobal deprivation index provides an understanding of relative levels of disadvantage within an area, helping to inform policy interventions and the targeting of resources. The Pobal deprivation index based on data from the 2022 Census indicates that there are a number of small areas within the LPF which are marginally below average with the majority of the remainder marginally above average. Analysis of the Pobal index for the LPF small areas is shown in Table 6.1.

Pobal Index	Small Areas	Population	% of Population
Marginally Above Average	14	4,752	38.22%
Marginally Below Average	25	7,064	56.82%
Disadvantaged	2	617	4.96%
Clondalkin Total:	41	12,433	100%

Table 6.1: Analysis of Pobal Deprivation Index of Census 2022 Small Areas within Clondalkin LPF

A range of community facilities and supports are provided in Clondalkin to respond to the various needs of the community. This includes organisations providing youth services with a wide range of activities and supports for young people aged 10 to 25.

In addition, there is a range of activities for older people. In 2024 a new age friendly centre was opened on Orchard Lane, comprising of upgrade works to an existing building to provide modern, appropriate facilities.

In 2025 the Council also approved access improvement and refurbishment works for the Protected Structure of Clondalkin Library to provide universal access.

CHE8: Social Inclusion

CHE8 Objective 1:

To support the delivery of facilities to help towards an improved quality of life and social inclusion in Clondalkin by facilitating a range of services for different needs connected by good public transport infrastructure.

CHE8 Objective 2:

To support the provision of universally accessible and well-connected social, community, cultural and recreational facilities, close to the communities they serve consistent with Policy COS2 of the CDP and RPO9.14 of the RSES.

Irish Language

Clondalkin has a rich heritage, connecting the community to the past and developing a sense of pride in place. Heritage can be considered in terms of natural, built and cultural heritage. Clondalkin is rich in each of the above, providing it with an ability to showcase its diverse history. Cultural heritage within Clondalkin is also well established, providing one of six 'Neo-Gaeltacht' areas across Ireland. This provides opportunity to highlight the Irish language as part of national events, given proximity to



a large population, such as Seachtain na Gaeilge and Tradfest. There is also significant opportunity for South Dublin County Council to develop linkages amongst venues, whether these are located in Áras Chrónáin (the Irish Language Centre) or the Round Tower visitor centre.

CHE19: Irish Language

CHE19 Objective 1:

Support Clondalkin's establishment as a 'Neo-Gaeltacht' and connection to the Irish language providing opportunity to expand knowledge of the language and support the development of local festivals to capture a national audience.

CHE19 Objective 2:

Explore opportunities to maximise the use of existing arts venues, theatres and parks within Clondalkin for a varied and distinctive range of events and programmes that attract visitors from both within and outside the locality.

Future Community Provision

As part of the preparation of this Plan, research was collected regarding community provision within the village and surrounding area. Conclusions from the study found that, based on current Development Plan standards, there is a deficit in community space to meet the needs of the existing and future populations of approximately 1,134 – 2,884 sqm. An assessment of the optimum location for a multi-functional and flexible space / building was undertaken within the LPF area including the Old Clondalkin Leisure Centre, the Civic Offices and the CB Packaging site. Each location has potential to provide opportunity for community engagement. However, the opportunity to establish a strong and functional new purpose built civic / community space for the settlement of Clondalkin which will enable flexibility for different community groups is considered best met within the CB Packaging site as part of future development on that site. Locating it along the Ninth Lock Road will also facilitate the opportunity for placemaking and greater integration between the current and new communities.

CHE9: Future Community Facilities

CHE9 Objective 1:

To ensure the provision of appropriately sized and purpose-built community facilities as part of future development of the Ninth Lock Framework site (CB Packaging site) adjacent to the Ninth Lock Road, to serve new and existing populations and to facilitate good placemaking and social integration of the existing village with new residents.

6.3 Homes and Growth

There has been limited growth in the Clondalkin LPF area over the last Census period, with an increase in population of just 0.64% between 2016 and 2022. Population statistics from Census 2022 indicates growth in the number of people of retirement age and younger people going into adulthood. Families are at different stages in the family cycle but there was a decrease in the pre-school age and slight increase in the pre-adolescent age group.

- 47% of people living in the area are over 40 years old, highlighting an increase of approx. 6% on the previous census year.
- 20.8% of families in the area are retired or empty nest period of the family cycle, in comparison to 18.8% in South Dublin.
- 42.7% of families in the area comprise of 2 persons, which has grown from 37.6% in 2016.
- The proportion of 4+ person families has decreased by approx. 6% from 2016 to 2022, accounting for 32%.

The presence of a large brownfield site in proximity to the village centre provides an opportunity for growth at a time when housing is badly needed. Building sustainable communities requires a mix of housing type and tenure alongside community facilities and services. The delivery of housing and house type and tenure is influenced by national policy and its application to the local level.

Core Strategy

The provisions of the County Development Plan 2022-2028 (CDP) including variations to it, are required to align with the National Planning Framework First Revision (NPF 2025), and the Regional Spatial and Economic Strategy (RSES).

While the NPF has been revised, corresponding revisions to the RSES have not yet been published. The core strategy of the CDP was adopted prior to the first revision of the NPF and reflects the targets provided for at that time. Revised targets were issued to local authorities in July 2025 and the target for South Dublin County is now 3,270 units annually up to 2034.

Clondalkin is part of a wider settlement defined within the Regional Spatial and Economic Strategy as Dublin City and Suburbs. Within the CDP, it is included within the neighbourhood area of Clondalkin, Clonburris and Grange Castle. There is an identified capacity of undeveloped lands of over 5000 units for this neighbourhood area. Most of this capacity is within Clonburris SDZ where development is proceeding at pace. The current potential within the LPF area lies largely

within the large framework site along Ninth Lock Road at the old CB packaging site, estimated at over 1000 units based on the application of densities set out in the Sustainable Residential and Compact Settlement Guidelines 2024. Smaller sites also have potential to provide for infill development throughout the plan lands. The delivery of housing within the sites identified as framework sites in Chapter 8 and other infill sites will continue beyond the life cycle of the 2022-2028 CDP.

As part of the new housing targets, land capacity will be reviewed at county level and variations may follow, as required, to ensure that any revised targets will be met. Where any revisions impact on the core strategy as it relates to Clondalkin they will go through the appropriate variation process, separate to this LPF variation.

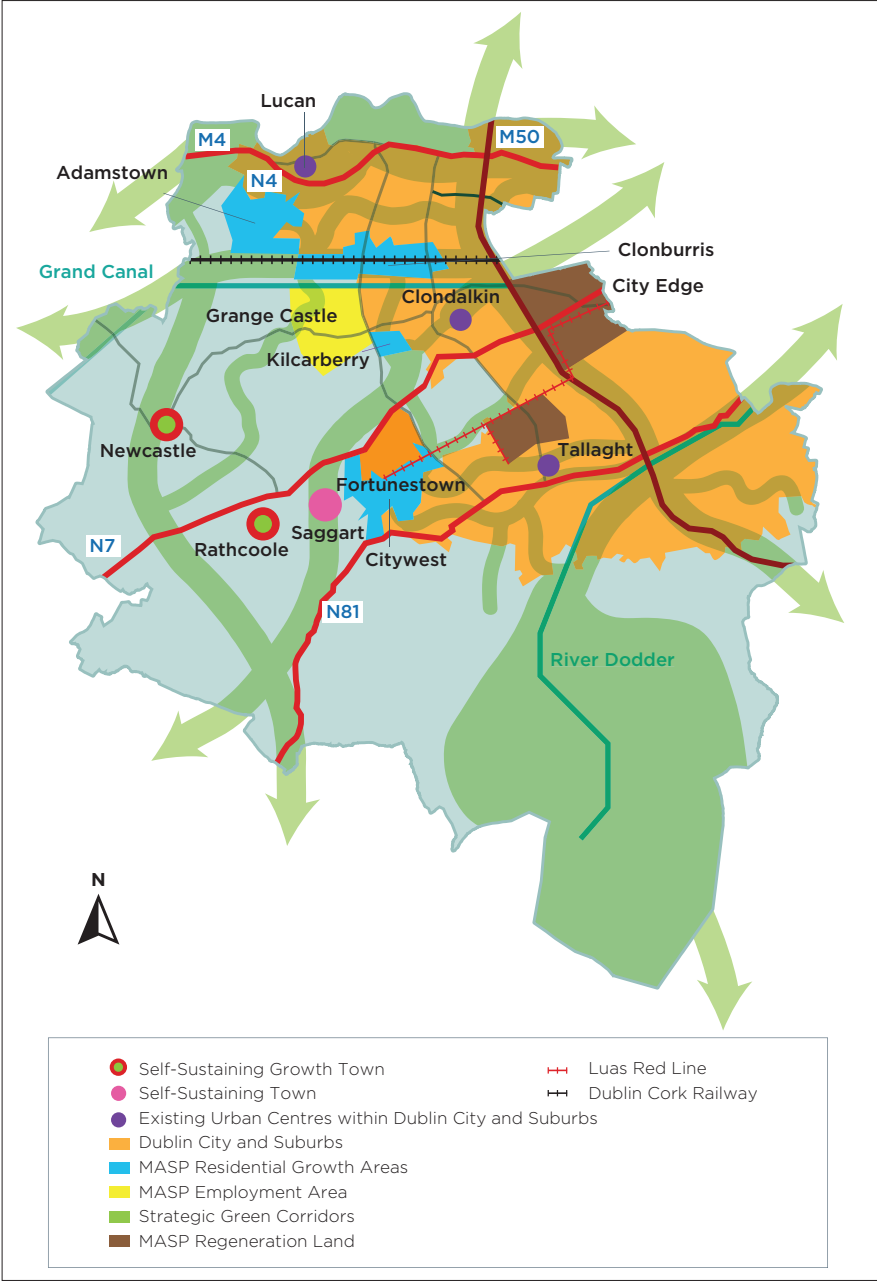


Figure 6.6: South Dublin County Core Strategy Map 2022 – 2028.

CHE10: Core Strategy

CHE10 Objective 1:

To monitor delivery of housing within the Clondalkin LPF to ensure that it aligns with the targets and related objectives set out in the core strategy of the County Development Plan.

Housing Mix

Changing housing needs through family life cycles will require an appropriate housing mix within the LPF and surrounding areas enabling the building of sustainable communities, providing for people to establish roots within the community while giving both younger and older people the opportunity to continue residing in their local area. Though housing growth has slowed in the previous two census' within Clondalkin, there is opportunity for it to grow in the coming years.

The overall dwelling mix in the LPF area should provide for a range of dwelling types and sizes to support different stages and types of households. Dwelling types should contribute to the delivery of a mixed and balanced community within high-quality and well-designed developments, complying with national, regional and local policy. This should include a range of 1, 2 and 3 + bed homes across the LPF within a mix of apartments, duplex and houses.

Housing typology will be influenced by context and related design considerations within the LPF area. This is detailed further in Chapters 7 and 8.

In July 2025 new guidelines entitled 'Planning Design Standards for Apartments' were published by the government. These guidelines include a number of Specific Planning Policy Requirements (SPPRs) which are

aimed at improving the viability of apartments and housing delivery. In terms of planning legislation, SPPRs are required to be complied with. SPPR1 of the guidelines requires a specific approach to apartment schemes in that the local authority can no longer specify the mix of unit sizes (bedrooms) within them except where they are social housing schemes, social / affordable under Part V or schemes to provide for older persons where a mix of unit sizes may be required.

H1 Objective 2 of the County Development Plan requires that 20% of lands zoned for residential use or for a mixture of residential and other uses for development of 5 or more units be reserved for social and affordable housing.

H1 Objective 2:

To require that 20% of lands zoned for residential use, or for a mixture of residential and other uses for development of 5 or more units or development of units on land greater than 0.1 hectares (or relevant figures as may be revised by legislation) be reserved for social and affordable housing in accordance with the Affordable Housing Act 2021 and the Planning and Development Act 2000 (as amended).

As outlined in Chapter 1 of this Plan, Clondalkin's housing stock is predominantly 3-bedroom units, and a choice of more one and two bed units would generally be appropriate. However, particularly in large schemes which could have, because of their relative scale within the existing LPF area, an important influence on providing sustainable communities it remains important to provide a mix of housing type while having regard to the need to deliver densities appropriate to location. This is supported in the 2025 Apartment Guidelines where it is stated within section 2.3 Implementation:

'When identifying areas suitable for higher densities, consideration should also be given to the mix of housing typologies that can be provided. A key focus of the Sustainable Residential Development and Compact Settlement Guidelines are innovations with regard to compact forms of 'own door' housing that can deliver more diverse and affordable forms of housing at medium densities. This will reduce the need for apartments in locations where access to public transport services are more limited in nature or where a more bespoke low-rise design response is warranted.'

For individual sites a holistic approach to site assessment is required to ensure that proposals integrate with the character of the area, and historic setting of Clondalkin (context), and provides development that

can foster a sense of community, belonging and place. Population growth and changing demographics including a general decrease in household size will require a more diverse range of house types and sizes, alongside traditional housing. In this regard, H1 Objective 12 of the CDP is relevant.

CHE11: Housing Typology

CHE11 Objective 1:

To ensure that proposed development provides for an appropriate mix of housing typologies to support sustainable communities within the LPF area having due regard to the context of the site within a given area and the need to deliver appropriate densities in line with the Sustainable Residential and Compact Growth Guidelines 2024.

CHE11 Objective 2:

To support compact 'own door' typologies to deliver a more diverse and affordable form of housing which can support medium density development either on its own or in combination with higher residential development schemes, as appropriate to context.

CHE11 Objective 3:

To require proposed development to demonstrate how 'The Plan Approach' as set out in section 5.2.1 of the South Dublin County Development Plan 2022-2028 written statement has been taken into consideration including how the overarching principles for the achievement of successful and sustainable neighbourhoods has been integrated as part of the design proposal.

Changing housing needs through family life cycles will require an appropriate housing mix within the LPF and surrounding areas enabling the building of sustainable communities, providing for people to establish roots within the community while giving both younger and older people the opportunity to continue residing in their local area.



Figure 6.7: Planning Guidelines influencing Housing



Density

The Sustainable Residential and Compact Settlement Guidelines 2024 set out different density ranges for defined areas. The range applicable to Clondalkin is described as ‘City – Urban Neighbourhood’ within which the density range to be generally applied is 50 to 250 dwellings per hectare (net), subject to context and to some exceptions as set out in criteria in the guidelines, see Figure 6.8. As outlined in the section above, in achieving the densities required, the guidelines support different housing typologies as part of building sustainable communities.

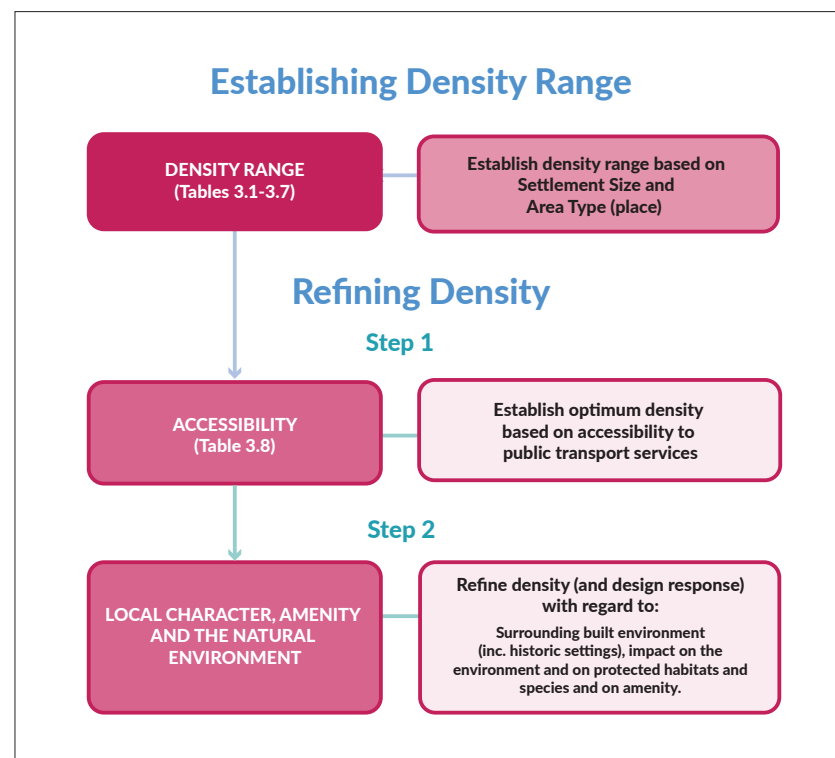


Figure 6.8 Establishing Density (Source: *Sustainable Residential Development and Compact Settlement Guidelines*, page 33).

The consideration of proximity and accessibility to services and public transport plays a crucial role in determining the most appropriate density within the identified range for development sites. Accessibility distances to public transport are outlined within the relevant guidelines. The current walking distances to public transport have been analysed against the accessibility criteria set out in the guidelines as shown in Figure 6.9. Areas shaded in green represent zones of high accessibility and strong integration with their surroundings, whereas yellow areas indicate locations where accessibility and integration could be enhanced.

Improvements through Active Travel initiatives, as well as improved accessibility which can be provided as part of development within relevant sites, will further inform the appropriate density in line with the criteria set out in the guidelines.

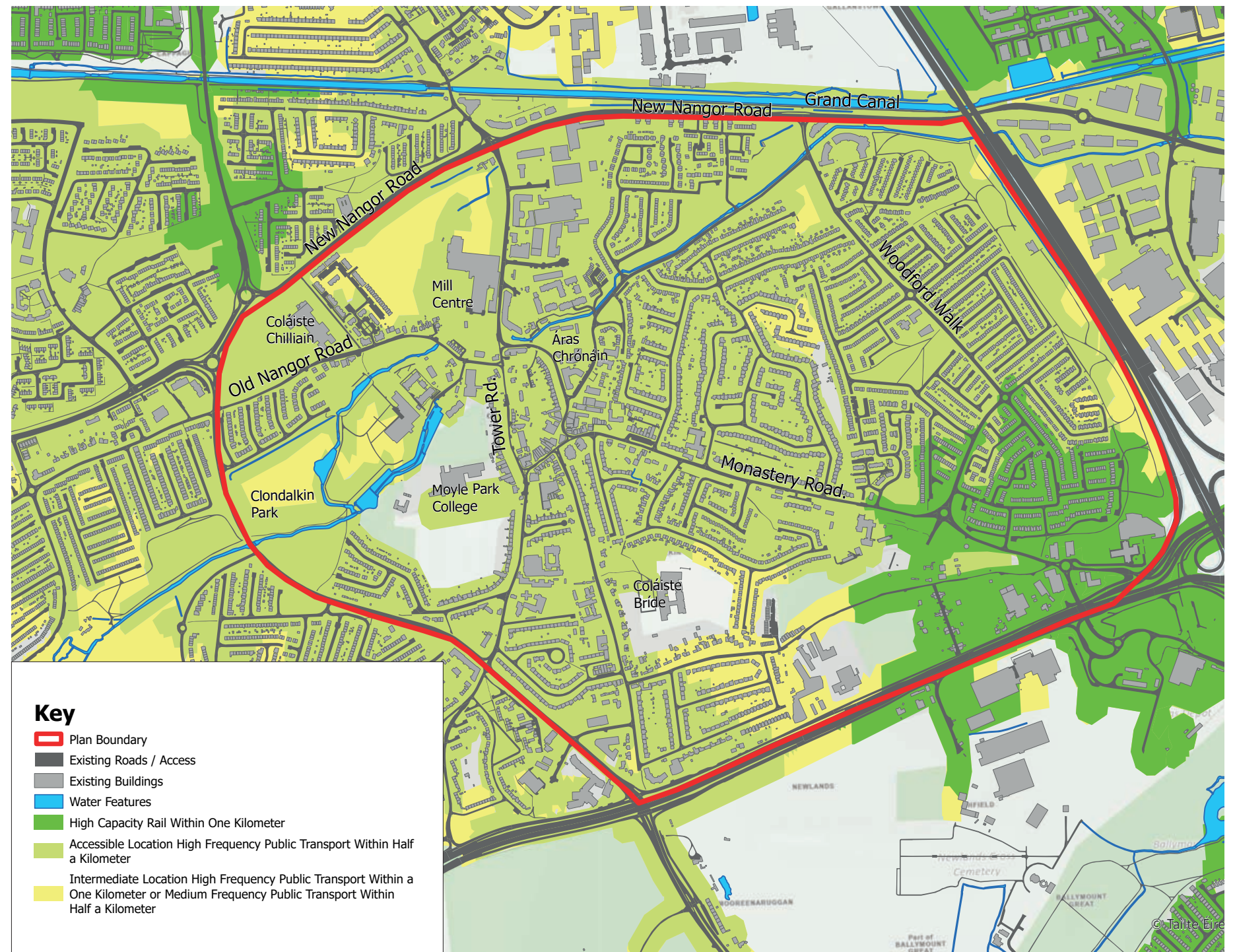


Figure 6.9: Accessibility Analysis based on current walking distance to public transport.

CHE12: Density

CHE12 Objective 1:

To ensure that housing density within the Plan lands meets with the provisions of the density ranges and criteria set out in the Sustainable Residential Development and Compact Settlement Guidelines 2024 (or as may be superseded)

Housing Options and Social Inclusion

As is evident from Table 6.2, owner occupied with or without mortgage makes up the dominant tenure type in the plan area at 67% in 2022. Housing should remain responsive to new and innovative methods of providing for growth while ensuring an appropriate mix of tenure and dwelling types to meet the current and future needs of those wishing to live in Clondalkin. There is a need to facilitate the provision of different housing tenures including social, private, affordable, voluntary, special needs and age friendly homes within the community. At the same time, it is an objective of the County Development Plan to avoid an over-proliferation of any single tenure within a local area.

Census	2022	2022	2016	2016
Total Households	%	12,750	%	12,669
Owner Occupied with Mortgage	32.0%	1431	35.9%	1548
Owner Occupied No Mortgage	35.1%	1566	31.5%	1358
Rented from Private Landlord	21.9%	979	24.5%	1056
Rented from Local Authority	4.2%	188	3.9%	167
Rented from Voluntary Body	1.1%	49	0.6%	26
Occupied free of rent	2.6%	117	0.8%	36
Not Stated	3.0%	135	2.8%	120

Table 6.2: Permanent Private Households by type of Occupancy - Census 2022.

CHE13: Housing Options

CHE13 Objective 1:

To support the provision of a mix of tenure types within Clondalkin LPF in creating suitable accommodation for all in promoting sustainable and mixed income communities and discourage an over proliferation of a single tenure (whether private owner occupier, private rental, social rental or affordable purchase and rental) within any local area (within a 10-minute walking distance) in line with the Housing Strategy and Interim HNDAs of the South Dublin County Development Plan.

Social and Affordable Housing and Cost Rental

Social and affordable housing forms an integral part of housing supply within the Plan area, with all residential development proposals

complying with the requirements of Part V of the Planning and Development Act 2000 (as amended)

Those renting social housing within the LPF rose very slightly over the 2016 to 2022 Census period but still represents just 4.2% of all tenure within the plan area.

Cost rental is a relatively new housing tenure that was created under the Affordable Housing Act 2021, that offers affordable long-term, secure rented accommodation, based on the cost of building, managing and maintaining the homes. The rent on this form of property is at least 25% below market rents in a specific area, which provides choice across all tenures. This form of development is currently provided by Local Authorities, Housing Agencies and the LDA. Although having a limited remit in the provision of tenure, the planning system will continue to support the development of a mix of tenures including social, affordable and cost rental in line with CHE13 Objective 1.



Figure 6.10: Age friendly housing at Sallymills, Clondalkin, provides 1- and 2-bedroom units for those aged 55 and above.

Age Friendly Housing and Rightsizing

As Clondalkin's population continues to grow and age, there will be additional need for Age Friendly Housing and the option to 'rightsized' within the community. These units are made up of different housing typologies, but in general can be described as self-contained properties designed for older people so that independence can be maintained with options for support where this is required.

To ensure delivery of age friendly homes and to meet the needs of the local area, the Council are exploring additional opportunities for age friendly developments in Clondalkin through direct delivery and in partnership with AHB's. The LAP will continue to support the delivery of energy efficient and well-designed homes which will allow homeowners to continue long term independent living, including being able to adapt the property as required into the future.

CHE14: Age Friendly Housing and Rightsizing

CHE14 Objective 1:

To support the provision of age friendly homes to support long-term independent living within the LPF area.

CHE14 Objective 2:

To support a choice of accommodation within the Plan area that will provide appropriately sized homes which can support changing needs over the life cycle.

6.4 Employment

Employment in the LPF

Clondalkin Village, a late 6th or early 7th century settlement, has emerged as a vibrant service centre in addition to retailing, hospitality and tourism services since its establishment. Clondalkin plays a pivotal role in ensuring that South Dublin County maintains a strong and diverse economic base in terms of employment, retailing and industry, while enhancing and contributing to the County through the tourism and recreation sectors. Clondalkin has significant tourism assets, including an 8th Century Round Tower, coupled with its location beside the Grand Canal and neighbouring Corkagh Park. This has contributed to Clondalkin's historic tourism importance for South Dublin County.

In line with the vision of the LPF and of Chapter 9 of the SDCC CDP, which looks to create a strong and resilient economic base for expanding employment opportunities and facilitating a good quality of life with vibrant and attractive places to live, work, visit and invest, the LPF will focus on the delivery of vibrant communities and economic opportunities within Clondalkin. Clondalkin village has a mixed-use zoning, alongside the town centre zoning, which provide varying employment types. The LPF will facilitate employment opportunities within the different zoning types built on the principles of good placemaking which, in turn, will help deliver attractive, vibrant urban areas in which to reside and work.

Analysis of Census 2022 POWCAR data (place of work, college anonymised records) shows the number of workers living in the wider Clondalkin area (resident workers) and where they work, alongside the number of workers from other areas coming into the LPF area to work - see Figure 6.11 for the area encompassed in the analysis. The analysis

also provided detail on the employment sectors within the Clondalkin area with a summary shown in Table 6.3:

Local Jobs Profile	
Number of Local Jobs in Clondalkin area:	7,040
Largest Employment Sector in Clondalkin area:	Wholesale, Retail Trade, Transportation and Food – 27.1% (1,911 employed)
Number of workers employed in local jobs in Clondalkin area that live in SDCC:	58.9% (4,146)
Mode of Transport to work for people working in Local Jobs in the Clondalkin area:	Private Car/Van/Motorbike – 69.9% (4,919) Active Travel – 11.7% (823) Public Transport – 8.6% (602) Home Worker – 9.3% (652)

Resident Workers* Profile	
Number of Resident Workers living in Clondalkin area:	13,171
Employment Sector that most Resident Workers are employed in:	Wholesale, Retail Trade, Transportation and Food – 28.6% (3,771)
Number of Resident Workers employed in Clondalkin area:	17.2% (2,261)
Mode of Transport to work for Resident Workers in the Clondalkin area:	Private Car/Van/Motorbike – 59.8% (7,872) Active Travel – 10.5% (1,378) Public Transport – 15.4% (2,026) Home Worker – 6.3% (835)

**All those in employment that live in the Clondalkin area and work either within the Clondalkin area or outside the Clondalkin area.*

Table 6.3: Census 2022 POWCAR data for the wider Clondalkin Area.

The largest employment sector for local jobs and resident workers in the area of Clondalkin is Wholesale, Retail Trade, Transportation and Food, followed closely by ICT, Financial, Real Estate, Professional, admin and support service activities. A significant number of workers employed in local jobs in Clondalkin travel from within SDCC to work, with approximately 27% using either public transport or walking or cycling, reflecting the significant investment in sustainable transport infrastructure in the County.

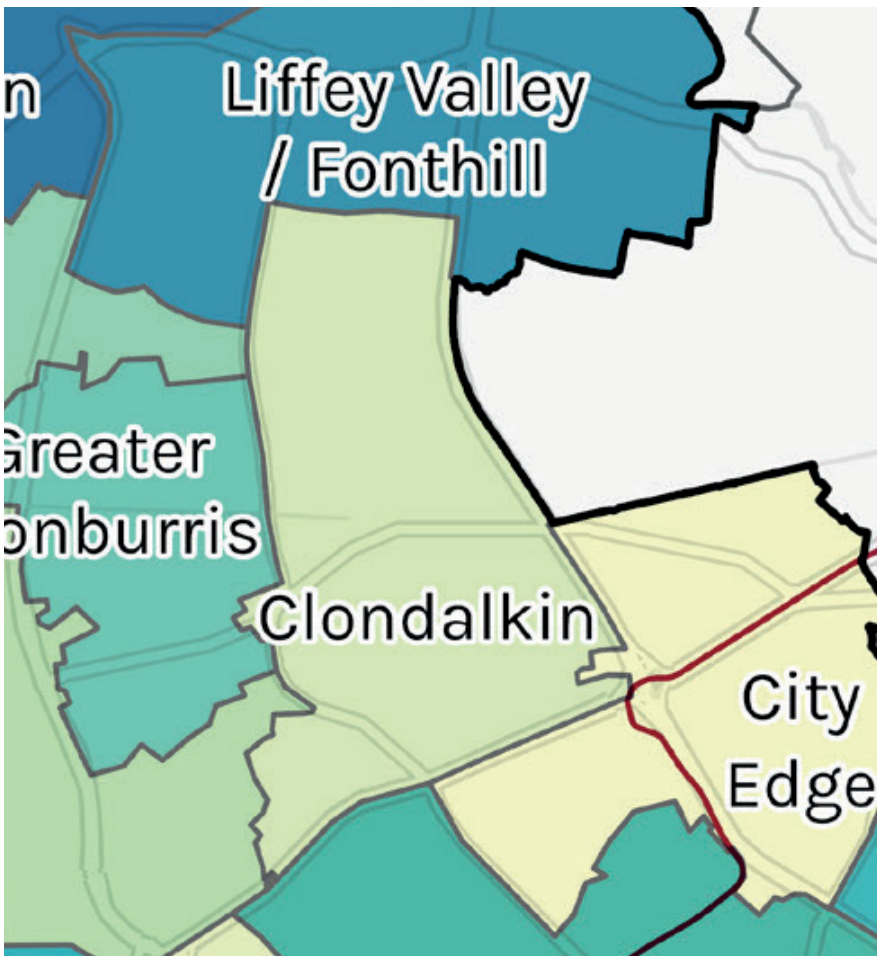


Figure 6.11: Area of Clondalkin analysed through Census 2022 POWCAR data.

CHE15: Economic Development

CHE15 Objective 1:

Support sustainable enterprise and employment growth in Clondalkin, recognising its role in South Dublin County and the Dublin region as a driver for economic growth.

Each consultation session raised awareness of issues that operating businesses face, which includes the overall visual appearance of the village, providing appropriate parking for customers and creating a safe space to operate. Residents also spoke of improving the retail offering within the village and highlighted the lack of restaurants and niche trading outlets to serve the local community and visitors alike. As referenced within Chapter 8, the Village Enhancement Schemes will improve the public realm environment within the village, making it safer and more attractive. This in turn should help attract new businesses, providing opportunities to further increase the scope of the current offering.

CHE16: Village Improvement

CHE16 Objective 1:

Support the implementation of the Village Enhancement Schemes (VES), as part of public realm improvements within the village.

Clondalkin benefits from a diverse local economy, which is built on retail, tertiary services and tourism. The LPF aims to support and encourage increased economic activity within the LPF boundary, for diverse economic activity, with an aim to provide additional economic benefits in the form of public realm improvement.



Figure 6.12: The Clondalkin Round Tower Visitor Centre demonstrates an ability to create a strong tourism attraction which benefits from a supplemental café / restaurant.



Retail and Tertiary Services

In the course of preparation of this LPF, Town Centre Health Checks were carried out in Clondalkin, providing data on the health of the village.

Year	Surveyed (No).	Vacant Buildings	Vacancy Rate	% Change
2023	172	14	8.14%	-
2025	180	9	5%	Decreased by 3.14%

Table 6.4: Clondalkin Town Centre Health Check Buildings Surveyed and Vacancy Results (Commercial).

In comparing the land use breakdown, the categories are based on the GOAD Experian Ltd. Categories and Classifications as recommended by the Town Centres Retailing and Methodologies paper (Scottish Government, 2007). The results below highlight the results of the survey in 2023 and 2025:

Use	2023	2025
Comparison	19	17
Convenience	14	15
Financial & Business Services	21	23
Health & Medical Services	12	12
Leisure Services	36	37
Other Retail	1	8
Public Service	12	15
Religious Service	3	3
Residential	238	241
Retail Service	36	35
Vacant	14	9
Vacant Residential	4	6
Total	410	421

Table 6.5: Land Use Breakdown by category of individual unit.

Between the surveys, there were changes where new businesses took over from the previous occupants. Overall, Clondalkin’s vacancy rate is low and decreased in the 2025 survey, identifying the retail and business strength of this location. As Clondalkin continues to grow, it will require the necessary infrastructure and placemaking measures to be in place to further enhance the attractiveness of the village.

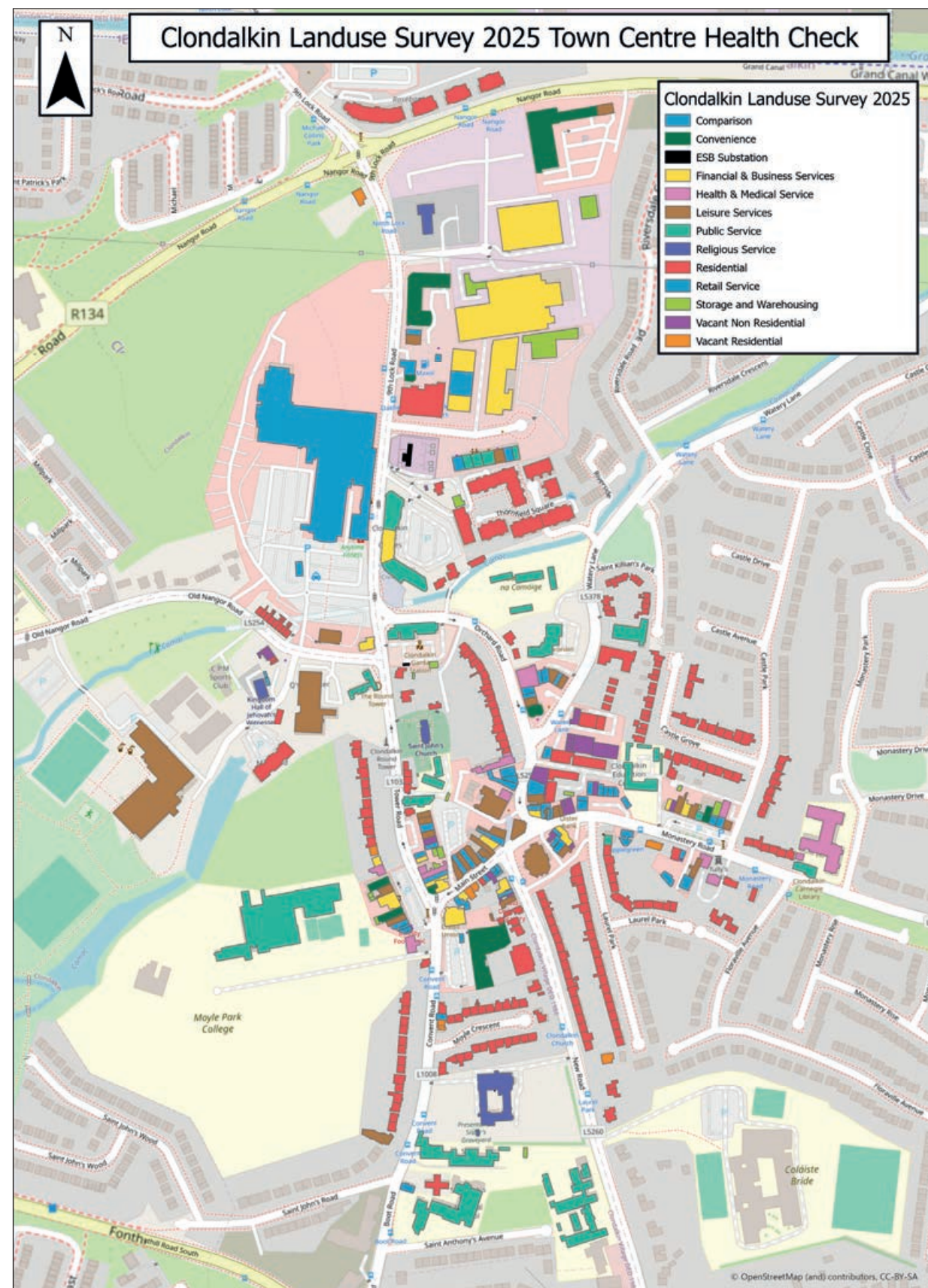


Figure 6.13: Town Centre Health Check – Land Use Survey (2025)

“Clondalkin benefits from a diverse local economy, which is built on retail, tertiary services and tourism.”



The LPF boundary has two designated zonings / sites within the County's Retail Hierarchy, as outlined in the South Dublin County Development Plan 2022 – 2028. These are as follows:

- **Clondalkin Town Centre**, Level 3 (Town and / or district Centre and Sub-County Town Centres (Key Service Centres))
- **Clondalkin Village**, Level 4 (Neighbourhood centres, Local Centres – Small Towns and Villages)).

As a whole, both centres work together to highlight the importance that the village and surrounding area provides to the wider LPF and beyond. Clondalkin acts as a key service centre for surrounding communities, providing a broad selection of retail and service uses. The established uses and zoning allow for complementary leisure, town centre retail and commercial land uses. There is some potential to expand the retail and associated town centre type uses on vacant lands within the town, including within the Ninth Lock Framework site and to upgrade the existing shopping centre and its surrounds. There is also potential for more intense employment or mixed use within the industrial area to the north of the village at Oakfield.

In line with the CDP, to counteract challenges facing traditional retailing, SDCC will continue to support retail development at the different levels of the retail hierarchy, recognising the role of retail in creating a vibrant mix of uses in support of our communities while cognisant of the on-going changing retail trends.

CHE17: Retail and Services

CHE17 Objective 1:

To support the ongoing role Clondalkin has as a significant employer in the retail and services sector in providing further retail opportunities to create a diverse and broad retail attraction while facilitating a sustainable and resilient economy through the provision of improved placemaking measures.

CHE17 Objective 2:

To consider as part of any village improvement scheme, the need for loading bays to facilitate the businesses and traffic movement in the village centre.

CHE17 Objective 3:

To promote improvements to the environment around the Mill Shopping Centre including placemaking improvements to the frontage along the Ninth Lock Road.



Figure 6.14: Village Centre Retail and Mixed Use.

Tourism

The LPF aims to enhance tourism throughout Clondalkin, working with the local community and stakeholders to provide potentially transformative improvements to Clondalkin's tourism offering. Clondalkin and its rich history have the potential to increase tourism numbers and act as a gateway to Corkagh Park, reinforcing the potential for complementarity between the historic village and the regional park. The South Dublin Tourism Strategy has identified the '*Clondalkin Cluster*' as a key tourism area, which includes the Clondalkin Round Tower, historic village centre and numerous heritage points of interest, overlapping with the '*Grand Canal Corridor*' with linkages to Dublin City, Adamstown, Lucan and Clonburris. Understanding the spatial distribution of tourism areas in the County by identifying key 'clusters' and 'corridors' can aid in understanding their tourism offering and identifying where certain gaps exist. The strategy has identified a number of initiatives within Clondalkin, involving both public and private partnerships at the heart of the community.

As identified in the Tourism Strategy, the Clondalkin Round Tower is one of four remaining round towers in County Dublin and is a National Monument. The round tower continues to act as the landmark '*identifier*' for Clondalkin village, being one of the County's most recognisable and

most popular visitor attractions since the opening of the visitor centre and the completion of refurbishment works to the tower in 2017. In line with Action 1.9 of the tourism strategy, the LPF will aim to diversify and enhance the tourism offering of the tower and its connection to the wider area.

CHE18: Tourism

CHE18 Objective 1:

Support the development of a sustainable tourism industry for Clondalkin that maximises the tourism potential of the County, through the implementation of the South Dublin Tourism Strategy 2024 – 2029.

CHE18 Objective 2:

Support Action 1.9 of the South Dublin Tourism Strategy 2024 – 2029, by reviewing the Clondalkin Round Tower management model, establishing linkages to the Grand Canal Greenway through public investment to reinforce the role of the Round Tower as a hub for the village.

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The LPF aims to enhance tourism throughout Clondalkin, working with the local community and stakeholders to provide potentially transformative improvements to Clondalkin's tourism offering

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