

Appendices

Appendix 1

Statement of Compliance with Section 28 Guidelines

Introduction

Pursuant to Section 28 of the Planning and Development Act 2000 (as amended) it is a requirement of the Planning Authority to append a statement to the Development Plan demonstrating:

> (i) How the planning authority has implemented the policies and objectives of the Minister contained in the guidelines when considering their application to the area or part of the area of the development plan, or
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> (ii) If applicable, that the planning authority has formed the opinion that it is not possible, because of the nature and characteristics of the area or part of the area of the development plan, to implement certain policies and objectives of the Minster contained in the guidelines when considering the application of those policies in the area or part of the area of the draft development plan or the development plan and shall give reasons for the forming of the opinion and why policies and objectives of the Minster have not been so implemented.

In addition, Section 28(1C) of the Act includes a provision that Guidelines made under Section 28(1) may contain specific planning policy requirements (SPPRs) with which planning authorities shall, in the performance of their functions, comply.

The required statement pertaining to the South Dublin County Development Plan 2022 – 2028 is as below under the following tables:

> **Table 1**: List of Section 28 Ministerial Guidelines
>
> **Table 2**: Implementation of SPPRs under the Building Height Guidelines
>
> **Table 3**: Implementation of SPPRs under the Apartment Guidelines (2025) or NPPMs under the *Planning Design Standards for Apartments National Planning Statement* (as applicable)
>
> **Table 4**: Implementation of SPPRs under the Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change
>
> **Table 5:** Implementation of SPPRs under the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)
>
> **Table 6:** Implementation of Policies and Objectives of the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025)

Where policy objectives and supporting text in the written statement of the Development Plan refer to specific legislation, Planning Guidelines or Policy documents and in the event that new or updated versions of these are published it shall be taken as read that the most up to date versions shall apply where legislation dictates that they override existing policy objectives.

Table 1: List of Section 28 Ministerial Guidelines and National Planning Statements

Section 28 Guidelines and Section 25 National Planning Statements	Implementation
NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025)	Chapter 2 Core Strategy and Settlement Strategy and Appendix 2 (Part 3) (Settlement Capacity Methodology) implement the housing growth requirements set out in the Guidelines and provide for sufficient residential land capacity.
Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)	Chapter 2 Core Strategy and Settlement Strategy and Chapter 12. Development Management implement the policies and objectives of these Guidelines.
Development Plans - Guidelines for Planning Authorities (2022)	Chapter 2 Core Strategy and Settlement Strategy and Appendix 2 (Part 3) implement the requirements of these Guidelines including evidence-based land supply, infrastructure-led planning and tiering of lands.
Housing Supply Target Methodology for Development Planning, (2020)	Chapter 2 Core Strategy and Settlement Strategy and Appendix 2b setting out the Methodology applied by South Dublin County Council.
Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025 or the Planning Design Standards for Apartments National Planning Statement (as applicable)	Chapter 6 Housing and Chapter 12 Implementation and Monitoring have the relevant policies and objectives of these Guidelines and also comply with the SPPRs contained within (See below Table 3 for SPPR compliance). It is noted that these chapters align with the NPPMs in the Planning Design Standards for Apartments National Planning Statement.
DHPLG Design Manual for Urban Roads and Streets (2019)	Chapter 7 Sustainable Movement and Chapter 12 Implementation and Monitoring implement the relevant policies and objectives of these Guidelines.
Urban Development and Building Heights: Guidelines for Planning Authorities (2018) – (Building Height Guidelines)	Appendix 10 South Dublin's Building Height and Design Guide sets out a strategy which implements the relevant policies and objectives of these Guidelines and complies with the 4 SPPRs contained within (See below for SPPR compliance).
Guidelines for Local Authorities and An Bord Pleanála on Carrying Out Environmental Impact Assessments (2018)	Chapter 12, Section 12.1.2.1 Environmental Impact Assessment references requirements in relation to EIAR and has regard to the Guidelines.
Part V of the Planning and Development Act 2000 – Guidelines (2017)	Chapter 6 Housing and Appendix 11 Housing Strategy and Interim Housing Needs Demand Assessment implements the relevant policies and objectives of these Guidelines.

Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change (2017)	Chapter 10 Energy and Appendix 9 addresses the requirements as set out in these guidelines. It includes policy on achieving national targets in a range of policy areas including renewable energy.
Local Area Plans: Guidelines for Planning Authorities (2013)	These Guidelines are not considered applicable to the County Development Plan process, any future Local Area Plans shall have regard to these Guidelines.
Development Contributions: Guidelines for Planning Authorities (2013)	These Guidelines are not considered to be directly applicable but have informed the preparation of the 2021 – 2025 Development Contribution Scheme which complements the County Development Plan. Chapter 8 Community and Open Space contains reference.
Spatial Planning and National Roads: Guidelines for Local Authorities (2013)	Chapter 7 Sustainable Movement and Chapter 11 Infrastructure and Environmental Services (noise) implement the relevant policies and objectives of these Guidelines.
Retail Planning: Guidelines for Planning Authorities (2012)	Chapter 9 Economic Development and Employment and Chapter 12 Implementation and Monitoring implement the relevant policies and objectives of these Guidelines.
Architectural Heritage Protection: Guidelines for Planning Authorities (2011)	Chapter 3 Natural, Cultural and Built Heritage, section on built heritage references these Guidelines. Appendix 3 Record of Monuments and Places and Record of Protected Structures also relate to these guidelines.
Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities (2009)	The Development Plan has been assessed under the requirements of the Habitats Directive and has had regard to this guidance. Refer to Appropriate Assessment which is included as an accompanying document to the Plan.
The Planning System and Flood Risk Management: Guidelines for Planning Authorities (2009)	Chapter 4 Green Infrastructure, Chapter 11 Infrastructure and Environmental Services, Chapter 12 Implementation and Monitoring and accompanying document Strategic Flood Risk Assessment implements the relevant policies and objectives of these Guidelines.
Sustainable Residential Development in Urban Areas (Cities, Town and Villages): Guidelines for Planning Authorities (and the accompanying Urban Design Manual: a best practice guide) (2009)	Chapter 5 Quality Design and Healthy Placemaking and Chapter 12 Implementation and Monitoring implement the relevant policies and objectives of these Guidelines.
The Provision of Schools and the Planning System: A Code of Practice (2008)	Chapter 8 Community Infrastructure and Open Space and Chapter 12 Implementation and Monitoring implement the relevant policies and objectives of these Guidelines.

Development Management: Guidelines for Planning Authorities (2007)	Chapter 12 Implementation and Monitoring implements the relevant policies and objectives of these Guidelines.
Development Plans: Guidelines for Planning Authorities (2007)	The Plan implements the policies and objectives of these Guidelines throughout.
Wind Energy Development: Guidelines for Planning Authorities (2006)	Chapter 10 Energy, Section 10.2.7 provides policy and guidelines on Wind Energy in the County in which Appendix 9 Landscape Character Assessment is also referenced. The policy contained therein was prepared in accordance with the methodology laid out in these Guidelines and therefore implements the relevant policies and objectives of these Guidelines.
Sustainable Rural Housing: Guidelines for Planning Authorities (2005)	The rural housing policy objectives set out in Chapter 6 Housing, Section 6.9 implements the relevant policies and objectives of these Guidelines.
Implementation of the SEA Directive: Guidelines for Regional Authorities and Planning Authorities (2004)	These Guidelines informed the preparation of the Strategic Environmental Assessment (SEA) of the Development Plan, which is included as an accompanying document to the Plan. All recommendations and mitigation measures from the SEA process have been incorporated into the Plan. The SEA process and report implements the relevant policies and objectives of these Guidelines.
Quarries and Ancillary Activities: Guidelines for Planning Authorities (2004)	Policy and Objectives relating to mineral extraction and quarrying is contained in Section 9.10 of the Plan.
Childcare Facilities: Guidelines for Planning Authorities (2001)	Chapter 8 Community Services and Public Open Space and Chapter 12 Implementation and Monitoring implement the relevant policies and objectives of these Guidelines.
Telecommunications Antennae Support Structures: Guidelines for Planning Authorities (1996)	Chapter 11, Section 11.4 - sets out the Council's policies on Telecommunications and implements the relevant policies and objectives of these Guidelines.
Tree Preservation Guidelines (1994)	Chapter 3, Section 3.3.6 includes policy and objectives relating to trees tree preservation orders and other Tree Protections.

Table 2: Implementation of SPPRs under the Building Height Guidelines

SPPR Number and Description	Implementation
SPPR 1: In accordance with Government policy to support increased building height and density in locations with good public transport accessibility, particularly town / city cores, planning authorities shall explicitly identify, through their statutory plans, areas where increased building height will be actively pursued for both redevelopment, regeneration and infill development to secure the objectives of the National Planning Framework and Regional Spatial and Economic Strategies and shall not provide for blanket numerical limitations on building height.	Chapter 5 Quality Design and Healthy Placemaking, Section 5.2.7, QDP Policy 8, QDP8 Objective 1 and QDP Objective 2 and QDP Policy 9, QDP9 Objective 1 of – in conjunction with the South Dublin Building Height and Density Guide (Appendix 10) - sets out policies and objectives to support increased building height and density in locations with good public transport accessibility, particularly town / city cores and explicitly identify areas where increased building height will be actively pursued for both redevelopment, regeneration and infill development to secure the objectives of the National Planning Framework and Regional Spatial and Economic Strategies. The County Development Plan does not provide for blanket numerical limitations on building height. This complies with SPPR 1.
SPPR 2: In driving general increases in building heights, planning authorities shall also ensure appropriate mixtures of uses, such as housing and commercial or employment development, are provided for in statutory plan policy. Mechanisms such as block delivery sequencing in statutory plans could be utilised to link the provision of new office, commercial, appropriate retail provision and residential accommodation, thereby enabling urban redevelopment to proceed in a way that comprehensively meets contemporary economic and social needs, such as for housing, offices, social and community infrastructure, including leisure facilities**.**	Chapter 5 supports the overarching Settlement Strategy in Chapter 2 and aims to ensure appropriate mixtures of uses, such as housing and commercial or employment development, are provided for in the County Development Plan. Various Land Use Zonings in the Plan including SDZ, REGEN, TC, RE, DC, VC AND LC, support mixed use development. This complies with SPPR 2.
SPPR 3: It is a specific planning policy requirement that where; (A) 1. an applicant for planning permission sets out how a development proposal complies with the criteria above; and 2. the assessment of the planning authority concurs, taking account of the wider strategic and national policy parameters set out in the National Planning Framework and these Guidelines; then the planning authority may approve such development, even where specific objectives of the relevant development plan or local area plan may indicate otherwise. (B) In the case of an adopted planning scheme the Development Agency in conjunction with the relevant planning authority (where	In respect to Part (A) 1 and 2: Chapter 5 Quality Design and Healthy Placemaking, Section 5.2.7, QDP Policy 8, QDP8 Objective 1 and QDP Objective 2 and QDP Policy 9, QDP9 Objective 1 of – in conjunction with the South Dublin Building Height and Density Guide (Appendix 10) - set out policies and objectives to support SPPR 3. The South Dublin BHDG provides detailed guidance and principles – including a Contextual Analysis Toolkit – which is consistent with the [Development Management] criteria set out in Section 3.2 of the Building Height Guidelines and referenced in part (A) 1. of SPPR 3 to support and guide any application for planning permission in comprehensively demonstrating how a development proposal complies with the

different) shall, upon the coming into force of these Guidelines, undertake a review of the planning scheme, utilising the relevant mechanisms as set out in the Planning and Development Act 2000 (as amended) to ensure that the criteria above are fully reflected in the planning scheme. In particular the Government policy that building heights be generally increased in appropriate urban locations shall be articulated in any amendment(s) to the planning scheme. In respect of planning schemes approved after the coming into force of these Guidelines these are not required to be reviewed.	[Development Management] criteria. In respect to Part (B): 2020 Amendment to Adamstown SDZ 2014 addresses the requirement set out in SPPR 3 (B) in respect to the Adamstown Planning Scheme. In respect to Part (C): Clonburris SDZ Planning Scheme was approved after the coming into force of the Building Height Guidelines. This complies with SPPR 3.
SPPR 4: It is a specific planning policy requirement that in planning the future development of greenfield or edge of city / town locations for housing purposes, planning authorities must secure: 1. the minimum densities for such locations set out in the Guidelines issued by the Minister under Section 28 of the Planning and Development Act 2000 (as amended), titled "Sustainable Residential Development in Urban Areas (2007)" or any amending or replacement Guidelines; 2. a greater mix of building heights and typologies in planning for the future development of suburban locations; and 3. avoid mono-type building typologies (e.g. two storey or own-door houses only), particularly, but not exclusively so in any one development of 100 units or more.	Chapter 5 Quality Design and Healthy Placemaking, Section 5.2.7, QDP Policy 8, QDP8 Objective 1 and QDP Objective 2 and QDP Policy 9, QDP9 Objective 1 of – in conjunction with the South Dublin Building Height and Density Guide (Appendix 10) - set out policies and objectives to secure: 1. The minimum densities for such locations set out in the Guidelines issued by the Minister under Section 28 of the Planning and Development Act 2000 (as amended), titled "Sustainable Residential Development in Urban Areas (2007)" or any amending or replacement Guidelines; 2. a greater mix of building heights and typologies in planning for the future development of suburban locations; and 3. avoid mono-type building typologies (e.g. two storey or own-door houses only), particularly, but not exclusively so in any one development of 100 units or more. The core strategy of this Plan has applied the densities set out in the Guidelines. This complies with SPPR 4.

Table 3: Implementation of SPPRs under the Apartment Guidelines (2025) or NPPMs under the Planning Design Standards for Apartments National Planning Statement (as applicable)

SPPR Number and Description	Implementation
Specific Planning Policy Requirement 1: (A) With the exception of social housing developments, social/affordable housing provided for under Part V the Act or schemes to provide housing for older persons where a specific mix of unit sizes may be required, such as in accordance with a Housing Need and Demand Assessment (HNDA), there shall be no restrictions within statutory plans in relation to the mix of unit sizes or types to be provided within apartment developments. There shall be no minimum or maximum requirements for apartments with a certain number of bedrooms. (B) Where any such restriction or requirement is set out within a statutory plan, this Specific Planning Policy Requirement shall apply to any single apartment scheme and there shall be no restriction in relation to the mix of unit sizes or types and there shall be no minimum requirements for apartments with a certain number of bedrooms within the development, except in the circumstances set out above.	A Housing Strategy and Interim HNDA has been prepared (See Appendix 11) and has demonstrated that there is a requirement to incorporate 30% 3-bedroom units, unless justified in order to cater for the housing needs of the existing and future population in the County. Policy H1 Objective 13 and Section 12.6.1 of Chapter 12 Implementation and Monitoring set out objectives and requirements in relation to mix. This complies with SPPR 1.
Specific Planning Policy Requirement 2: The following minimum apartment floor areas shall apply and statutory plans shall not specify minimum floor areas that exceed the minimum floor areas set out below: • Studio apartment (1 person) • 1-bedroom apartment (2 persons) • 2 bedroom apartment (3 persons) • 2-bedroom apartment (4 persons) •3-bedroom apartment (4 persons) 32sq.m 45 sq.m 63 sq.m 73 sq.m 76 sq. m •3-bedroom apartment (5 persons) 90 sq.m The floor area parameters set out above shall generally apply to apartment schemes and do not apply to purpose-built and managed student housing.	Section 6.8 of the Housing Chapter and Section 12.6.7 of the Implementation and Monitoring Chapter 12 relate to be building refurbishment schemes. The policies and standards set out in the Development Plan comply with SPPR 2.
Specific Planning Policy Requirement 3: In relation to the minimum number of dual aspect apartments that may be provided in any single apartment scheme, the following shall apply: (i) A minimum of 25% of units within a development shall be required to be dual aspect. Statutory plans shall not specify minimum requirements that exceed the requirements of this Specific Planning Policy Requirement. (ii) For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha,	Section 12.6.7 of Chapter 12 Implementation and Monitoring sets the standards outlined under SPPR 3. The standards set out in of the Development Plan comply with SPPR 3.

planning authorities may exercise further discretion to consider dual aspect unit provision at a level lower than the 25% minimum outlined above on a case-by-case basis, but subject to the achievement of overall high design quality in other aspects.	
Specific Planning Policy Requirement 4: Ground level apartment floor to ceiling heights shall be a minimum of 2.7m. For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise discretion on a case-by case basis, subject to overall design quality.	Section 12.6.7 of Chapter 12 Implementation and Monitoring sets the standards outlined under SPPR 4.
Specific Planning Policy Requirement 5: There shall be no requirement within statutory plans or within an individual scheme in respect of a minimum number of units per floor per core.	Section 12.6.7 of Chapter 12 Implementation and Monitoring sets the standards outlined under SPPR 5. The standards set out in the Development Plan comply with SPPR 5.
Specific Planning Policy Requirement 6: The provision of new Communal, Community and Cultural facilities within apartment schemes shall only be required in specific locations identified within the development plan and shall not be required on a blanket threshold-based approach in individual apartment schemes.	Section 12.6.7 of Chapter 12 Implementation and Monitoring sets the standards outlined under SPPR 6. The standards set out in the Development Plan comply with SPPR 6.
Specific Planning Policy Requirement 7: There shall be a presumption against granting planning permission for shared accommodation/co-living development unless the proposed development is required to meet specific demand identified by a local planning authority further to a Housing Need and Demand Assessment (HNDA) process.	Section 12.6.4 of Chapter 12 Implementation and Monitoring sets the standards outlined under SPPR 7. The standards set out in the Development Plan comply with SPPR 7.
Specific Planning Policy Requirement 8: (A) (i) There shall be no requirement or restriction in relation to the provision of en-suite bathrooms for single study bedrooms within Purpose Built Student Accommodation schemes. (ii) The minimum required area for a single study bedroom without ensuite facilities is 8 sq.m and the minimum required area for a single study bedroom with en-suite facilities is 11.5 sq.m; and statutory plans may not set out minimum required areas that exceed the minimum required areas set out within this SPPR. (iii)The minimum space requirements for kitchen/dining/ living areas serving 10 and 12 persons are 3.6 sq.m and 3.3 sq.m per person, respectively; and statutory plans may not set out minimum required areas that exceed the minimum required areas set out within this SPPR. (B) Where any other requirement or restriction is set out within a statutory plan, this Specific Planning Policy Requirement shall apply to any single student accommodation scheme.	Section 12.6.4 of Chapter 12 Implementation and Monitoring sets the standards outlined under SPPR 8. The standards set out in the Development Plan comply with SPPR 8.

Table 4: Implementation of SPPRs under the Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change

SPPR Number and Description	Implementation
SPPR 1: Ensure that overall national policy on renewable energy as contained in documents such as the Government's 'White Paper on Energy Policy - Ireland's Transition to a Low Carbon Future', as well as the 'National Renewable Energy Action Plan', the 'Strategy for Renewable Energy' and the 'National Mitigation Plan', is acknowledged and documented in the relevant development plan or local area plan;	The Plan has been prepared taking full cognisance of EU, National and Regional Policy. Climate Action is an overarching principle of the Plan. Compliance with SPPR 1 is addressed in each chapter of the Plan. Each chapter also includes a Climate Action Audit Section. A standalone Energy Chapter 10 is also included.
SPPR 2: Indicate how the implementation of the relevant development plan or local area plan over its effective period will contribute to realising overall national targets on renewable energy and climate change mitigation, and in particular wind energy production and the potential wind energy resource (in megawatts); and	Each chapter includes a Climate Change Audit which indicates policy and objectives which address climate action including renewable energy where appropriate.
SPPR 3: Demonstrate detailed compliance with item number (2) above in any proposal by them to introduce or vary a mandatory setback distance or distances for wind turbines from specified land uses or classes of land use into their development plan or local area plan. Such a proposal shall be subject to environmental assessment requirements, for example under the SEA and Habitats Directives. It shall also be a material consideration in SEA, when taking into account likely significant effects on climatic factors, in addition to other factors such as landscape and air, if a mandatory setback or variation to a mandatory setback proposed by a planning authority in a development plan or local area plan would create a significant limitation or constraint on renewable energy projects, including wind turbines, within the administrative area of the plan.	In relation to wind turbines the Plan does not set out any mandatory set back distances from specified land uses or classes of land use and is therefore fully consistent with SPPR 3.

Table 5: Implementation of SPPRs under the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)

SPPR Number and Description	Implementation
SPPR 1 – Separation Distances: It is a specific planning policy requirement of these Guidelines that statutory development plans shall not include an objective in respect of minimum separation distances that exceed 16 metres between opposing windows serving habitable rooms at the rear or side of houses, duplex units or apartment units above ground floor level. When considering a planning application for residential development, a separation distance of at least 16 metres between opposing windows serving habitable rooms at the rear or side of houses, duplex units and apartment units, above ground floor level shall be maintained. Separation distances below 16 metres may be considered acceptable in circumstances where there are no opposing windows serving habitable rooms and where suitable privacy measures have been designed into the scheme to prevent undue overlooking of habitable rooms and private amenity spaces. There shall be no specified minimum separation distance at ground level or to the front of houses, duplex units and apartment units in statutory development plans and planning applications shall be determined on a case-by-case basis to prevent undue loss of privacy. In all cases, the obligation will be on the project proposer to demonstrate to the satisfaction of the planning authority or An Bord Pleanála that residents will enjoy a high standard of amenity and that the proposed development will not have a significant negative impact on the amenity of occupiers of existing residential properties. This SPPR will not apply to applications made in a Strategic Development Zone until the Planning Scheme is amended to integrate changes arising from the SPPR. Refer to Section 2.1.2 for further detail.	Chapter 12 Implementation and Monitoring sets the standards outlined under SPPR 1.
SPPR 2 – Minimum Private Open Space Standards for Houses: It is a specific planning policy requirement of these Guidelines that proposals for new houses meet the following minimum private open space standards: 1 bed house 20 sq.m 2 bed house 30 sq.m 3 bed house 40 sq.m 4 bed + house 50 sq.m A further reduction below the minimum standard may be considered acceptable where an equivalent amount of high quality semiprivate open space is provided in lieu of the private open space, subject to at least 50 percent of the area being provided as private open space (see Table 5.1 below). The planning authority should be satisfied that the compensatory semi-private open space will provide a high standard of amenity for all users and that	Chapter 12 Implementation and Monitoring sets the standards outlined under SPPR 2. It is noted that the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2023) have been superseded by the Planning Design Standards for Apartments Guidelines (2025) which in turn will be superseded by the forthcoming Planning Design Standards for Apartments National Planning Statement.

it is well integrated and accessible to the housing units it serves. Apartments and duplex units shall be required to meet the private and semiprivate open space requirements set out in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities 2023 (and any subsequent updates). For building refurbishment schemes on sites of any size or urban infill schemes on smaller sites (e.g. sites of up to 0.25ha) the private open space standard may be relaxed in part or whole, on a case-by-case basis, subject to overall design quality and proximity to public open space. In all cases, the obligation will be on the project proposer to demonstrate to the satisfaction of the planning authority or An Bord Pleanála that residents will enjoy a high standard of amenity. This SPPR will not apply to applications made in a Strategic Development Zone until the Planning Scheme is amended to integrate changes arising from the SPPR. Refer to Section 2.1.2 for further detail.	
SPPR 3 – Car Parking: It is a specific planning policy requirement of these Guidelines that: (i) In city centres and urban neighbourhoods of the five cities, defined in Chapter 3 (Table 3.1 and Table 3.2) car-parking provision should be minimised, substantially reduced or wholly eliminated. The maximum rate of car parking provision for residential development at these locations, where such provision is justified to the satisfaction of the planning authority, shall be 1 no. space per dwelling. (ii) In accessible locations, defined in Chapter 3 (Table 3.8) car-parking provision should be substantially reduced. The maximum rate of car parking provision for residential development, where such provision is justified to the satisfaction of the planning authority, shall be 1.5 no. spaces per dwelling. (iii) In intermediate and peripheral locations, defined in Chapter 3 (Table 3.8) the maximum rate of car parking provision for residential development, where such provision is justified to the satisfaction of the planning authority, shall be 2 no. spaces per dwelling. Applicants should be required to provide a rationale and justification for the number of car parking spaces proposed and to satisfy the planning authority that the parking levels are necessary and appropriate, particularly when they are close to the maximum provision. The maximum car parking standards do not include bays assigned for use by a car club, designated short stay on–street Electric Vehicle (EV) charging stations or accessible parking spaces. The maximum car parking standards do include provision for visitor parking. This SPPR will not apply to applications made in a Strategic Development Zone until the Planning Scheme is amended to integrate changes arising from the SPPR. Refer to Section 2.1.2 for further detail.	Including SPPR 3 in this variation requires a more comprehensive piece of work. SPPR 3 currently overrides the current provisions of the plan. SPPR 3 will be addressed in full at the CDP review stage.

SPPR 4 – Cycle Parking and Storage: It is a specific planning policy requirement of these Guidelines that all new housing schemes (including mixed-use schemes that include housing) include safe and secure cycle storage facilities to meet the needs of residents and visitors. The following requirements for cycle parking and storage are recommended: (i) Quantity – in the case of residential units that do not have ground level open space or have smaller terraces, a general minimum standard of 1 cycle storage space per bedroom should be applied. Visitor cycle parking should also be provided. Any deviation from these standards shall be at the discretion of the planning authority and shall be justified with respect to factors such as location, quality of facilities proposed, flexibility for future enhancement/ enlargement, etc. It will be important to make provision for a mix of bicycle parking types including larger/heavier cargo and electric bikes and for individual lockers. (ii) Design – cycle storage facilities should be provided in a dedicated facility of permanent construction, within the building footprint or, where not feasible, within an adjacent or adjoining purpose-built structure of permanent construction. Cycle parking areas shall be designed so that cyclists feel safe. It is best practice that either secure cycle cage/compound or preferably locker facilities are provided.	Chapter 12 Implementation and Monitoring sets the standards outlined under SPPR 4.

Table 6: Implementation of Policies and Objectives of the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025)

Policy and Objectives Description	Implementation
Policy and Objective 1: It is a policy and objective of these Guidelines that the housing growth requirements for each planning authority set out in Appendix 1 are reflected in the relevant City or County Development Plan, subject to consistency with the policies and objectives of the National Planning Framework – First Revision (2025), relevant Ministerial Guidelines issued under Section 28 of the Planning and Development Act 2000 (as amended), relevant Government policy, and the undertaking of necessary environmental assessments.	Chapter 2 Core Strategy and Settlement Strategy incorporates the housing growth requirements set out in the Guidelines and demonstrate that sufficient residential land capacity is provided.
Policy and Objective 2: It is a policy and objective of these Guidelines that 'additional provision' of up to 50% over and above the housing growth requirement for each local authority set out in Appendix 1 is reflected within the relevant City or County Development Plan, subject to consistency with the policies and objectives of the National Planning Framework – First Revision (2025), relevant Ministerial Guidelines issued under Section 28 of the Planning and Development Act 2000 (as amended), relevant Government policy, and the undertaking of necessary environmental assessments.	Chapter 2 Core Strategy and Settlement Strategy provide for sufficient additional and alternative lands to achieve the baseline housing requirements and includes 'additional provision' to provide for flexibility to ensure housing supply is achieved.
Policy and Objective 3: It is a policy and objective of these Guidelines that planning authorities should use all available means to ensure that the objectives of these Guidelines are incorporated within development plans as quickly as possible through the variation of the current adopted development plan. Where a planning authority is undertaking a development plan review under the Act of 2000 or preparing a new development plan under the Act of 2024, a parallel process of varying the current adopted development plan, as appropriate, should be undertaken. The policies and objectives of these Guidelines should not be reflected in Local Area Plans without also being reflected within the relevant development plan.	The Development Plan has been amended via Variation No. 2 to incorporate the policies and objectives of the Guidelines through updates to the Core Strategy, Settlement Capacity, residential land supply and associated evidence base, ensuring alignment with national housing policy and housing growth requirements.