



Appendices

Appendix 2 (Part 2)

Core Strategy Methodology





1. Calculation of the South Dublin - Dublin City and Suburbs

The Dublin City and Suburbs settlement comprises an expansive area within South Dublin. The area is not only in South Dublin but is included within parts of the other four Dublin Local Authorities (Dublin City, Dun Laoghaire and Fingal). In this context, the 2016 figure for this settlement applies to the settlement as a whole rather than the section relating to South Dublin. Table 1 below outlines the entire settlement figure for Dublin City and Suburbs as per table 4.1 of the National Planning Framework (NPF).

Table 1: Dublin City and Suburbs 2016

City	Population 2016 (CSO)	Population Growth to 2040		Minimum Target population for 2040
		% Range	People	
Dublin city and suburbs	1,173,000	20-25%	235,000 – 293,000	1,408,000

To determine South Dublin's proportion of the Dublin City and suburbs population, the Aggregate Urban figure for the County was used. The term Aggregate Town Area or Urban area refers to settlements with a total population of 1,500 or more. In the case of South Dublin, the settlements which meet this classification but are separate to the Dublin City and Suburbs boundary are Newcastle, Rathcoole and Saggart. Deducting the population and housing figures for these areas from the overall Urban Aggregate figure provides the South Dublin figure for Dublin City and Suburbs. This is shown below:

Table 2: South Dublin - Dublin City and Suburbs

Settlement / Area	2016 CSO (persons)
Urban Aggregate	273,215
Saggart	minus 3,133
Rathcoole	minus 4,351
Newcastle	minus 3,093
South Dublin - Dublin City and Suburbs	262,638
Total figure for Dublin City and Suburbs	1,173,000
Percentage within South Dublin	22.4%

On this basis, South Dublin represents 22.4% of the overall Dublin City and suburbs figure for 2016.

Settlements (Census Towns, Cities and Suburbs)

For the purposes of the figures and definition of settlements under the Core Strategy, all data is taken from the Central Statistics Office which outlines the following:

"In 2011 the proximity criteria were tightened, in line with UN criteria. This was done in order to avoid the agglomeration of adjacent towns caused by the inclusion of low density one off dwellings on the approach routes to towns. First introduced in 2011 therefore, and continuing for Census 2016, a new census town was defined as having a minimum of 50 occupied dwellings, with a maximum distance between any dwelling and the building closest to it of 100 metres, and where there was evidence of an



urban centre (shop, school etc.). The 100m proximity rule was also applied when extending existing 2011 Census town boundaries.”¹

2. Calculation of Projected Population for the Development Plan period

The RSES, guided by the National Planning Framework Implementation Roadmap (the Roadmap), has set population projections for the region up to 2026 and 2031 within their Appendix B. The figures as they relate to South Dublin are shown under Table 3.

Table 3: South Dublin – RSES Population Projection 2016 - 2031

	2016	2026		2031	
		Low	High	Low	High
South Dublin	278,767	308,000	314,000	320,500	329,000
Change (No.) from 2016	-	+29,233	+35,233	+41,733	+50,233
Change (%) from 2016	-	+10.49%	+12.64%	+14.97%	+18.02%

The Roadmap acknowledges the transition of implementing Development Plans and provides scope to bring forward population figures of +25% up to 2026. However, this simply allows the 2031 targets to be front loaded, it does not provide for the exceedance of the 2031 high figure. The Roadmap outlines South Dublin as a County where this adjustment can be applied. The 2022 – 2028 Development Plan will apply this population adjustment in light of strong construction activity, completed residential units since 2016 and the continued demand for housing.

In terms of ‘Headroom,’ the Roadmap indicates that an additional 50% growth is already accounted for in the National population targets up to 2026. Thus, the application of 50% growth beyond the Plan period is already accounted for in the targets. Table 4 illustrates the RSES population figures as adjusted up to 2026 within the overall context of the 2031 population target.

Table 4: RSES Population Projection 2016 - 2031 – adjusted population figures.

	2016	2026		2031	
		Low	High	Low	High
South Dublin	278,767	315,308	322,808	320,500	329,000
Change (No.) from 2016		+36,541	+44,041	+41,733	+50,233
Change (%) from 2016		+13.1%	+15.8%	+14.97%	+18.0%

Table 5 indicates the high RSES projection figures, derived from Table 4, for the Development Plan period to 2028. The projections are taken from 2016 up to 2028 to ensure past and current population is captured in planning for the future in terms of services and infrastructure. The 2026 to 2028 figure was calculated on the basis of a pro rata average year (2 year) of the remaining balance between 2026 and 2031.

¹ Census of Population 2016 – Profile 1 Housing in Ireland, Background Notes, available at:

<https://www.cso.ie/en/releasesandpublications/ep/p-cp1hii/cp1hii/bgn/#:~:text=Urban%20and%20Rural%20Areas,of%20less%20than%201%2C500%20persons.>

[cp1hii/cp1hii/bgn/#:~:text=Urban%20and%20Rural%20Areas,of%20less%20than%201%2C500%20persons.](https://www.cso.ie/en/releasesandpublications/ep/p-cp1hii/cp1hii/bgn/#:~:text=Urban%20and%20Rural%20Areas,of%20less%20than%201%2C500%20persons.)



Table 5: 2022 - 2028 Population Projections

	2016	2026		2028	
		Low	High	Low	High
South Dublin	278,767	315,308	322,808	317,385	323,769
Change (No.) from 2016	-	+36,541	+44,041	+38,618	+45,002
Change (%) from 2016	-	+13.1%	+15.8%	+13.8%	+16.7%
Average Annual Pop growth (2016 – 2028)	-	+3,654	+4,404	+3,218	+3,877

3. Planning Permissions and Construction Activity Terminology

In terms of planning and construction activity for the purposes of the Core Strategy the following is noted:

Extant Planning Permissions:

This refers to Planning Permissions which have not commenced. Where the permission has partially commenced, the entire unit count is categorised as 'Permissions Under Construction.'

Permissions Under Construction:

Sites with Planning Permission which have commenced construction. This figure includes planning permissions which are entirely or partially under construction. As an example: A 200-unit scheme where 100 units under construction and the remaining 100 have not commenced are categorised as 200 units under construction.

Completed / Built:

Planning permissions which were completed after April 2016 (the date of the 2016 Census). This figure can include completed units from permissions under construction. In such instances, the Permissions under Construction figure excludes such units. As an example: A 200-unit scheme where 100 units are under construction, 50 units are completed, and 50 units have not commenced. 150 units would be categorised as under construction and then separately – 50 units are completed.



4. Housing Supply Guidelines, Methodology for Household Needs

The Department of Housing, Local Government and Heritage issued Section 28 Guidelines titled: “*Housing Supply Target Methodology for Development Planning*”, December 2020 are intended to assist in providing the required consistent and coherent approach to be taken by planning authorities in incorporating national and regional population and housing projections into their statutory functions.

The Guidelines, informed by research carried out by the ESRI, identified the NPF 50:50 City scenario as the recommended housing demand scenario to be used by Planning Authorities in order to plan for the provision of housing to meet projected levels of demand in their administrative area, in accordance with the NPF strategy. Accompanied with the Guidelines were a series of housing need figures for each Local Authority up to 2031. Table 6 sets out the figures relating to South Dublin.

Table 6: South Dublin Housing Demand Figures 2020 – 2031

South Dublin County Council		Annual Average	Total Households
A	ESRI NPF scenario projected new household demand 2017 to 2031	1,697	25,459
B	Actual new housing supply 2017-19	1,439	4,318
C	Homeless households, and estimated unmet demand as of Census 2016	N/A	2,050
D	Housing Demand 2020-31 =Total (A-B+C)/12	1,932	23,191

South Dublin’s annual rate of construction between 2017 – Q3 2021 inclusive was on average 1,310. However, this was below the overall demand for the County for 2017 – 2031 of 1,832 units a year². 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 2,613 housing units a year.

The following table outlines the year-on-year housing need for South Dublin up to 2031.

Table 7: Breakdown of Household Needs 2017 - 2031 for South Dublin

Scenario	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
NPF 50:50	1,981	2,220	2,310	2,102	2,080	1,890	1,758	1,678	1,497	1,493	1,384	1,348	1,295	1,215	1,208
Baseline	1,952	2,189	2,281	2,075	2,058	1,871	1,742	1,667	1,491	1,491	1,387	1,355	1,308	1,234	1,233
High Migration	1,952	2,189	2,281	2,048	2,096	1,979	1,925	1,927	1,833	1,851	1,765	1,750	1,721	1,662	1,675
Low Migration	1,952	2,189	2,281	1,528	1,542	1,393	1,415	1,502	1,394	1,394	1,293	1,266	1,226	1,162	1,170

Table 8 sets out the Housing Supply Needs for the Development Plan period up to Q3 2028 in accordance with table 1 of Ministerial Guidelines.

² Appendix 1: Projected Housing Demand by Local Authority Area 2020 – 2031, ESRI NPF Scenario Housing Supply Target, Table 4: South Dublin County Council, available at: <https://www.gov.ie/en/publication/6d48f-ministerial-letter-to-local-authorities-structural-housing-demand-in-ireland-and-housing-supply-targets/>



Table 8: 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.	0	2,050
E	Actual new housing supply 2017 to end of Q3 2022 prior to Plan commencement. (5.75 Years)	1,439	8,154
F	Housing Demand = Total (C-E+D)/6yrs Q3 2022 – 2028 Q3 (Projected ESRI NPF demand - new completions) + Unmet demand	2,612	15,673
G	Potential adjustment 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)	2,020	23,730
K	Adjusted Housing Demand = Total (J minus E)/6yrs 2021 – 2028 Q3 (Projected ESRI NPF demand - new completions) + Unmet demand	2,613	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 6 years.

The Homeless households, and unmet demand figure is taken from Appendix 1: Projected Housing Demand by Local Authority Area 2020-2031, ESRI NPF Scenario Housing Supply Target.

The approach taken above follows Table 1 of the Ministerial Guidelines and worked up example 4 on page 13 of the Guidelines.

The Housing Supply Guidelines enable Local Authorities to bring forward unmet demand to the end of 2026. This only applies when the annual average of housing completions exceeds housing demand for the plan period. As table 10 shows, this does not apply to South Dublin County Council. In terms of the spatial location of housing, the Core Strategy Section of this Chapter outlines that all of the planned population and housing growth is targeted into the urban areas, with a particular focus on the Dublin City and Suburbs settlement.



5. Settlement Based Analysis

Settlement Based Analysis – Newcastle

Key strategic aspects relating to the Newcastle Settlement are:

- Newcastle is located within the Dublin Metropolitan Area.
- Newcastle has a separate standalone settlement boundary, defined by the CSO 2016³.
- It is not:
 - within the Dublin City & Suburbs defined boundary
 - identified as a Regional Growth Centre / Key Town at National or Regional level.
- The National Planning Framework includes definitions on settlement sizes based on population /employment:
 - Cities,
 - Large Towns,
 - Smaller Towns and Villages
 - Smaller Settlements and Rural Area.
- Based on the 2016 Census, Rathcoole had a population 3,093 persons and is therefore categorised as a '**Smaller Towns and Villages (1,500 - 10,000 persons)**' under the NPF.

National and Regional Planning Policy

National Planning policies as it relates to South Dublin's Settlement Growth are:

Objectives	Description
NPO 2a	A target of half (50%) of future population and employment growth will be focused in the existing five Cities and their suburbs.
NPO 3c	Deliver at least 30% of all new homes that are targets in settlements other than the five Cities and their suburbs, within their existing built-up footprints.
NPO 7	Apply a tailored approach to urban development, that will be linked to the Rural and Urban Regeneration and Development Fund, with a particular focus on:- <ul style="list-style-type: none">• Dublin;• the four Cities of Cork, Limerick, Galway and Waterford;• Strengthening Ireland's overall urban structure, particularly in the Northern and Western and Midland Regions, to include the regional centres of Sligo and Letterkenny in the North-West, Athlone in the Midlands and cross-border networks focused on the Letterkenny-

³ Extract from National Planning Framework, 2018, Appendix 4 - This means within the existing built-up footprint of all sizes of urban settlement, as defined by the CSO in line with UN criteria i.e. having a minimum of 50 occupied dwellings, with a maximum distance between any dwelling and the building closest to it of 100 metres, and where there is evidence of an urban centre (shop, school etc.).



	<p>Derry North-West Gateway Initiative and Drogheda-Dundalk-Newry on the Dublin-Belfast corridor;</p> <ul style="list-style-type: none">• Encouraging population growth in strong employment and service centres of all sizes, supported by employment growth;• Reversing the stagnation or decline of many smaller urban centres, by identifying and establishing new roles and functions and enhancement of local infrastructure and amenities;• Addressing the legacy of rapid unplanned growth, by facilitating amenities and services catch-up, jobs and/or improved sustainable transport links to the cities, together with a slower rate of population growth in recently expanded commuter settlements of all sizes;• In more self-contained settlements of all sizes, supporting a continuation of balanced population and employment growth.
NPO 9	<p>In each Regional Assembly area, settlements not identified in Policy 2a or 2b of this Framework, may be identified for significant (i.e. 30% or more above 2016 population levels) rates of population growth at regional and local planning stages, provided this is subject to:</p> <ul style="list-style-type: none">• Agreement (regional assembly, metropolitan area and/or local authority as appropriate);• Balance with strategies for other urban and rural areas (regional assembly, metropolitan area and/or local authority as appropriate), which means that the totality of planned population growth has to be in line with the overall growth target.; and• A co-ordinated strategy that ensures alignment with investment in infrastructure and the provision of employment, together with supporting amenities and services.

The Core Strategy for the Development Plan indicates that: 93% of the proposed housing and thus population is anticipated to occur within and contiguous to the Dublin City and Suburbs settlement boundary. Within this, 61.7% of the growth will take place in the MASP identified growth areas (Tallaght, Clonburris, City Edge, Adamstown, and Citywest).

The remaining 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.

The Settlement Hierarchy for the Region, as set out under the Eastern Midlands Regional Spatial Economic Strategy is as follows:



Table 4.2 Settlement Hierarchy				
Settlement Typology	Description	Areas		
		Metropolitan	Core Region	Gateway Region
Dublin City and suburbs	International business core with a highly concentrated and diversified employment base and higher order retail, arts, culture and leisure offer. Acts as national transport hub with strong inter and intra-regional connections and an extensive commuter catchment.	Dublin City and suburbs		
Regional Growth Centres	Regional Growth Centres are large towns with a high level of self-sustaining employment and services that act as regional economic drivers and play a significant role for a wide catchment area.		Drogheda	Athlone Dundalk
Key Towns	Large economically active service and/or county towns that provide employment for their surrounding areas and with high-quality transport links and the capacity to act as growth drivers to complement the Regional Growth Centres.	Bray Maynooth Swords	Navan Naas Wicklow- Rathnew	Graiguescullen (Carlow) Longford Mullingar Tullamore Portlaoise
Self-Sustaining Growth Towns	i) Self-Sustaining Growth Towns with a moderate level of jobs and services – includes sub-county market towns and commuter towns with good transport links and capacity for continued commensurate growth to become more self-sustaining.	To be defined by development plans.		
Self-Sustaining Towns	ii) Self-Sustaining Towns with high levels of population growth and a weak employment base which are reliant on other areas for employment and/or services and which require targeted 'catch up' investment to become more self-sustaining.			
Towns and Villages	Towns and villages with local service and employment functions.	To be defined by development plans.		
Rural	Villages and the wider rural region	To be defined by development plans.		

Section 9.3 of the RSES set out Development Plan principals which state:

“The NPF requires a change in strategy in relation to meeting housing need from the traditional approach of developer led provision of housing, often on greenfield sites at a remove from an urban settlement, to a plan led strategy of consolidation with the provision of the majority of housing in cities and other defined settlements”

The RSES sets out an asset-based approach to the strategic location of residential development in the Region as set out under Table 3.1, page 201 and Appendix A of the Strategy⁴. This approach to examining the assets of settlement and their role and function is used for the smaller tiered settlements within South Dublin of Newcastle and Rathcoole.

The RSES further notes that in planning for future growth that Planning Authorities should set out to monitor the service capacity and likely rate of completion of development on zoned lands, both brownfield and greenfield as well as elsewhere, having regard to local conditions and trends.⁵

Furthermore, the RSES recognises that there would be significant additional capacity to deliver increased residential densities on other sites through the ongoing provision of infill, reduction in vacancy and re-use of underutilised lands and vacant buildings within the metropolitan area⁶.

⁴ External Link: <https://emra.ie/dubh/wp-content/uploads/2019/06/Appendices-EMRA-RSES.pdf>

⁵ Page 50 of the Eastern Midlands Regional Spatial Economic Strategy 2019 - 2031.

⁶ Page 113 of the Eastern Midlands Regional Spatial Economic Strategy 2019 - 2031.



An asset-based assessment has been carried out for the Newcastle settlement following the information and guidance set out under Appendix A of the RSES. This assessment is set out below.

Newcastle Settlement - Asset Based Analysis

The Newcastle settlement has been guided by a Local policy documents (Local Area Plans or Actions Plans) since 2003 comprising:

- Newcastle – Lyons Local Area Plan, 2003
- Newcastle North Village Centre Action Area Plan for residentially Zoned Lands, 2007
- Newcastle Local Area Plan, 2012 as extended

Following a resolution by Elected Representatives of South Dublin in October 2017, the 2012 LAP was extended for a further period (in accordance with Section 19 of the Planning and Development Act 2000, as amended). The Local Area Plan will now expire on the 9 December 2022.

Section 8 of the Newcastle Local Area Plan (LAP) titled 'Phasing' sets out essential infrastructure and amenities that are required to develop a sustainable community. The purpose of phasing is to avoid a shortage of community facilities and amenities for residential communities and to ensure that such facilities and amenities are provided in a timely manner rather than at the latter stages of residential development or after such development has taken place.

To control the timing of such infrastructure, the LAP states:

"residential and/or commercial development across the Plan Lands in each phase shall not proceed until such time as the required community and parkland facilities and amenities have been constructed."

There are a total of five phases within the LAP, infrastructure which is available within the LAP lands are set out as follows:

St. Finian's National School has been completed and is operational,

Permitted and under construction: **SHD Ref ABP305343-19**, provides the following infrastructure:

- A 1.5Ha reservation for a further school available for the Department of Education,
- Financial contribution in lieu of community facilities,
- New neighbourhood link streets to serve the eastern portion of the lands south of the main street,
- 3.8 hectares of public open space comprising:
 - 2no. Young Children's Area for Play. One at Ballynakelly West Park and another at West Square,
 - Initial phase of Taobh Chnoic Park with Neighbourhood Equipped Area & Local Equipped Area for Play facilities,
 - Fully equipped playground at Ballynakelly Park in consultation with SDCC.

Based on the above, the LAP is currently within Phase 2. There are three remaining phases based on constructed units up to 940 units, or an additional 400 units beyond Phase 2. The further development of these units requires the following infrastructure:

- 2.2Ha of open space or any shortfall,



- Second primary school,
- Four additional Neighbourhood link streets
- The full east-west linkage across the Plan lands providing a new route around the town (South of the Main Street) – this is partially built-in line with development.
- The full north-south linkage across the Plan Lan
- Pro-rata community floorspace

Asset-Based Assessment for Newcastle

Newcastle – Asset Based Settlement Criteria		
1. Scale		
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	1,109	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
2017 to Q3 2022 new units.	340	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
Q3 2022 population (2016 CSO persons + built at 2.75 pph)	4,028	Author's calculation based on the above information.
Difference between 2016 and extent of Constructed and Estimated development as of Q3 2022	935 persons (+30%)	Author's calculation based on the above information.
Infrastructure Assessment – Remaining potential developable lands (HA) - Estimate	18.48 (Ha)	Planning and Infrastructure Assessment Updated through Appendix 1 to CE Report on Draft Plan Submissions
Infrastructure Assessment – Remaining potential units	646 (sites without permission)	Planning and Infrastructure Assessment Updated through Appendix 1 to CE Report on Draft Plan Submissions
Core Strategy Allocated Growth Q3 -2022 to Q3 2028	398 Units	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)
2. Function		
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 ⁷	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
3. Human Capital		
Higher Education Institutions (3rd Level)	No 3 rd 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%)	Newcastle Settlement: 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.	
4. Placemaking		
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.	

⁷ Within the Newcastle Settlement - Note proximity to Greenogue (516m) Industrial Estate and Grangeacastle (c.4km) Business Park.



	<p>1no. Community Centre.</p> <p><u>Permitted</u> - SHD Ref ABP305343-19</p> <p>2no. YCAPs. One at Ballynakelly West Park and another at West Square,</p> <p>Initial phase of Taobh Chnoic Park with NEAP & LEAP,</p> <p>Fully equipped playground at Ballynakelly Park in consultation with SDCC.</p> <p>1no. childcare facility</p> <p><u>Remaining</u></p> <p>Remainder of Taobh Chnoic Park</p> <p>1 Urban Centre Park and 2no. smaller parks as part of the Newcastle LAP south of the main street linked with housing delivery.</p> <p>Further Community Facilities may arise in line with the Community Chapter and delivery of Newcastle LAP.</p>
Pobal HP Deprivation Index	<p>Newcastle Electoral Division:</p> <p>- Marginally above average (Score: 4.19)</p>
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.
5. Enterprise Ecosystem	
Economic assets	<p>Greenogue Industrial Estate (500m east of Newcastle main street)</p> <p>Grangecastle Business Park (4km north of Newcastle main street)</p> <p>Local shops and recently granted permission for supermarket along the main street.</p>
6. Connectivity	
Public Transport - Proximity to public transport, both existing and planned (Bus, Train, DART and LUAS). Rail Stations noted.	<p>6.5km to Saggart Luas Stop, 3.5km to Hazelhatch train station</p> <p>Existing Dublin Bus service: No. 68, Bus No. 68x</p> <p>Proposed Busconnects routes will improve public transport provision within the settlement with the following routes:</p> <p>W6 – Maynooth – Celbridge – Citywest - Tallaght (Orbital - 1 bus an hr. all day)</p> <p>L56 – Newcastle – Clondalkin – Red Cow (Local Route - 1 bus an hr. all day)</p> <p>X56 – Newcastle – Peamount – City Centre (Express - 1 bus at peak hrs.)</p>



<p>Active travel</p> <p>Internal trip rates - Average EMRA rate of internal trips is 23%.</p> <p>Mode Share - EMRA averages; active travel (21%), PT (14%), Car (56%).</p>	<p>SDCC Sustainable Movement Study has identified improvement measures as part of CDP Process in consultation with NTA</p> <p>Newcastle forms part of a wider Neighbourhood Area including Fortunestown/Citywest, Saggart and Rathcoole.</p> <ul style="list-style-type: none"> – 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.
7. Environment / Natural Capital	
<p>Sensitive sites - Environmentally designated sites (NHA, pNHA, SPA, SAC), Listed Habitats and other sensitive/heritage sites and assets</p>	<p>There are no designated sites within the settlement boundary.</p> <p>Sensitive hedgerows forming historic burgage plots along the southern section of the main street within the settlement.</p> <p>Source: https://enviromap.ie/</p>
<p>Resource Management - Waste, energy and extractive industries and pollution control licenses.</p>	<p>There are no waste, energy, extractive industries and pollution control license facilities within the settlement boundary. There are some waste facilities within Greenogue</p> <p>Source: https://enviromap.ie/</p>
<p>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</p>	<p>There is no discharge or IPPC licensed facilities within the settlement boundary.</p> <p>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.</p> <p>WFD Groundwater status: Good.</p> <p>WFD Groundwater – Water Bodies risk: Not at risk</p> <p>Source: https://enviromap.ie/</p>
<p>Flood Risk</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>
8. Infrastructure	
<p>Wastewater treatment</p>	<p>North-west section of the settlement scored 72%</p> <p>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 ⁸</p>
<p>Water Supply</p>	<p>North-west section of the settlement scored 72%</p> <p>The eastern part of the settlement scored: 72% See footnote ⁹</p>

⁸ **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.



Roads	A desktop assessment identifies no significant road issues identified noting that LAP will deliver a new road to the south of the town.
Drainage / Flood Risk	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.
NPF Infrastructure Tiering	The remaining undeveloped zoned land within Newcastle is Tier 1.
Planning Assessment	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.
Broadband [SDCC - 83% EMRA - 76.4%]	83% of households have access to Broadband. (901 / 1,076)

9. Analysis

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 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, 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.

The Infrastructure Assessment indicates that all undeveloped zoned land in the Settlement is classified as Tier 1. This is capable of an additional 646 units or 1,777 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 5,805 persons in the longer term (88% on 2016 figure).

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 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.

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.

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.

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

⁹ **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.





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 is 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.

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.

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. 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 with such key infrastructure.

10. Approach

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.



Settlement Based Analysis – Rathcoole

Key strategic aspects relating to the Newcastle Settlement are:

- Rathcoole is located within the Dublin Metropolitan Area.
- Rathcoole has a separate standalone settlement boundary, defined by the CSO 2016¹⁰.
- It is not:
 - within the Dublin City & Suburbs defined boundary
 - identified as a Regional Growth Centre / Key Town at National or Regional level.
- The National Planning Framework includes definitions on settlement sizes based on population /employment:
 - Cities,
 - Large Towns,
 - Smaller Towns and Villages
 - Smaller Settlements and Rural Area.
- Based on the 2016 Census, Rathcoole had a population 4,351 persons and is therefore categorised as a **'Smaller Towns and Villages (1,500 - 10,000 persons)** under the NPF.

National and Regional Planning Policy

National Planning policies as it relates to South Dublin's Settlement Growth are:

Objectives	Description
NPO 2a	A target of half (50%) of future population and employment growth will be focused in the existing five Cities and their suburbs.
NPO 3c	Deliver at least 30% of all new homes that are targets in settlements other than the five Cities and their suburbs, within their existing built-up footprints.
NPO 7	Apply a tailored approach to urban development, that will be linked to the Rural and Urban Regeneration and Development Fund, with a particular focus on:- <ul style="list-style-type: none">• Dublin;• the four Cities of Cork, Limerick, Galway and Waterford;• Strengthening Ireland's overall urban structure, particularly in the Northern and Western and Midland Regions, to include the regional centres of Sligo and Letterkenny in the North-West, Athlone in the Midlands and cross-border networks focused on the Letterkenny-Derry North-West Gateway Initiative and Drogheda-Dundalk-Newry on the Dublin-Belfast corridor;

¹⁰ Extract from National Planning Framework, 2018, Appendix 4 - This means within the existing built-up footprint of all sizes of urban settlement, as defined by the CSO in line with UN criteria i.e. having a minimum of 50 occupied dwellings, with a maximum distance between any dwelling and the building closest to it of 100 metres, and where there is evidence of an urban centre (shop, school etc.).



	<ul style="list-style-type: none">• Encouraging population growth in strong employment and service centres of all sizes, supported by employment growth;• Reversing the stagnation or decline of many smaller urban centres, by identifying and establishing new roles and functions and enhancement of local infrastructure and amenities;• Addressing the legacy of rapid unplanned growth, by facilitating amenities and services catch-up, jobs and/or improved sustainable transport links to the cities, together with a slower rate of population growth in recently expanded commuter settlements of all sizes;• In more self-contained settlements of all sizes, supporting a continuation of balanced population and employment growth.
NPO 9	<p>In each Regional Assembly area, settlements not identified in Policy 2a or 2b of this Framework, may be identified for significant (i.e. 30% or more above 2016 population levels) rates of population growth at regional and local planning stages, provided this is subject to:</p> <ul style="list-style-type: none">• Agreement (regional assembly, metropolitan area and/or local authority as appropriate);• Balance with strategies for other urban and rural areas (regional assembly, metropolitan area and/or local authority as appropriate), which means that the totality of planned population growth has to be in line with the overall growth target.; and• A co-ordinated strategy that ensures alignment with investment in infrastructure and the provision of employment, together with supporting amenities and services.

The Core Strategy for the Development Plan indicates that: 93% of the proposed housing and thus population is anticipated to occur within and contiguous to the Dublin City and suburbs settlement boundary. Within this, 61.7% of the growth will take place in the MASP identified growth areas (Tallaght, Clonburris, City Edge, Adamstown, and Citywest).

The remaining 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.

The Settlement Hierarchy for the Region, as set out under the Eastern Midlands Regional Spatial Economic Strategy is as follows:



Table 4.2 Settlement Hierarchy				
Settlement Typology	Description	Areas		
		Metropolitan	Core Region	Gateway Region
Dublin City and suburbs	International business core with a highly concentrated and diversified employment base and higher order retail, arts, culture and leisure offer. Acts as national transport hub with strong inter and intra-regional connections and an extensive commuter catchment.	Dublin City and suburbs		
Regional Growth Centres	Regional Growth Centres are large towns with a high level of self-sustaining employment and services that act as regional economic drivers and play a significant role for a wide catchment area.		Drogheda	Athlone Dundalk
Key Towns	Large economically active service and/or county towns that provide employment for their surrounding areas and with high-quality transport links and the capacity to act as growth drivers to complement the Regional Growth Centres.	Bray Maynooth Swords	Navan Naas Wicklow-Rathnew	Graiguescullen (Carlow) Longford Mullingar Tullamore Portlaoise
Self-Sustaining Growth Towns	i) Self-Sustaining Growth Towns with a moderate level of jobs and services – includes sub-county market towns and commuter towns with good transport links and capacity for continued commensurate growth to become more self-sustaining.	To be defined by development plans.		
Self-Sustaining Towns	ii) Self-Sustaining Towns with high levels of population growth and a weak employment base which are reliant on other areas for employment and/or services and which require targeted 'catch up' investment to become more self-sustaining.			
Towns and Villages	Towns and villages with local service and employment functions.	To be defined by development plans.		
Rural	Villages and the wider rural region	To be defined by development plans.		

Section 9.3 of the RSES set out Development Plan principals which state:

“The NPF requires a change in strategy in relation to meeting housing need from the traditional approach of developer led provision of housing, often on greenfield sites at a remove from an urban settlement, to a plan led strategy of consolidation with the provision of the majority of housing in cities and other defined settlements”

The RSES sets out an asset-based approach to the strategic location of residential development in the Region as set out under Table 3.1, page 201 and Appendix A of the Strategy¹¹. This approach to examining the assets of settlement and their role and function is used for the smaller tiered settlements within South Dublin of Newcastle and Rathcoole.

The RSES further notes that in planning for future growth that Planning Authorities should set out to monitor the service capacity and likely rate of completion of development on zoned lands, both brownfield and greenfield as well as elsewhere, having regard to local conditions and trends.¹²

Furthermore, the RSES recognises that there would be significant additional capacity to deliver increased residential densities on other sites through the ongoing provision of infill, reduction in vacancy and re-use of underutilised lands and vacant buildings within the metropolitan area¹³.

An asset-based assessment has been carried out for the Rathcoole settlement following the information and guidance set out under Appendix A of the RSES. This assessment is set out below.

¹¹ External Link: <https://emra.ie/dubh/wp-content/uploads/2019/06/Appendices-EMRA-RSES.pdf>

¹² Page 50 of the Eastern Midlands Regional Spatial Economic Strategy 2019 - 2031.

¹³ Page 113 of the Eastern Midlands Regional Spatial Economic Strategy 2019 - 2031.



Asset-Based Assessment for Rathcoole

Rathcoole – Asset Based Settlement Analysis		
1. Scale		
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	1,599	Source: CSO settlement data
10-year growth rate – units (2006 - 2016)	(+1,055) + 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
2016 to Q3 2022 Unit Delivery	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
Q3 2022 population (2016 CSO persons + built at 2.75 pph for 2028)	5,105	Author's calculation based on the above information.
Difference between 2016 and extent of Constructed and Estimated development as of Q3 2022	+ 754 persons (+17%)	Author's calculation based on the above information.
Infrastructure Assessment – Remaining potential developable lands (HA) - Estimate	24.29 (Ha)	Planning and Infrastructure Assessment
Infrastructure Assessment – Remaining potential units	806	Planning and Infrastructure Assessment
Core Strategy Allocated Growth Q3 - 2022 to Q3 2028	487 Units	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)



2. Function		
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	897	Settlement (Source: NPF)
Resident workers	2,027	Source: NPF, POWSCAR
Jobs and resident workers Ratio	0.44	Settlement (Source: NPF)
3. Human Capital		
Higher Education Institutions (3rd Level)	No 3 rd 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%)	Rathcoole Settlement (2016): No formal / primary (9.6%), Tech / apprentice/ cert (21%), Third Level (31%)	
School provision (Primary and Secondary including enrolment figures)	1no. primary school (current enrolment 708 pupils). 1no. primary school (current enrolment 409 pupils). 1no. secondary school (current enrolment 963 pupils).	
4. Placemaking		
Healthcare	1no. Nursing Home 2no. General Practitioners 1no. Health Centre 2no. Pharmacies 1no. Dental Surgery	
Sports, Recreation and Community Facilities	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	
Pobal HP Deprivation Index	Rathcoole Electoral Division: - Marginally above average (Score: 4.10)	
URDF / RRDF Funding	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.	



The current and future spatial characteristics of the settlement.	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.
5. Enterprise Ecosystem	
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.
6. Connectivity	
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: W6 – Maynooth – Celbridge – Citywest – Tallaght (Orbital - 1 bus an hr. all day) 58– Rathcoole – City Centre – Dublin Port (Radial Route - 1 bus an hr. all day) X58 – Rathcoole – City Centre (Express - 2 buses peak a.m, 1 bus peak p.m.)
Active travel Internal trip rates - Average EMRA rate of internal trips is 23%. Mode Share - EMRA averages; active travel (21%), PT (14%), Car (56%).	SDCC Sustainable Movement Study in consultation with NTA as part of CDP Process has identified potential improvements Rathcoole forms part of a wider Neighbourhood Area including Fortunestown/Citywest, Saggart and Rathcoole. <ul style="list-style-type: none"> – 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.
7. Environment / Natural Capital	
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: https://enviromap.ie/
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: https://enviromap.ie/



Water quality - Compliance with Water Framework (WFD) and Urban Wastewater Treatment Directives. Water Bodies Status and Risk (WFD), Compliance with UWWTD and Discharge Licences	<p>There is no discharge or IPPC licensed facilities within the settlement boundary.</p> <p>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.</p> <p>WFD Groundwater status: Good.</p> <p>WFD Groundwater – Water Bodies risk: Not at risk</p> <p>Source: https://enviromap.ie/</p>
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.
8. Infrastructure	
Wastewater treatment	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 ¹⁴
Water Supply	The settlement scored 72% See footnote ¹⁵
Roads	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.
Drainage / Flood Risk	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.
NPF Infrastructure Tiering	The remaining undeveloped zoned land within Rathcoole comprises Tier 1 and Tier 2 lands.
Planning Assessment	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.

¹⁴ **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.

¹⁵ **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.



Broadband [SDCC - 83% EMRA - 76.4%]

84% of households have access to Broadband. (1,302 / 1,550)

9. Analysis

The population of Rathcoole has grown by 194% 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 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, 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.

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 806 units or 2,217 persons using 2.75 PPH. Taking the existing situation and if all the remaining capacity were to be developed, Rathcoole could have a population of 6,568 persons in the longer term (+51% on 2016 figure).

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.

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 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.

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 is 1 bus an hour as well as a peak hour express bus from Rathcoole to Dublin City Centre.

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.

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. 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.

10. Approach

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.