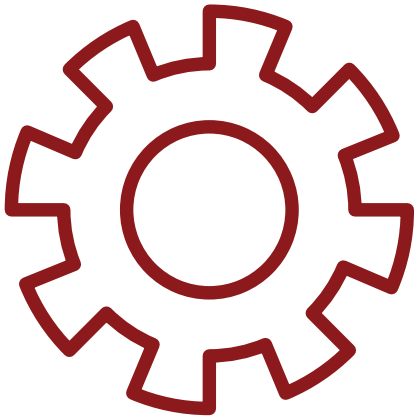


Implementation and Monitoring

Vision

That development is implemented in accordance with the policies and objectives of the County Development Plan and verified through a robust monitoring mechanism.

12.0 Introduction

This Chapter sets out development standards and criteria that arise out of the policies and objectives of the County Development Plan, to ensure that development occurs in an orderly and efficient manner and that it is in accordance with proper planning and sustainable development. It also sets out criteria for monitoring the implementation of Development Plan policies.

12.1 Overview

The development standards and criteria are grouped into a single chapter for ease of reference. Proposals for development will need to take account of all of the standards and criteria that apply to the particular development, in addition to being assessed for consistency with the policies and objectives set out in the preceding chapters of the Plan and compliance with relevant guidelines and legislative requirements.

Chapter 12 sets out standards and criteria for the following:

12.2 Land Use Zoning Objectives
12.3 Natural, Cultural and Built Heritage
12.4 Green Infrastructure
12.5 Quality Design and Healthy Placemaking
12.6 Housing / Residential Development
12.7 Sustainable Movement
12.8 Community Infrastructure and Open Space
12.9 Economic Development and Employment
12.10 Energy
12.11 Infrastructure and Environmental Services (incl. Aviation)
12.12 Monitoring

12.2 Land-Use Zoning Objectives

The South Dublin County Development Plan 2022-2028 assigns Zoning Objectives to all lands in the County. The Zoning Objective and corresponding Land Use Zoning Tables identify the classes of development and uses that are permitted in principle, open for consideration or not permitted within each land use zone.

The Zoning Objectives are listed in Table 12.1. The maps that accompany this written statement identify the Zoning Objectives that apply throughout the County.

Table 12.1: Land-Use Zoning Objectives

Zone	Objective
Existing Residential (RES)	To protect and / or improve residential amenity
New Residential (RES-N)	To provide for new residential communities in accordance with approved area plans
Strategic Development Zone (SDZ)	To provide for strategic development in accordance with approved planning schemes
Regeneration (REGEN)	To facilitate enterprise and / or residential led regeneration subject to a development framework or plan for the area incorporating phasing and infrastructure delivery
Town Centre (TC)	To protect, improve and provide for the future development of Town Centres
District Centre (DC)	To protect, improve and provide for the future development of District Centres
Village Centre (VC)	To protect, improve and provide for the future development of Village Centres
Major Retail Centre (MRC)	To protect, improve and provide for the future development of a Major Retail Centre
Local Centre (LC)	To protect, improve and provide for the future development of Local Centres
Enterprise and Employment (EE)	To provide for enterprise and employment related uses
Retail Warehousing (RW)	To provide for and consolidate retail warehousing
High Amenity Dublin Mountains (HA-DM)	To protect and enhance the outstanding natural character of the Dublin Mountains Area
High Amenity Liffey Valley (HA-LV)	To protect and enhance the outstanding character and amenity of the Liffey Valley

High Amenity Dodder Valley (HA-DV)	To protect and enhance the outstanding character and amenity of the Dodder Valley
Open Space (OS)	To preserve and provide for open space and recreational amenities
Rural and Agriculture (RU)	To protect and improve rural amenity and to provide for the development of agriculture

12.2.1 Land-Use Zoning Tables

Land Use Zoning Tables are incorporated into this written statement to provide guidance in relation to the general appropriateness of particular development types or land uses in each land use zone. These tables are for guidance only. Development proposals will also be assessed against the policies, objectives, standards and criteria set out in the Plan, in addition to wider legislation and guidance. A definition of use classes is included in Appendix 6 of this Plan. The use classes and definitions listed are intended as general guidance and are not exhaustive.

(i) Permitted in Principle

Land uses that are listed as 'permitted in principle' in the land use zoning tables are considered to be generally acceptable, subject to further assessment against the relevant policies, objectives and standards set out under this Plan.

(ii) Open for Consideration

Land uses that are listed as 'open for consideration' in the land use zoning tables may be acceptable to the Planning Authority subject to detailed assessment against the principles of proper planning and sustainable development, and the relevant policies, objectives and standards set out in this Plan.

Proposed uses in this category will be subject to full assessment on their own merits and particularly in relation to their impact on the development of the County at a strategic and a local level. Such uses may only be permitted where they do not materially conflict with other aspects of the County Development Plan.

(iii) Not Permitted

Land uses that are listed as 'not permitted' under each of the zoning objectives are considered not to be acceptable. Each use listed under this category would not, therefore, be favourably considered by the Planning Authority.

(iv) Transitional Areas

Abrupt transitions in scale and use should be avoided adjacent to the boundary of land use zones. Development proposals in transition areas should seek to avoid development that would be detrimental to the amenities of the contiguous zone. For example, regard should be had to the use, scale and density of development proposals in zones abutting residential or rural areas in order to protect residential or rural amenity, as appropriate.

(v) Other Uses

Uses that have not been listed under the land use zoning tables will be considered on a case-by-case basis in relation to conformity with the relevant policies, objectives and standards contained within the Plan, particularly in relation to the zoning objective of the subject site and its impact on the development of the County at a strategic and local level.

(vi) Non-Conforming Uses

There are instances throughout the County where land uses do not conform with the zoning objective of a site. These include instances where such uses:

1. were in existence on 1st October 1964 (that is, prior to planning legislation), or
2. have valid permission, or
3. have no permission and may or may not be the subject of enforcement proceedings.

Development proposals that relate to uses referred to under categories 1 and 2 above, particularly those that would intensify non-conforming uses, will be permitted only where the proposed development would not be detrimental to the amenities of the surrounding area and would accord with the principles of proper planning and sustainable development. This includes the integration of land use and transport planning.

Table 12.2: Zoning Objective 'RES': 'To protect and / or improve residential amenity'

Use Classes Related to Zoning Objective	
Permitted in Principle	Housing for Older People, Nursing Home, Open Space, Public Services, Residential, Residential Institution, Retirement Home, Shop-Local, Traveller Accommodation.
Open for Consideration	Advertisements and Advertising Structures, Allotments, Agriculture, Bed & Breakfast, Betting Office, Camp Site, Car Park, Caravan Park-Residential, Cemetery, Childcare Facilities, Community Centre, Crematorium, Cultural Use, Doctor / Dentist, Education, Embassy, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Hotel / Hostel, Home Based Economic Activities, Industry-Light, Live-Work Units, Motor Sales Outlet, Office-Based Industry, Offices less than 100 sq m, Offices 100 sq m-1,000 sq m, Off-Licence, Petrol Station, Place of Worship, Primary Health Care Centre, Public House, Recreational Facility, Recycling Facility, Restaurant / Café, Service Garage, Shop-Neighbourhood, Sports Club / Facility, Stadium, Veterinary Surgery.

Not Permitted	Abattoir, Aerodrome / Airfield, Boarding Kennels, Concrete / Asphalt Plant in or adjacent to a Quarry, Conference Centre, Data Centre, Fuel Depot, Heavy Vehicle Park, Hospital, Industry-Extractive, Industry-General, Industry-Special, Nightclub, Offices over 1,000 sq m, Outdoor Entertainment Park, Refuse Landfill / Tip, Refuse Transfer Station, Retail Warehouse, Rural Industry-Food, Science and Technology Based Enterprise, Scrap Yard, Shop-Major Sales Outlet, Social Club, Transport Depot, Warehousing, Wholesale Outlet, Wind Farm, Work-Live Units.

Table 12.3: Zoning Objective RES-N: 'To provide for new residential communities in accordance with approved area plans'

Use Classes Related to Zoning Objective	
Permitted in Principle	Childcare Facilities, Community Centre, Cultural Use, Doctor / Dentist, Education, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Housing for Older People, Industry-Light, Nursing Home, Offices less than 100 sq m, Open Space, Primary Health Care Centre, Public House, Public Services, Recreational Facility, Recycling Facility, Residential Institution, Residential, Restaurant / Café, Retirement Home, Shop-Local, Shop-Neighbourhood, Sports Club / Facility, Stadium, Traveller Accommodation, Veterinary Surgery.
Open for Consideration	Advertisements and Advertising Structures, Agriculture, Allotments, Bed & Breakfast, Betting Office, Camp Site, Car Park, Caravan Park-Residential, Cemetery, Crematorium, Embassy, Fuel Depot, Home Based Economic Activities, Hotel / Hostel, Industry-General, Live-Work Units, Motor Sales, Nightclub, Office-Based Industry, Offices 100 sq m-1,000 sq m, Off-Licence, Petrol Station, Place of Worship, Refuse Transfer Station, Science and Technology Based Enterprise, Social Club, Wholesale Outlet, Work-Live Units.
Not Permitted	Abattoir, Aerodrome / Airfield, Boarding Kennels, Concrete / Asphalt Plant in or adjacent to a Quarry, Conference Centre, Data Centre, Heavy Vehicle Park, Hospital, Industry-Extractive, Industry-Special, Offices over 1,000 sq m, Outdoor Entertainment Park, Refuse Landfill / Tip, Retail Warehouse, Rural Industry-Food, Scrap Yard, Service Garage, Shop-Major Sales Outlet, Transport Depot, Warehousing, Wind Farm.

Table 12.4: Zoning Objective 'REGEN': 'To facilitate enterprise and / or residential-led regeneration subject to a development framework or plan for the area incorporating phasing and infrastructure delivery'

Use Classes Related to Zoning Objective	
Permitted in Principle	Advertisements and Advertising Structures, Childcare Facilities, Community Centre, Education, Enterprise Centre, Health Centre, Home Based Economic Activities, Hotel / Hostel, Housing for Older People, Industry-Light, Live-Work Units, Motor Sales Outlet, Office-Based Industry, Office less than 100 sq m, Offices 100 sq m-1,000 sq m, Offices over 1,000 sq m, Open Space, Petrol Station, Public Services, Recreational Facility, Residential, Restaurant / Café, Residential Institution, Science and Technology Based Enterprise, Shop-Local, Sports Club / Facility, Stadium, Traveller Accommodation, Work-Live Units.
Open for Consideration	Allotments, Bed & Breakfast, Betting Office, Boarding Kennels[L], Car Park, Crematorium, Cultural Use, Doctor / Dentist, Embassy, Funeral Home, Garden Centre, Guest House, Hospital[L], Industry-General[L], Nursing Home, Off-Licence, Place of Worship, Primary Health Care Centre, Public House, Recycling Facility, Retail Warehouse[L], Retirement Home, Service Garage, Shop-Neighbourhood, Social Club, Veterinary Surgery, Warehousing[L], Wholesale Outlet.
Not Permitted	Abattoir, Aerodrome / Airfield, Agriculture, Camp Site, Caravan Park-Residential, Cemetery[m], Concrete / Asphalt Plant in or adjacent to a Quarry, Conference Centre[m], Data Centre, Fuel Depot, Heavy Vehicle Park, Industry-Extractive, Industry-Special, Nightclub[m], Outdoor Entertainment Park[m], Refuse Landfill / Tip, Refuse Transfer Station[m], Rural Industry-Food, Scrap Yard, Shop-Major Sales Outlet[m], Transport Depot, Wind Farm.

L Not permitted within City Edge Local Centres, otherwise open for consideration.

m Open for consideration within City Edge Local Centres, otherwise not permitted.

Table 12.5: Zoning Objective 'TC': 'To protect, improve and provide for the future development of Town Centres'

Use Classes Related to Zoning Objective	
Permitted in Principle	Advertisements and Advertising Structures, Bed & Breakfast, Betting Office, Car park, Childcare Facilities, Community Centre, Conference Centre, Crematorium, Cultural Use, Doctor / Dentist, Education, Embassy, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Home Based Economic Activities, Hospital, Hotel / Hostel, Housing for Older People, Industry-Light, Live-Work Units, Nightclub, Nursing Home, Office-Based Industry, Offices less than 100 sq m, Offices 100 sq m-1,000 sq m, Offices over 1,000 sq m, Off-Licence, Open Space, Petrol Station, Place of Worship, Primary Health Care Centre, Public House, Public Services, Recreational Facility, Residential, Residential Institution, Restaurant / Café, Retail Warehouse, Retirement Home, Shop-Local, Shop-Major Sales Outlet, Shop-Neighbourhood, Sports Club / Facility, Stadium, Social Club, Veterinary Surgery, Work-Live Units.
Open for Consideration	Allotments, Industry-General, Motor Sales Outlet, Outdoor Entertainment Park, Recycling Facility, Science and Technology Based Enterprise, Service Garage, Transport Depot, Traveller Accommodation, Warehousing, Wholesale Outlet.
Not Permitted	Abattoir, Aerodrome / Airfield, Agriculture, Boarding Kennels, Camp Site, Caravan Park-Residential, Cemetery, Concrete / Asphalt Plant in or adjacent to a Quarry, Data Centre, Fuel Depot, Heavy Vehicle Park, Industry-Extractive, Industry-Special, Refuse Landfill / Tip, Refuse Transfer Station, Rural Industry-Food, Scrap Yard, Wind Farm.

Table 12.6: Zoning Objective 'DC': 'To protect, improve and provide for the future development of District Centres'

Use Classes Related to Zoning Objective	
Permitted in Principle	Advertisements and Advertising Structures, Bed & Breakfast, Betting Office, Car park, Childcare Facilities, Community Centre, Cultural use, Doctor / Dentist, Education, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Home Based Economic Activities, Housing for Older People, Industry-Light, Live-Work Units, Nursing Home, Office-Based Industry, Offices less than 100 sq m, Offices 100 sq m-1,000 sq m, Offices over 1,000 sq m, Off-Licence, Open Space, Petrol Station, Place of Worship, Primary Health Care Centre, Public House, Public Services, Recreational Facility, Recycling Facility, Residential, Residential Institution, Restaurant / Café, Retail Warehouse, Retirement Home, Shop-Local, Shop-Neighbourhood, Social Club, Sports Club / Facility, Stadium, Veterinary Surgery, Work-Live Units.
Open for Consideration	Allotments, Conference Centre, Crematorium, Embassy, Hotel / Hostel, Motor Sales Outlet, Nightclub, Science and Technology Based Enterprise, Service Garage, Shop-Major Sales Outlet, Traveller Accommodation, Warehousing, Wholesale Outlet.
Not Permitted	Abattoir, Aerodrome / Airfield, Agriculture, Boarding Kennels, Camp Site, Caravan Park-Residential, Cemetery, Concrete / Asphalt Plant in or adjacent to a Quarry, Data Centre, Fuel Depot, Heavy Vehicle Park, Hospital, Industry-Extractive, Industry-General, Industry-Special, Outdoor Entertainment Park, Refuse Landfill / Tip, Refuse Transfer Station, Rural Industry-Food, Scrap Yard, Transport Depot, Wind Farm.

Table 12.7: Zoning Objective 'VC': 'To protect, improve and provide for the future development of Village Centres'

Use Classes Related to Zoning Objective	
Permitted in Principle	Bed & Breakfast, Betting Office, Car park, Crematorium, Childcare Facilities, Community Centre, Conference Centre, Cultural Use, Doctor / Dentist, Education, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Home Based Economic Activities, Housing for Older People, Live-Work Units, Nursing Home, Offices less than 100 sq m, Off-Licence, Open Space, Petrol Station, Primary Health Care Centre, Public House, Place of Worship, Public Services, Recycling Facility, Residential, Residential Institution, Restaurant / Café, Retirement Home, Shop-Local, Shop-Neighbourhood, Social Club, Veterinary Surgery, Work-Live Units.

Open for Consideration	Advertisements and Advertising Structures, Allotments, Embassy, Fuel Depot, Hotel / Hostel, Industry-General[k], Industry-Light, Motor Sales Outlet, Nightclub, Offices 100 sq m-1,000 sq m, Recreational Facility, Refuse Transfer Station, Science and Technology Based Enterprise, Service Garage, Sports Club / Facility, Stadium, Traveller Accommodation, Wholesale Outlet.
Not Permitted	Abattoir, Aerodrome / Airfield, Agriculture, Boarding Kennels, Camp Site, Caravan Park-Residential, Cemetery, Concrete / Asphalt Plant in or adjacent to a Quarry, Data Centre, Heavy Vehicle Park, Hospital, Industry-Extractive, Industry-Special, Office-Based Industry, Offices over 1,000 sq m, Outdoor Entertainment Park, Refuse Landfill / Tip, Retail Warehouse, Rural Industry-Food, Scrap Yard, Shop-Major Sales Outlet, Transport Depot, Warehousing, Wind Farm.

k On sites and in existing premises currently used for industrial activity

Table 12.8: Zoning Objective 'MRC': 'To protect, improve and provide for the future development of a Major Retail Centre'

Use Classes Related to Zoning Objective	
Permitted in Principle	Advertisements and Advertising Structures, Betting Office, Car Park, Childcare Facilities, Community Centre, Enterprise Centre, Funeral Home, Garden Centre, Hotel / Hostel, Housing for Older People, Live-Work Units, Motor Sales Outlet, Offices less than 100 sq m, Off-Licence, Open Space, Petrol Station, Public House, Public Services, Recreational Facility, Recycling Facility, Residential, Restaurant / Café, Retail Warehouse, Service Garage, Shop-Local, Shop-Major Sales Outlet, Shop Neighbourhood, Veterinary Surgery, Wholesale Outlet, Traveller Accommodation, Work-Live Units.
Open for Consideration	Allotments, Bed & Breakfast, Conference Centre, Crematorium, Cultural Use, Data Centre, Doctor / Dentist, Education, Embassy, Guest House, Health Centre, Home Based Economic Activities, Hospital, Industry-Light, Nightclub, Nursing Home, Office-Based Industry, Offices 100 sq m-1,000 sq m, Offices over 1,000 sq m, Outdoor Entertainment Park, Place of Worship, Primary Health Care Centre, Residential Institution, Retirement Home, Social Club, Sports Club / Facility, Stadium, Transport Depot, Warehousing.

Not Permitted	Abattoir, Aerodrome / Airfield, Agriculture, Boarding Kennels, Camp Site, Caravan Park-Residential, Cemetery, Concrete / Asphalt Plant in or adjacent to a Quarry, Fuel Depot, Heavy Vehicle Park, Industry-Extractive, Industry-General, Industry-Special, Refuse Landfill / Tip, Refuse Transfer Station, Rural Industry-Food, Science and Technology Based Enterprise, Scrap Yard, Wind Farm.

Table 12.9: Zoning Objective 'LC': 'To protect, improve and provide for the future development of Local Centres'

Use Classes Related to Zoning Objective	
Permitted in Principle	Advertisements and Advertising Structures, Bed & Breakfast, Betting Office, Car Park, Childcare Facilities, Community Centre, Cultural Use, Doctor / Dentist, Education, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Home Based Economic Activities, Housing for Older People, Live-Work Units, Nursing Home, Offices less than 100 sq m, Off-Licence, Open Space, Petrol Station, Place of Worship, Primary Health Care Centre, Public House, Public Services, Recreational Facility, Recycling Facility, Residential, Residential Institution, Restaurant / Café, Retirement Home, Shop-Local, Shop-Neighbourhood, Social Club, Veterinary Surgery, Work-Live Units.
Open for Consideration	Allotments, Crematorium, Embassy, Hotel / Hostel, Industry-Light, Motor Sales Outlet, Office-Based Industry, Offices 100 sq m-1,000 sq m, Refuse Transfer Station, Science and Technology Based Enterprise, Service Garage, Sports Club / Facility, Stadium, Traveller Accommodation, Wholesale Outlet.
Not Permitted	Abattoir, Aerodrome / Airfield, Agriculture, Boarding Kennels, Camp Site, Caravan Park-Residential, Cemetery, Concrete / Asphalt Plant in or adjacent to a Quarry, Conference Centre, Data Centre, Fuel Depot, Heavy Vehicle Park, Hospital, Industry-Extractive, Industry-General, Industry-Special, Nightclub, Offices over 1,000 sq m, Outdoor Entertainment Park, Refuse Landfill / Tip, Retail Warehouse, Rural Industry-Food, Scrap Yard, Shop-Major Sales Outlet, Transport Depot, Warehousing, Wind Farm.

Table 12.10: Zoning Objective 'EE': 'To provide for enterprise and employment related uses'

Use Classes Related to Zoning Objective	
Permitted in Principle	Abattoir, Advertisements and Advertising Structures, Boarding Kennels, Enterprise Centre, Fuel Depot, Heavy Vehicle Park, Home Based Economic Activities, Industry-General, Industry-Light, Industry-Special, Office-Based Industry, Office less than 100 sq m, Open Space, Petrol Station, Public Services, Recycling Facility, Refuse Transfer Station, Science and Technology Based Enterprises, Scrap Yard, Service Garage, Shop-Local, Transport Depot, Traveller Accommodation, Warehousing, Wholesale Outlet.
Open for Consideration	Agriculture, Allotments, Car Park, Childcare Facilities, Concrete / Asphalt Plant in or adjacent to a Quarry, Garden Centre, Hotel / Hostel, Industry-Extractive, Motor Sales Outlet, Nightclub, Offices 100 sq m-1,000 sq m, Offices over 1,000 sq m, Public House, Refuse Landfill / Tip, Restaurant / Café, Retail Warehouse, Social Club, Sports Club / Facility, Stadium, Veterinary Surgery.
Not Permitted	Aerodrome / Airfield, Bed & Breakfast, Betting Office, Camp Site, Caravan Park-Residential, Cemetery, Community Centre, Conference Centre, Crematorium, Cultural Use, Data Centre, Doctor / Dentist, Education, Embassy, Funeral Home, Guest House, Health Centre, Hospital, Housing for Older People, Live-Work Units, Nursing Home, Off-Licence, Outdoor Entertainment Park, Place of Worship, Primary Health Care Centre, Recreational Facility[n], Residential, Residential Institution, Retirement Home, Rural Industry-Food, Shop- Major Sales Outlet, Shop-Neighbourhood, Wind Farm, Work- Live Units.

n Open for consideration within City Edge lands zoned EE, otherwise not permitted

Table 12.11: Zoning Objective RW: 'To provide for and consolidate retail warehousing'

Use Classes Related to Zoning Objective	
Permitted in Principle	Advertisements and Advertising Structures, Car Park, Industry-Light, Motor Sales Outlet, Office less than 100 sq m, Open Space, Petrol Station, Public Services, Recycling Facility, Refuse Transfer Station, Retail Warehouse, Service Garage, Transport Depot, Warehousing, Wholesale Outlet.
Open for Consideration	Childcare Facilities, Enterprise Centre, Fuel Depot, Funeral Home, Garden Centre, Heavy Vehicle Park, Industry-General, Nightclub, Primary Health Care Centre, Restaurant / Café, Shop-Local, Veterinary Surgery.
Not Permitted	Abattoir, Aerodrome / Airfield, Agriculture, Allotments, Bed & Breakfast, Betting Office, Boarding Kennels, Camp Site, Caravan Park-Residential, Cemetery, Community Centre, Concrete / Asphalt Plant in or adjacent to a Quarry, Conference Centre, Crematorium, Cultural Use, Data Centre, Doctor / Dentist, Education, Embassy, Guest House, Health Centre, Home Based Economic Activities, Hospital, Hotel / Hostel, Housing for Older People, Industry-Extractive, Industry-Special, Live-Work Units, Nursing Home, Office-Based Industry, Offices 100 sq m-1,000 sq m, Offices over 1,000 sq m, Off-Licence, Outdoor Entertainment Park, Place of Worship, Public House, Recreational-Facility, Refuse Landfill / Tip, Residential, Residential Institution, Retirement Home, Rural Industry-Food, Science and Technology Based Enterprises, Scrap Yard, Shop-Major Sales Outlet, Shop-Neighbourhood, Social Club, Sports Club / Facility, Stadium, Traveller Accommodation, Wind Farm, Work-Live Units.

Table 12.12: Zoning Objective 'HA-DM': 'To protect and enhance the outstanding natural character of the Dublin Mountains Area'*

Use Classes Related to Zoning Objective	
Permitted in Principle	Agriculture, Car park[d,h], Open Space.
Open for Consideration	Bed & Breakfast[a], Cemetery[d], Childcare Facilities[a], Community Centre[a], Cultural Use[j], Doctor / Dentist[a,d], Education[b], Embassy[a], Garden Centre[a,d], Guest House[a,d], Health Centre[a,b], Home Based Economic Activities[a,d], Hotel / Hostel[a,d], Industry-Extractive[a,d], Place of Worship[a,d], Public House[a,d], Public Services, Recreational Facility[j], Residential[c,d], Restaurant / Café[a,d], Rural Industry-Food[a,d], Sports Club / Facility[d], Shop-Local[a,d], Veterinary Surgery[a,d].
Not Permitted	Abattoir, Advertisements and Advertising Structures, Aerodrome / Airfield, Allotments, Betting Office, Boarding Kennels, Camp Site, Caravan Park-Residential, Concrete / Asphalt Plant in or adjacent to a quarry, Conference Centre, Crematorium, Data Centre, Enterprise Centre, Fuel Depot, Funeral Home, Heavy Vehicle Park, Hospital, Housing for Older People, Industry-General, Industry-Light, Industry-Special, Live-Work Units, Motor Sales Outlet, Nightclub, Nursing Home, Office-Based Industry, Offices less than 100 sq m, Offices 100 sq m-1,000 sq m, Offices over 1,000 sq m, Off-Licence, Outdoor Entertainment Park, Petrol Station, Primary Health Care Centre, Recycling Facility, Refuse Landfill / Tip, Refuse Transfer Station, Residential Institution, Retail Warehouse, Retirement Home, Science and Technology Based Enterprise, Scrap Yard, Service Garage, Shop-Major Sales Outlet, Shop-Neighbourhood, Social Club, Stadium, Transport Depot, Traveller Accommodation, Warehousing, Wholesale Outlet, Wind Farm, Work-Live Units.

a In existing premises

b In Villages to serve local needs

c In accordance with Council policy for residential development in rural areas

d Not permitted above 350m contour

h For small-scale amenity or recreational purposes only

j Directly linked to the heritage and amenity value of the Dublin Mountains

*Note: The Division between the 'HA-DM' and 'HA-DV' zones occurs at Fort Bridge, Bohernabreena.

Table 12.13: Zoning Objective 'HA-LV': 'To protect and enhance the outstanding character and amenity of the Liffey Valley'

Use Classes Related to Zoning Objective	
Permitted in Principle	Open Space.
Open for Consideration	Agriculture, Allotments, Bed & Breakfast[a], Car Park[h,g], Cemetery[g], Childcare Facilities[a], Community Centre[a], Cultural Use[g], Doctor / Dentist[a], Education, Embassy[a], Guest House[a], Home Based Economic Activities[a], Hotel / Hostel[a], Place of Worship[g], Public House[a], Public Services[f], Recreational Facility[a,f,g,h], Residential[a,c], Restaurant / Café[a], Rural Industry-Food[a], Shop-Local[a], Sports Club / Facility[f,g,h], Traveller Accommodation[g].
Not Permitted	Abattoir, Advertisements and Advertising Structures, Aerodrome / Airfield, Betting Office, Boarding Kennels, Camp Site, Caravan Park-Residential, Concrete / Asphalt Plant in or adjacent to a quarry, Conference Centre, Crematorium, Data Centre, Enterprise Centre, Fuel Depot, Funeral Home, Garden Centre, Health Centre, Heavy Vehicle Park, Hospital, Housing for Older People, Industry-Extractive, Industry-General, Industry-Light, Industry-Special, Live-Work Units, Motor Sales Outlet, Nightclub, Nursing Home, Office-Based Industry, Offices less than 100 sq m, Offices 100 sq m-1,000 sq m, Offices over 1,000 sq m, Off-Licence, Outdoor Entertainment Park Petrol Station, Primary Health Care Centre, Recycling Facility, Refuse Landfill / Tip, Refuse Transfer Station, Residential Institution, Retail Warehouse, Retirement Home, Science and Technology Based Enterprise, Scrap Yard, Service Garage, Shop-Major Sales Outlet, Shop-Neighbourhood, Social Club, Stadium, Transport Depot, Veterinary Surgery, Warehousing, Wholesale Outlet, Wind Farm, Work-Live Units.

a In existing premises

c In accordance with Council policy for residential development in rural areas

f Subject to acceptable landscape impact assessment

g All development classes shall not be permitted within 30m of the riverbank, in order to protect recreational amenity

h For small-scale amenity or recreational purposes only

Table 12.14: Zoning Objective 'HA-DV': 'To protect and enhance the outstanding character and amenity of the Dodder Valley'*

Use Classes Related to Zoning Objective	
Permitted in Principle	Open Space.
Open for Consideration	Agriculture, Allotments, Bed & Breakfast[a], Car Park[h,g], Cemetery[g], Childcare Facilities[a], Community Centre[a], Cultural Use[g], Doctor / Dentist[a], Education, Embassy[a], Guest House[a], Home Based Economic Activities[a], Hotel / Hostel[a], Place of Worship[g], Public House[a], Public Services[f], Recreational Facility[a,f,g,h], Residential[a,c], Restaurant / Café[a], Rural Industry-Food[a] Shop-Local[a], Sports Club / Facility[f,g,h], Traveller Accommodation[g].
Not Permitted	Abattoir, Advertisements and Advertising Structures, Aerodrome / Airfield, Betting Office, Boarding Kennels, Camp Site, Caravan Park-Residential, Concrete / Asphalt Plant in or adjacent to a quarry, Conference Centre, Crematorium, Data Centre, Enterprise Centre, Fuel Depot, Funeral Home, Garden Centre, Health Centre, Heavy Vehicle Park, Hospital, Housing for Older People, Industry-Extractive, Industry-General, Industry-Light, Industry-Special, Live-Work Units, Motor Sales Outlet, Nightclub, Nursing Home, Office-Based Industry, Offices less than 100 sq m, Offices 100 sq m-1,000 sq m, Offices over 1,000 sq m, Off-Licence, Outdoor Entertainment Park, Petrol Station, Primary Health Care Centre, Recycling Facility, Refuse Landfill / Tip, Refuse Transfer Station, Residential Institution, Retail Warehouse, Retirement Home, Science and Technology Based Enterprise, Scrap Yard, Service Garage, Shop-Major Sales Outlet, Shop-Neighbourhood, Social Club, Stadium, Transport Depot, Veterinary Surgery, Warehousing, Wholesale Outlet, Wind Farm, Work-Live Units.

a In existing premises

c In accordance with Council policy for residential development in rural areas

f Subject to acceptable landscape impact assessment

g All development classes shall not be permitted within 30m of the riverbank, in order to protect recreational amenity

h For small-scale amenity or recreational purposes only

*Note: The Division between the 'HA-DM' and 'HA-DV' zones occurs at Fort Bridge, Bohernabreena.

Table 12.15: Zoning Objective 'OS': 'To preserve and provide for open space and recreational amenities'

Use Classes Related to Zoning Objective	
Permitted in Principle	Allotments, Community Centre, Cultural Use, Open Space, Recreational Facility, Sports Club / Facility.
Open for Consideration	Agriculture, Bed & Breakfast[a], Camp Site, Car Park[h], Cemetery[e], Childcare Facilities, Crematorium, Education, Garden Centre, Guest House[a], Home Based Economic Activities[a], Hotel / Hostel, Housing for Older People*, Outdoor Entertainment Park, Place of Worship[a], Public Services, Recycling Facility, Residential*, Restaurant / Café, Shop-Local, Stadium, Traveller Accommodation.
Not Permitted	Abattoir, Advertisements and Advertising Structures, Aerodrome / Airfield, Betting Office, Boarding Kennels, Caravan Park-Residential, Concrete / Asphalt Plant in or adjacent to a Quarry, Conference Centre, Data Centre, Doctor / Dentist, Embassy, Enterprise Centre, Fuel Depot, Funeral Home, Health Centre, Heavy Vehicle Park, Hospital, Industry-Extractive, Industry-General, Industry-Light, Industry-Special, Live-Work Units, Motor Sales Outlet, Nightclub, Nursing Home, Office-Based Industry, Offices less than 100 sq m, Offices 100 sq m-1,000 sq m, Offices over 1,000 sq m, Off-Licence, Petrol Station, Primary Health Care Centre, Public House, Refuse Landfill / Tip, Refuse Transfer Station, Residential Institution, Retail Warehouse, Retirement Home, Rural Industry-Food, Science and Technology Based Enterprise, Scrap Yard, Service Garage, Shop-Major Sales Outlet, Shop Neighbourhood, Social Club, Transport Depot, Veterinary Surgery, Warehousing, Wholesale Outlet, Wind Farm, Work-Live Units.

a In existing premises

h For small-scale amenity or recreational purposes only

e If provided in the form of a lawn cemetery

* Only where this accords with H3 Objective 4

Table 12.16: Zoning Objective 'RU': 'To protect and improve rural amenity and to provide for the development of agriculture'

Use Classes Related to Zoning Objective	
Permitted in Principle	Aerodrome / Airfield, Agriculture, Allotments, Cemetery, Concrete / Asphalt Plant in or adjacent to a Quarry, Home Based Economic Activities[a], Industry-Extractive, Open Space, Public Services, Rural Industry-Food.
Open for Consideration	Abattoir, Bed & Breakfast[a], Boarding Kennels, Camp Site[h], Car Park[h], Childcare Facilities[b], Community Centre, Crematorium, Cultural Use[a], Doctor / Dentist[b], Education, Embassy[a], Enterprise Centre[b], Fuel Depot[b], Funeral Home[b], Garden Centre, Guest House[a], Health Centre[b], Heavy Vehicle Park, Hotel / Hostel, Offices less than 100 sq m, Petrol Station[b], Place of Worship[b], Primary Health Care Centre[b], Public House[b], Recreational-Facility, Recycling Facility[b], Refuse Landfill / Tip, Residential[c], Restaurant / Café, Service Garage[b], Shop-Local[b], Social Club, Solar Farm, Sports Club / Facility, Stadium, Traveller Accommodation, Veterinary Surgery, Wind Farm.
Not Permitted	Advertisements and Advertising Structures, Betting Office, Caravan Park-Residential, Conference Centre, Data Centre, Hospital, Housing for Older People, Industry-General, Industry-Light, Industry-Special, Live-Work Units, Motor Sales Outlet, Nightclub, Nursing Home, Office-Based Industry, Offices 100 sq m-1,000 sq m, Offices over 1,000 sq m, Off-Licence, Outdoor Entertainment Park, Refuse Transfer Station, Residential Institution, Retail Warehouse, Retirement Home, Science and Technology Based Enterprise, Scrap Yard, Shop-Major Sales Outlet, Shop-Neighbourhood, Transport Depot, Warehousing, Wholesale Outlet, Work-Live Units.

a In existing premises

b In Villages to serve local needs

c In accordance with Council policy for residential development in rural areas

h For small-scale amenity or recreational purposes only

12.3 Natural, Cultural and Built Heritage

This section should be read in conjunction with the policies and objectives set out in Chapter 3: *Natural, Cultural and Built Heritage.*

12.3.1 Appropriate Assessment

Planning permission will only be granted for a development proposal that:

- → either individually or in combination with existing and / or proposed plans or projects, will not have a significant effect on a European Site;

or

- → where such a development proposal is likely or might have such a significant effect (either alone or in combination), the planning authority will, as required by law, carry out an **appropriate assessment** as per requirements of Article 6(3) of the Habitats Directive 92 / 43 / EEC of the 21 May 1992 on the conservation of natural habitats and of wild fauna and flora, as transposed into Irish legislation.

Only after having ascertained that the development proposal will not adversely affect the integrity of any European site, will the planning authority agree to the development and impose appropriate mitigation measures in the form of planning conditions.

A development proposal which could adversely affect the integrity of a European site may only be permitted in exceptional circumstances, as provided for in Article 6(4) of the Habitats Directive as transposed into Irish legislation.

12.3.2 Ecological Protection

- → In order to comply with European and National legislation on nature conservation, and to ensure that areas of biodiversity value are adequately protected, an **Ecological Impact Assessment** will be required for development proposals that have the potential to impact on environmentally sensitive sites. This includes sites that are protected under EU and National Legislation; sites that may be in use by or contain protected species or habitats; or sites that are in proximity to significant watercourses.
- → All development proposals should seek to enhance biodiversity and avoid or minimise loss of existing local habitats and wildlife corridors.
- → Any proposals impacting on a known site, or likely to be a breeding or resting site, for a species listed in the EU Habitats Regulations, will require a derogation license to be issued (by NPWS), so as to adhere to Article 16 of the Habitats Directive.
- → Any development proposals which may impact on European Sites should be screened for **Appropriate Assessment** and accompanied by a **Natura Impact Statement** (see section 12.3.3 below), if required, and will be referred to the NPWS.
- → In relation to development proposals on sites where invasive species are or were previously present, applicants should submit a **control and management**

programme with measures to prevent, control and / or eradicate the particular invasive species as part of the planning process and to comply with the provisions of the European Communities Birds and Habitats Regulations, 2011 (S.I. 477 / 2011).

12.3.3 Environmental Impact Assessment

Environmental Impact Assessment (EIA) is a key instrument of EU environmental policy. The primary purpose of the EIA Directive (Directive 2011 / 92 / EU as amended by 2014 / 52 / EU) is to ensure that public and private projects, which are likely to have significant effects on the environment are granted permission only after an assessment of the likely significant environmental effects of those projects has been carried out. The environmental factors against which projects should be assessed are set out in Article 3 of the Directive as:

- population and human health;
- biodiversity;
- land;
- soil;
- water;
- air and climate;
- material assets;
- cultural heritage and the landscape;
- and the interaction between these factors.

Environmental Impact Assessment is a process to be undertaken in respect of applications for specified classes of development listed in the Directive before a decision in respect of development consent is made. The process involves the preparation of an Environmental Impact Assessment Report (EIAR) by the applicant, consultations with the public, relevant prescribed bodies and any other affected Member States, and an examination and analysis of the EIAR and other relevant information leading to a reasoned conclusion by the competent authority, on the likely significant effects of the proposed development on the environment.

The Planning and Development Regulations, 2001 (as amended), specify mandatory thresholds above which EIAR are required in relation to types and scale of development proposals. Where it appears to the Planning Authority that a development proposal that falls below the thresholds set out in the Planning and Development Regulations would be likely to have a significant environmental effect, a subthreshold / discretionary EIAR can be requested by the Planning Authority. All Planning applications will undergo EIA screening or preliminary assessment.

12.3.4 Archaeological Heritage

Development in the vicinity of archaeological sites shall accord with the requirements of the *Framework and Principles for the Protection of Archaeological Heritage*, DAHGI (1999) and shall be designed to have minimal impact on archaeological features. There is a **presumption in favour of in-situ preservation** of archaeological

sites and monuments and avoidance of developmental impacts on archaeological heritage.

Regard shall be had in relation to the Emerging Historic Landscape Character Assessments contained within the *Landscape Character Assessment of South Dublin County* (2021) when assessing relevant planning applications. Regard shall also be had in relation to archaeological concerns when considering proposed infrastructure and roadworks located in close proximity to Recorded Monuments and Places.

All development proposals which may have implications for archaeological heritage shall be accompanied by an **Archaeological Impact Assessment** and a **Method Statement**. This assessment will consist of the following:

- Pre-development archaeological testing, surveying, monitoring and recording, where appropriate, which should be carried out by a qualified archaeologist;
- Definition of the buffer area surrounding the monument which will preserve the setting and visual amenity of the site;
- Provision of details on protection measures to be used on site;
- A Conservation Plan may be required for development in the vicinity of a site or monument included in the Record of Monuments and Places, to ensure the ongoing protection of the monument and its setting;
- Refer to *Framework and Principle for the Protection of the Archaeological Heritage*, DAHGI (1999) for clarification on the significance of the site.

The following considerations should also be noted:

- A Visual Impact Assessment may be required for development proposals in the vicinity of upstanding remains;
- Full archaeological excavation shall be carried out where it is recommended by the National Monuments Service or any superseding body;
- Archaeological monitoring should be carried out during the course of development works where it is considered necessary to identify and protect potential archaeological deposits, features or objects.

All planning applications and other development proposals which are in, or might affect, sites and features of historical and archaeological interest, will be referred to the Minister through the Department of Housing, Local Government and Heritage and to the Heritage Council. In considering such planning applications, the Planning Authority will have regard to the views and recommendations of the National Monuments Service, Department of Housing, Local Government and Heritage and other interested bodies.

12.3.5 Landscape Character Assessment

The Landscape Character Assessment (LCA) for South Dublin County identifies five Landscape Character Areas. These are:

- Liffey Valley

- Newcastle Lowlands
- Athgoe and Saggart Hills
- Dodder and Glenasmole
- Urban.

The LCA also identifies several **Landscape Character Types** within the County as follows:

- River Valley
- Canal
- Agricultural Lowlands
- Low Foothills
- Foothills
- Mountains
- Green Space
- Transport Corridor
- Urban
- Historic Urban
- Urban Fringe

There may be several Landscape Character Types within each Landscape Character Area.

The **capacity** of each Landscape Character Type to absorb new development will largely depend on the **sensitivity** of the landscape. Landscape capacity means the ability of a landscape to accommodate different amounts of change for a development of a specific type without adversely affecting the intrinsic character of the landscape. Assessment of sensitivity takes account of the overall landscape character, quality and condition of the landscape and considers its potential ability to adapt to change without losing its intrinsic character. Sensitivity is classed as Low, Moderate or High. Thus, a high sensitivity landscape would have a low capacity, but the level of the capacity will vary according to the type of development concerned.

For each Landscape Character Type, a set of **principles for development** has been devised. These principles will aid in the management of development including the designing of development proposals and the assessment of planning applications. The tables below set out a brief summary of the characteristics of each Landscape Character Type, its sensitivity rating and principles for development.

Table 12.17: Landscape Character Types

LCT	Summary	Sensitivity
River Valleys	→ Principal rivers of the county with alluvium soils draining to Dublin Bay. → Generally, rise in the foothills or mountains and ultimately drain north-easterly to Dublin Bay. → Riparian vegetation and treelines including alluvial woodland are an attractive landscape and ecological feature. → Varies between wider, more mature river valleys and incised, narrow valleys that create more dramatic landscapes.	Medium to high

Principles for Development

- → The natural and cultural characteristics of this LCT should be recognised and enhanced.
- → New development in this LCT if necessary, should reflect and contribute to character, avoiding overly engineered approaches and seek to add rather than detract through appropriate planting regimes.
- → Nature based solutions should be a principal design consideration.
- → New development adjacent to these LCTs should avoid extensive overlooking and effects of lighting on these river valleys in terms of landscape and wildlife should be a consideration.
- → Enhance and encourage riparian planting.
- → Reduce fragmentation of habitats and corridors.
- → Facilitate managed and appropriate access to the river for a variety of users.
- → Recreational infrastructure such as walking paths, and signage should be low impact, discrete and consistent.

LCT	Summary	Sensitivity
Canals	→ Artificial watercourses of historic importance. → Embankments are a feature and their alignment is frequently and closely associated with the railway lines. → Woodlands and habitats associated with the canal are important ecological features. → Offers an accessible recreational area for urban dwellers.	Low to medium

Principles for Development

- → Enhance ecological connectivity.
- → Develop plans for providing, where feasible, continuous access routes for recreational uses and others.
- → Appropriate levels of recreational infrastructure that are not overly engineered, reflective of local landscape character and provide discreet low-key signage.
- → Enhancement of built heritage associated with the canal.
- → Consider and minimise effects on wildlife associated with increased recreational infrastructure and in particular lighting.
- → New development adjacent to this LCT should seek to contribute to and enhance the canal landscape character.
- → Additional planting of appropriate tree and shrub species and where possible measures from the All Ireland Pollinator plan should inform landscape treatments along the canal.

LCT	Summary	Sensitivity
Limestone Farmland	→ Gently undulating low-lying (generally below 100m) with limestone bedrock. → Land use includes tillage and pasture. → Generally dispersed settlement pattern.	Medium

Principles for Development

- → This LCT represents a significant agricultural resource but is vulnerable to urbanising pressures.
- → It represents an important agricultural and green infrastructure buffer between the heavily urbanised eastern parts of the county.
- → Enhance and support the agricultural character by maintaining the integrity of this LCT.
- → Controls on urban expansion, ribbon development and other types of erosion and fragmentation of landscape character.
- → Its character as a rural landscape provides a distinct and important identity to this area and requires site planning guidance on the use of appropriate vernacular styles and treatments in new developments.

LCT	Summary	Sensitivity
Low Foothills	→ Generally located between 100m and 200m contour lines. → Bedrock largely sedimentary sandstones, shales and greywackes. → Landcover largely pasture and rough grazing. → Dispersed rural housing with a variety of architectural styles and treatments interspersed with generally single storey farmhouses with round gate pillars, a vernacular feature. → Golf courses and forest walks present.	Medium to high

Principles for Development

- → The low foothills form an important backdrop to the lowlands and large-scale development would diminish their landscape and visual value.
- → Hedgerows of native species remain a feature so should be encouraged as a boundary treatment to improve screening and locally enhance biodiversity.
- → Viewpoints and laybys – better boundary treatments would enhance these.

LCT	Summary	Sensitivity
Foothills	→ Foothills bedrock is largely sedimentary sandstones, shales and greywackes. → These foothills rise well above 150m. → Landcover increasingly rough pasture with coniferous plantations at hilltops. → Recreation use with forest walks.	Medium to high

Principles for Development

- → The foothills form an important backdrop to the lowlands and large-scale development would diminish their landscape and visual value.
- → Hedgerows of native species remain a feature so should be encouraged as a boundary treatment to improve screening and locally enhance biodiversity.
- → Viewpoints and laybys – better boundary treatments would enhance these.
- → Opportunity to replant with more appropriate woodland species and reduce blocks of coniferous plantations.
- → Support ecological linkages for wildlife into uplands and lowlands and onwards to National Park.



LCT	Summary	Sensitivity
Mountains	→ Coniferous forests and heather moor / rough grazing are dominant land cover, with extensive blanket bog on summits. → Topography is variable, but core areas over 200m and rising to 757m Kippure on the Dublin / Wicklow Border. → Bedrock primarily granite and / sedimentary.	High

Principles for Development

- → Maintain and enhance remote and rural character.
- → The uplands and associated hills form a key backdrop to the greater Dublin region, framing the southern boundary and their importance merits recognition.
- → Clustering of archaeological features at summits reflects long cultural heritage association with these uplands.
- → Opportunity to replant with more appropriate woodland species and to reduce blocks of coniferous plantations.
- → Support ecological linkages for wildlife into uplands and lowlands and onwards to National Park.
- → Increased recreational related development or infrastructure should be carefully designed, not overly engineered and use appropriate local materials.
- → Potential effects of development on natural and cultural heritage should be assessed by professionally qualified experts.

LCT	Summary	Sensitivity
Green Space	→ This refers specifically to the larger areas of parkland that function as both ecological refuge and green space for the urbanised lowlands. These can comprise former demesnes as in the case of Corkagh Demesne or Tymon Park or the green space associated with rivers such as the Dodder Valley Park. → Key characteristics are variety of habitats, some include formal amenity space such as pitches and playgrounds, other spaces are more naturalistic and comprise a variety of habitats including water courses, ponds, woodlands.	High

Principles for Development

- → Plan to enhance connections between areas of open space to former continuous networks of open space.
- → In addition to enhancing ecological corridors and recreational experiences, such a plan would integrate fragmented developments.
- → Consider the multi-functional potential of these spaces.
- → Retention and enhancement of variety of habitats.
- → Key components of green and blue infrastructure networks frequently functions as a buffer for rivers.
- → Opportunities to enhance wildlife and ecological value through appropriate planting and management informed by ecological surveys.
- → Balance needs of informal and formal recreation.
- → Lighting effects should be carefully considered and designed to avoid adverse effects on wildlife.

Built Landscape Character Types	
LCT	**Summary**
Transport Corridors	→ Major transport routes that are typically of low permeability in that they often provide few places where the route can be crossed safely. → This includes railway lines, motorways, dual carriageways and by-passes.

Principles for Development

→ Stronger boundary treatments and greater screening through planting when appropriate / possible.
→ Consider green infrastructure measures adjacent to / alongside such corridors where practical.

Built Landscape Character Types	
LCT	**Summary**
Urban	→ Includes built land and historic settlements within the larger urban areas. → Primarily composed of established nucleated villages and towns that have developed historically – many of which saw significant improvements in the 19th century in terms of streetscapes. → These are surrounded by residential development of various origins but primarily 20th century with significant recent development in the past two decades.

Principles for Development

→ Appropriate siting and boundary treatments of new residential developments.
→ Demonstrate through design statement / masterplan / planting plan how it relates to historic core where present.
→ Stronger use of hedgerows and trees as a visual screening.

Built Landscape Character Types	
LCT	**Summary**
Historic Urban	Historic urban: settlements that originated from ecclesiastical (early Christian) or medieval origins. Clondalkin Village Lucan Village Palmerstown Lower (Mill Complex) Rathfarnham Village including Willbrook Tallaght Village Saggart Village Rathcoole Village Then also the core of: Newcastle village – Local Area Plan boundary

Principles for Development

- → Enhancement of the historic fabric of these villages.
- → Use of appropriate building forms and materials in public realm.
- → Consistency with and consideration of designations such as Architectural Conservation Areas.
- → Compliance with the above in new developments and public realm projects.
- → Soft landscape treatments to enhance green infrastructure at smaller scale.

Built Landscape Character Types	
LCT	**Summary**
Urban Fringe	→ Transitional lands that were largely rural, transforming into suburban or urban derived landuse. → Radiate from established settlements and close to transport links. → Landuse is built land comprising transport, retail / business parks, quarries and urban derived housing.

Principles for Development

- → Screening through appropriate native broadleaf planting to provide a stronger visual boundary and definition as well as enhancing ecological connectivity.
- → Coherent approach to boundary treatments and design.
- → Prepare plans to integrate transitional lands into landscape through appropriate planting and boundary treatments.

High Amenity and Sensitive Landscapes

A **Landscape Impact Assessment** will be required for development proposals in high amenity zones and sensitive landscapes, including proposals that could potentially impact on designated views or prospects. The Landscape Impact Assessment will assess the visual impact of the development (including any ancillary works) on the landscape and outline mitigation measures to reduce the impact of the development. At the discretion of the Planning Authority, smaller scale works that would be unlikely to impact on the landscape, such as dwelling extensions, will not be subject to this requirement. Development that enhances existing degraded landscapes should be supported. Landscape design shall ensure that:

- The **principles for development** set out in Table 12.17 Landscape Character Types are reflected in the proposal;
- Development is carefully sited, designed and of an appropriate scale;
- Existing site features such as specimen trees, stands of mature trees, hedgerows, rock outcrops and water features are properly identified and retained, as appropriate and new planting or other landscaping should be appropriate to the character of the area;
- The layout of new development is influenced by significant on-site natural features;
- Landscaping in new developments includes native Irish planting and pollinator-friendly species;
- Public Rights of Way and established walking routes are identified as part of any planning applications within the County.

Fencing

Fencing of lands that are open to or used by the public during the ten years preceding is not exempted development in accordance with Article 9(1)(a)(x) of the Planning and Development Regulations. The following requirements apply for new such fencing:

- Such fencing in upland or amenity areas shall conform to the best agricultural practice;
- Details shall be provided of the nature of the material to be used, the height of the fence, and in the case of a wire fence, the type of wire to be used;
- Stiles or gates at appropriate places may be required and, in such cases, details of dimensions and materials shall be provided.

Sites with Varying or Steep Topography

Proposals (including wastewater treatment systems and other infrastructural items associated with residential and agricultural proposals) on sites with a steep and / or varying topography should be accompanied by a comprehensive site analysis (including **character appraisal** and **movement analysis**), **concept proposal** and **design statement** as described and illustrated within the *Urban Design Manual – A Best Practice Guide*, DEHLG (2009). Such analysis should be accompanied by comprehensive site sections and plans detailing any proposed changes in site level and demonstrating how the proposal incorporates the natural slope and drainage features of the site.

- → Proposals should ascend the contours of the site with unique design solutions such as lower density split level housing and sloping gardens with planted boundary treatments. Where changes in ground level between buildings are unavoidable, planted banks may be utilised.

12.3.6 Industrial Heritage

A desktop survey of the industrial heritage of the County was carried out in 2012 (*South Dublin County Industrial Heritage Survey* (2012)). The industrial heritage inventory that resulted identifies bridges, infrastructure relating to water and sewage, waterways including the Grand Canal, weirs, bridges, mills, and railways.

- → Development proposals that affect items of industrial heritage identified in the survey shall have regard to those items identified in the *South Dublin County Industrial Heritage Survey* (2012) and any subsequent surveys when assessing any relevant development proposals;
- → Proposals that involve the adaptive re-use of industrial heritage structures shall be undertaken in a sensitive manner, ensuring that any change does not seriously impact on the intrinsic character of the structure and that all works are carried out in accordance with best practice conservation.

12.3.7 Protected Structures

(i) General

Works that would materially affect the character of a Protected Structure require planning permission. A Section 57 Declaration can be sought from the Planning Authority to list the type of works that would not affect the character of a Protected Structure and that do not require planning permission.

(ii) Works to a Protected Structure

All proposals for development or alterations to protected structures and all works to protected structures shall be designed and carried out in accordance with best practice conservation principles as set out in the *Architectural Heritage Protection Guidelines for Planning Authorities*, DAHG (2011) or superseding guidelines.

All planning applications relating to works to a Protected Structure should be accompanied by a **Conservation Report**, prepared by a suitably qualified Conservation Architect, which should include a **Method Statement** and **Schedule of Works** detailing the proposed works.

An **Architectural Heritage Impact Assessment** may also be required in the case of applications for extensive or complex works that have the potential to have a significant impact on a Protected Structure.

The following core principles should be considered when reimagining a Protected Structure or historic property:

- → Assessments and reports (see above) should be prepared by a conservation

specialist in accordance with the above Guidelines and should assess the likely effects of the proposed development on the special character of the Protected Structure and its setting;

- Alterations should reflect and respect the scale, setting and original building character, should not undermine the original built fabric, and should not detract from the significance or value of the structure;
- Design intervention should be well-considered and minimal rather than involving extensive structural alteration to avoid undermining the original structure;
- Original features of architectural and historic interest should be retained, and new features should not be presented as original or older features;
- Extensions should be appropriately scaled and should complement and be subsidiary to the main structure;
- Original fabric should be retained and reused in-situ where possible and appropriate methods of upgrading and enhancement to improve thermal performance should be considered;
- High quality materials and finishes should be used, and the design should reflect the best possible addition or revision to the structure and should contribute to the architectural interest of the structure;
- New uses should be compatible with the existing building and should respect key architectural and cultural characteristics;
- Proposals that include historic terraces or rows of houses should respect their overall uniformity and be consistent with rooflines, roof features and projecting returns;
- The structural integrity of paired return structures and shared chimney stacks should be retained;
- Chimney stacks in use as part of the ventilation regulation system for historic properties should be retained;
- The impact and insertion of new build should be reduced by utilising original boundaries, screen walls and return structures and mature planting / natural screening;
- The special interest of the structure should not be compromised when adhering to the requirements of Building Regulations. Regard should be had to the Advice Series on historic buildings published by the DEHLG.

(iii) Change of Use

The Planning Authority will consider proposals for the change of use or re-use of a Protected Structure based on the policies and objectives outlined in this Plan and may operate a level of flexibility to help safeguard the ongoing use and preservation of the structure. A **Design Rationale** and **Method Statement** should be submitted as part of any planning application for the adaptive reuse or repurposing of a Protected Structure.

(iv) Development in Proximity to a Protected Structure

Planning applications for development in proximity to a Protected Structure may require a **Design Statement** to outline how the proposal responds to the setting and special interest of the Protected Structure and its curtilage. Pastiche designs that confuse new features / structures with older and original features / structures should be avoided.

12.3.8 Architectural Conservation Areas

The carrying out of exterior works in an Architectural Conservation Area (ACA) can only be exempt where it is considered that the works would not materially affect the character of the area and where the works are consistent with the appearance of the structure itself and neighbouring structures.

All proposals for development within an ACA shall comply with the requirements of the *Architectural Heritage Protection Guidelines for Planning Authorities*, DAHG (2011) and shall seek to protect the historic character, existing amenities, visual setting and streetscape character of the ACA.

Planning applications for development within an ACA shall have regard to the following criteria:

- All proposals that relate to new development within or immediately contiguous to an ACA should include an **Architectural Impact Assessment Report** and **Design Rationale** addressing the following in relation to the site context:
    - Urban structure
    - Urban grain
    - Density and mix
    - Scale
    - Height
    - Materials and detailing
    - Landscape
    - Views and landmarks
    - Historical development.

- All developments should be site specific and should demonstrate an awareness of the historic context of its surroundings;
- Any new developments should be of a high standard of design and should positively contribute to the character of the ACA and reinforce its sense of place;
- The scale of new structures should be appropriate to the general scale of buildings within the ACA;
- Demolition of structures that positively contribute to the streetscape character of the ACA will not normally be permitted. Where demolition is proposed a vital consideration is the quality of any proposed replacement structure and whether it enriches the character of the ACA;
- Where it is proposed to demolish a structure or part of a structure that contributes to the character of an ACA, the onus is on the applicant to justify demolition and redevelopment as opposed to rehabilitation, renovation and re-use;
- Retention of original features such as windows, doors, renders, roof coverings and other significant fixtures and fittings is encouraged whilst concurrently promoting energy efficient designs;
- The sensitive use of appropriate colour, texture and pattern of materials, whether traditional or contemporary is also important;

- Where proposals include alterations and extensions affecting structures within an ACA, these should be sensitively designed and sited appropriately, should be generally subservient to the main structure, should not be visually obtrusive or detract from the character of the structure or its setting within the ACA;
- Any new developments within an ACA should reflect the existing building stock and should clearly read as a modern intervention within the ACA. Proposals should be sympathetic to the existing character and context of the area and take cognisance of the height, scale and mass of the historic urban form, especially in sensitive areas such as main streets and adjacent to cultural / historic cores. Proposals should also add architectural interest and varied design within the mix to provide different architectural styles. All designs should be of a high standard and should be finished to a high quality in terms of building materials;
- Any proposed new street furniture and public realm improvement works should be of high quality to reflect the historic setting of the ACA and consideration should be given to the location and siting of such items and / or materials to take cognisance of this setting and context;
- All development works within ACAs should seek to limit, reduce and remove urban and visual clutter including building signage, traffic signage, bollards, utility boxes and other free-standing installations. In addition to the general requirements of this Development Plan, signage proposals within ACAs shall have regard to the requirements outlined in Chapter 12 of the *Architectural Heritage Protection Guidelines for Planning Authorities*, DAHG (2011);
- Any proposed new advertising signage should be of high quality and should visually respect the existing character of the ACA.

12.3.9 Vernacular and Historic / Older Buildings, Estates and Streetscapes

- Proposals to extend and / or renovate older buildings and houses should seek to retain original features and finishes that contribute to their architectural or collective interest.
- All planning applications affecting vernacular and historic buildings should be accompanied by a **Written Report** including a description, historical background, photographs and methodology for the proposed works, which should be carried out by a suitably qualified professional with appropriate conservation expertise.
- Development proposals to demolish a dwelling / building that is not a Protected Structure or in an ACA but is considered to be of historic character or architectural interest will be carefully considered. In such cases, a strong justification for the demolition of the dwelling / building will be required, addressing the potential impact on the historic character and visual setting of the area.
- Life Cycle Costing will be required for all planning applications relating to demolition of older buildings that are not Protected Structures in order to ascertain the true economic and embedded carbon value of the building.
- Where demolition of older buildings and ground works is proposed in whole or in part, the application submitted should include an audit of the existing materials on site and a method statement regarding salvage, reuse or disposal.
- Where permission is sought to demolish a historic or traditional building on the grounds of structural defects or failure, or that it is not reasonably capable of

being made structurally sound, such a contention must be convincingly demonstrated through a detailed report on the existing condition produced by a professional with appropriate conservation expertise and, preferably, an understanding of vernacular buildings. As part of such justification, details will be required of remedial works normally used in similar circumstances and setting out why these would not be appropriate or feasible.

12.3.10 Thermal Upgrading and Energy Efficiency in Historic and Traditional Buildings

- Care should be taken to achieve an appropriate balance between the conservation of historic buildings and environmental sustainability and the introduction of energy efficiency measures.
- The principles of minimal intervention should apply when undertaking works to upgrade the energy efficiency of a historic building. The existing fabric of the building should be retained and repaired rather than replaced.
- Measures to upgrade the energy efficiency of Protected Structures and historic / traditional buildings should acknowledge their inherent architectural characteristics, techniques and materials and should not have a detrimental physical or visual impact.

12.4 Green Infrastructure

This section should be read in conjunction with Chapter 4 and Appendix 4 and associated policies and objectives.

12.4.1 Green Infrastructure Definition and Spatial Framework

Green Infrastructure (GI) is defined as *'a strategically planned network of natural and semi-natural areas with other environmental features designed and managed to deliver a wide range of ecosystem services such as water purification, air quality, space for recreation and climate mitigation and adaptation.'*
(EU Strategy on Green Infrastructure 2013)

The spatial framework of GI in the County which is the basis of the GI Strategy incorporates primary GI Corridors (of regional importance, Chapter 4) and Local GI Corridors (Appendix 4). GI also includes stepping-stones which are important elements at the local level and which contribute to the overall GI network providing connections and opportunities which support the local and primary corridors.

GI Cores provide ecological resources of regional / national importance, and / or high levels of outstanding amenity.

GI Corridors provide for movement of flora and fauna between GI Cores. Primary GI Corridors operate at the regional level, linking GI Cores within and beyond our own County. Local GI Corridors link Cores or Corridors within the County.

GI Stepping Stones are discrete pieces of GI Infrastructure that are not linked to a wider network as yet but can act as a refuge for ecology or small zones of biodiversity and amenity within an urban or hard landscape area or an area of monoculture. GI stepping-stones can be improved on or linked-up over time to help connect existing corridors or become local or even primary GI Corridors themselves.

12.4.2 Green Infrastructure and Development Management

All planning applications shall demonstrate how they contribute to the protection or enhancement of Green Infrastructure in the County through the provision of green infrastructure elements as part of the application submission, having regard to the following:

- In the case of small-scale developments this may consist of a simple landscape plan which includes objectives to protect or restore existing on site GI assets, provides for connection to local or primary GI corridors or includes elements which allow the site to act as a local stepping stone;
- Where the development site is located within or close to a Core or Corridor the development should, at a minimum, protect any existing GI assets and enhance same (for example, not breaking a GI Corridor but enhancing same with a connecting piece of planting, retaining hedgerows or woodlands);
- The characteristics and assets of the proximate GI Core, Corridor or Stepping-Stone should be reflected within proposed development, for example continuation of hedgerows, tree planting, waterways;
- Development should seek to enhance or restore features that act as ecological corridors, particularly water features, hedgerows, tree lines, areas of un-cultivated land. These, or some element of them, should be incorporated into the proposed development to create pathways for wildlife and / or increase amenity value;
- Development sites which are not located proximate to designated GI Cores or Corridors should identify the nearest designated GI Core, Corridor or Stepping Stone and make provision for GI interventions on the site which could eventually provide a link to local Stepping Stones, Cores or Corridors;
- Developers should be aware that ecological corridors can also act to quickly spread non-native invasive species. Therefore, identification and control of invasive species site should be included in planning applications and the GI Plan.

All development proposals shall be accompanied by a **Green Infrastructure Plan**, which will normally be submitted as part of the suite of Landscape Plans that are required for a development. Plans shall include the following:

- Site location plan showing the development site in the context of the wider GI as shown on the Council's GI Plan for the County;
- Site survey and analysis, identifying existing GI Infrastructure and key assets within the site;
- Indicate how the development proposals link to and enhance the wider GI Network of the County;
- Proposed GI protection, enhancement and restoration proposals as part of the landscape plan, where appropriate, for the site;

→ Proposals for identification and control of invasive species.

Applications for extensions or single houses will also require the submission of a GI Infrastructure Plan which may be incorporated into the proposed landscape plan. This should clearly incorporate GI elements and provide links to local 'Stepping-Stones', Cores and Corridors where appropriate. Some smaller scale development may require more detailed GI Infrastructure Plans. Depending on location and context of the site, this will be decided on a case-by-case basis.

Regardless of development size or type, applicants must submit an overall site summary quantifying and detailing the following:
→ tree and hedgerow removal;
→ tree and hedgerow retention;
→ new tree and hedgerow planting.

This information will be submitted in a digital format agreed with the Council to allow amalgamation and reporting on tree and hedgerow cover within the County over time.

Green Space Factor (GSF)

The GSF is a score-based requirement that establishes minimum standards for landscaping and GI provision in new developments. Minimum scoring requirements are based on the land-use zoning of a site (See GI5 Objective 4), this applies to all development comprising 2 or more residential units and any development with a floor area in excess of 500 sq m. Qualifying developments are required to reach the minimum Green Space Factor (GSF) score established by their land use zoning. Developers can improve their score by both retaining and enhancing existing landscape features and incorporating new features. A developer will be required to specify the GSF measures included within a proposed development as part of the submitted Green Infrastructure Plan and Landscape Plan. To facilitate the evaluation of the GSF score for a proposed development the Council will make available a Green Space Factor Worksheet to applicants which will be required to be submitted with a qualifying planning application. A Green Space Factor Guidance Note will also be made available on the Council's website under the Development Plan section setting out the applicable weightings and scorings. This will allow developers to calculate the overall site area and the surface areas of contributing to the GSF to see whether a proposed development achieves the required minimum score. Where applicable, a completed worksheet shall be submitted with the Green Infrastructure Plan and Landscape Plan in support of a proposed development.

Minimum Score Not Achieved

In cases where proposed development does not meet the minimum required score and the Council agree that the minimum score is not achievable on the site; the Council will engage with the applicant to help determine an alternative GI solution, to ensure that the proposed development does not detract from the local environment and makes a positive contribution to local GI provision. Where site-specific constraints do not allow for adequate landscaping features in line with minimum requirements (for example, for infill development or certain brownfield sites) a

developer will be permitted to provide alternative GI interventions or contributions to make up for this shortcoming, see below. Those GI measures ultimately chosen will be dictated by the site-specific context and will be subject to agreement with Council.

Sites with a Particular Sensitivity

Further, where a subject site is considered to be particularly sensitive or valuable from a GI perspective, developers will be required to engage with the Council to determine those GI interventions that will be required to ensure the environmental integrity of the site. This will primarily apply to sites located within or adjacent to primary and secondary GI corridors (see Figure 4.4). In such cases, specific consideration will be required to ensure that development does not fracture the existing GI network and preserves or enhances connectivity. Such sites may require the implementation of additional site-specific interventions to reflect their value.

Alternative GI Interventions

As indicated above, in cases where an applicant / developer faces particular difficulties in meeting the required minimum score due to site specific constraints, the Council will engage with the applicant to help determine an alternative GI solution to make up for any shortcoming. The following comprises a non-exhaustive list of interventions that developers can implement in order to enhance GI in the local area.

- The use of natural features such as woodlands, hedgerows, trees, water courses, ponds and grasslands or other natural methods to strengthen GI assets and provide connections to the wider GI network;
- The incorporation of nature-based solutions such as SuDS schemes, permeable paving, green and blue roofs, green walls, swales, SuDS tree pits, rain gardens, ponds to support local biodiversity and mitigate potentially harmful effects of development;
- The provision of new native tree and plant species as well as pollinator friendly species within developments, consistent with the National Pollinator Plan;
- Where possible, no net loss of existing trees / hedgerows on site;
- The provision of bird boxes (as building façades for nesting sparrows or swift bricks), bat boxes, hedgehog passes, and other wildlife interventions as required in landscape settings;
- The provision of bee bricks in new development;
- The retention of heritage features such as old walls, bridges and so on, that have habitat value;
- The provision of allotments / orchards for residents to grow fruits and vegetables;
- Use of recycled / upcycled or locally sourced natural materials within the development;
- GI management / maintenance plans to be included as part of the landscape plans submitted for the Planning process. May include hedgerow / tree and grassland management plans;
- The provision of environmentally sensitive recreation and connectivity between GI areas. Those GI measures ultimately chosen will be dictated by the site-specific context and will be subject to agreement with the Council.

12.4.3 Riparian Corridors:

The riparian corridors of the County include rivers, streams and other watercourses and are important for water quality as well as providing green infrastructure and biodiversity links, see sections 4.2.2 and 11.3.1 for policy and objectives. Development within or affecting riparian corridors will be required to:

- Ensure that hydromorphological assessments are undertaken where proposed development is within lands which are partially or wholly within the Riparian Corridors identified as part of this Development Plan;
- Demonstrate how the integrity of the riparian corridor can be maintained and enhanced having regard to flood risk management, biodiversity, ecosystem service provision, water quality and hydromorphology;
- Promote and protect native riparian vegetation along all watercourses and ensure that a minimum 10m vegetated riparian buffer from the top of the riverbank is maintained / reinstated along all watercourses within any development site. This is a minimum and should be considered in light of the bullet points above;
- Uncover existing culverts where appropriate and in accordance with relevant river catchment proposals, restore the watercourse to acceptable ecological standards for biodiversity wherever possible, improving habitat connection and strengthening the County's GI network.

12.5 Quality Design and Healthy Placemaking

This section should be read in conjunction with Chapter 5 and associated policies and objectives.

12.5.1 Universal Design

This section should be read in conjunction with **Chapter 8 *Community Infrastructure and Open Space***, with particular reference to **Section 8.4.3 Universally Accessible Social / Community Facilities.**

Universal Design is the concept of creating an environment that can be used by all people, regardless of their age, size, disability or ability. Universal access creates liveable and sustainable neighbourhoods where everyone can live a full and active life as part of the community. The design and layout of development schemes, public realm and community infrastructure should incorporate universal design insofar as is feasible, having regard to the provisions of the National Disability Authority '*Building for Everyone: A Universal Design Approach - Planning and Policy*' (2012).

Larger scale development proposals should include an **Access Statement** setting out how universal design approaches will be featured within the development. All development proposals should incorporate best practice design including the elements set out below, where relevant (it should be noted that some of these areas are regulated by other local authority functions such as Building Control):

- Promotion of lifetime housing design;
- Incorporation of adaptable home offices to facilitate working from home;

- Provision of designated accessible parking and set down points for people with disabilities and parents with children;
- Level pedestrian routes with sufficient width;
- Use of surfaces suitable for wheelchairs and buggies;
- Use of tactile and blister paving;
- Use of colour contrast, particularly in the public realm;
- Provision of wayfinding and signage at appropriate levels, particularly in the public realm;
- Ensuring level access to buildings from the street that is suitable for wheelchairs and buggies;
- Provision of automatic doors.

12.5.2 Design Considerations and Statements

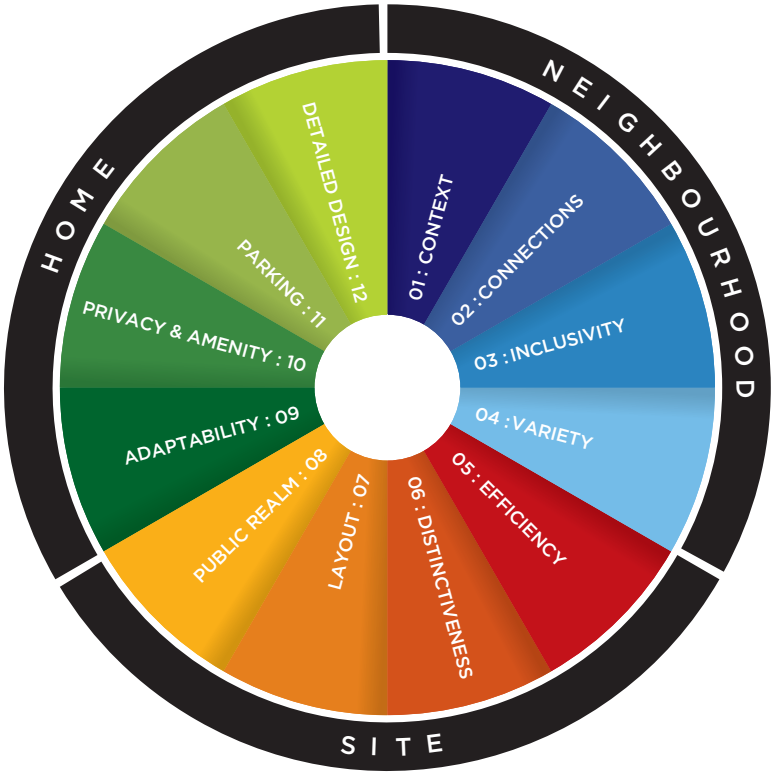
'The Plan Approach' Compliance Report:
Applications for new development shall be accompanied by a statement from a suitably qualified person detailing how **'the plan approach'** has been taken into consideration and incorporated into the design of the development, including the materials and finishes proposed, and demonstrating how the eight overarching principles for the achievement of successful and sustainable neighbourhoods have been addressed which are:

- The Context of an area (Character / Infrastructure – GI / Natural / Physical);
- Healthy Placemaking;
- Connected Neighbourhoods;
- Public Realm;
- The Delivery of High-Quality and Inclusive Development;
- Appropriate Density and Building Heights;
- Mix of dwelling types;
- Materials, Colours and Textures.

The principles set out above shall be demonstrated through the submission of a report clearly detailing how careful consideration has been given to each element within the context and character of a site including analysis and integration in so far as possible of natural, cultural and built heritage and key green infrastructure elements in line with the policies and objectives set out in Chapters 3 and 4 of this Plan. In addition, all planning applications for development must demonstrate how the proposal constitutes a positive urban design response to the local context and how it contributes to placemaking and the identity of an area.

Design Statements:
In line with the provisions of Policy QDP7 Objective 1, all medium to-large scale and complex planning applications (30 + residential units, commercial development over 1,000 sq m or as otherwise required by the Planning Authority) shall be accompanied by a Design Statement. The **Design Statement** should address contextual and urban design issues and clearly explain the design process, the design options considered and the rationale behind the adopted design development strategy. A Design Statement should consist of:

- A detailed analysis of the proposal and statement based on the 12 design criteria set out in the '*Urban Design Manual*' (2009) and reflected in the South Dublin County Council's Building Height and Design Guide as follows;



- Detailed design including materials and external finishes which should have regard to the policy, objectives and provisions of the South Dublin County Development Plan 2022-2028. In particular the guidance, and performance-based design criteria set out in the South Dublin County's Building Height and Density Guide must be incorporated with due regard being had to relevant Ministerial Guidelines including the '*Urban Design Manual*' (2009); *Residential Development and Sustainable Compact Settlement Guidelines* (2024); '*Urban Development and Building Height – Guidelines for Planning Authorities*' (2018); and *'Planning Design Standards for Apartments – Guidelines for Planning Authorities'* (2025) (or superseding Planning Design Standards for Apartments National Planning Statement, as applicable).
- A statement or Quality Audit addressing street design as outlined within the Design Manual for Urban Roads and Streets.
- Any departures within the proposed development from the guidance set out in the Building Height and Density Guide for South Dublin County (Appendix 10) shall be clearly highlighted in the Design Statement.

All planning applications for development must demonstrate how the proposal constitutes a positive urban design response to the local context and how it contributes to placemaking and the identity of an area. This should form part of 'the plan approach' statement demonstrating how the eight principles for sustainable and successful neighbourhood development have been addressed and responded to in the development proposal.

Materials, Colours and Textures

In addition to the above, design statements shall address the following criteria:

- Where individual larger buildings are proposed, they should generally be of contemporary architectural design and finish (including use of colour);
- The proposal should provide a richness to the detailing and high-quality materials;
- A material palette should be created that is simple and clear, sympathetic to surrounding urban fabric, has a connection to its context, builds and the established sense of place, whilst also creating order between the elements;
- Reflecting the material character of the surrounding neighbourhood can create a dialogue with the surrounding buildings, forging a connection;
- Materiality should be considered in conjunction with facade proportions.

12.5.3 Density and Building Heights

Relevant density ranges applied to a South Dublin County context from the *Sustainable Residential Development and Compact Settlement Guidelines* (2024) are outlined in Table 5.1, Section 5.2.7 of Chapter 5.

In line with the provisions of the South Dublin Building Heights and Density Guide, development proposals for increased building heights and densities shall be accompanied by a contextual analysis by which the suitability or otherwise of different density and height levels can be assessed with reference to the receiving environment of the proposed development (see Section 5.2.7 and Appendix 10).

Proposals are required to demonstrate to the satisfaction of the Planning Authority that the overall positive benefits of the development justify the scale of increased height being proposed.

In order to demonstrate the overall positive benefits and justify the scale of increased height being proposed a detailed analysis of the existing context and a demonstration that the proposed height increase is contextually appropriate will be required.

This process of analysis should be considered alongside the provisions set out in the *Compact Settlement and Residential Density* Guidelines and any accompanying Urban Design Manual.

12.5.4 Public Realm: (At the Site Level)

Developments that include public realm proposals should provide for the following:

- Accessible public open space that retains natural or artificial landscape features such as trees, hedges, rivers / streams using minimal visual or physical clutter;
- A landscape design that creates welcoming open spaces or a parkland setting, or a landscape to enhance an urban setting complementing the character of the area;
- A layout which allows the use of sustainable forms of transport such as walking, cycling and public transport, with clearly defined footpaths and cycleways linking

all buildings and public areas. Parking areas should not be a dominant feature;
- → The location of public space close to public transport connections and interchanges or other major linkages;
- → Promote greater connectivity and permeability throughout the development through the provision of a network of well-connected public spaces and streets, with materials, and signage that is easily interpreted by all;
- → Crossing points and routes should be clearly identifiable, appropriately located with respect to facilities and follow pedestrian desire lines;
- → Quality of materials, especially at significant locations is important to sustainable placemaking.

12.5.5 Healthy Placemaking and Public Realm: (At the Neighbourhood Level)

Table 12.18: Key Principles for Healthy Placemaking and Public Realm at Neighbourhood level

Identity and Sense of Place	→ Recognising the existing identity and sense of place within a neighbourhood and local area is an important component of healthy placemaking. These are the elements contributing to the success of an area that cannot be artificially replicated by placemaking actions. → Using a unified and restricted palette of materials and colours within the streetscape can help foster continuity and help define boundaries. → Planting can play a significant role in establishing and enhancing a sense of place. Understanding when certain plants come into bloom helps establish a seasonal rhythm, especially within corridors.
Moving Around	→ Creating a wide network of safe and appealing routes for walking and cycling for recreation and to access local shops, schools and workplaces, or to access public transport links. → Legibility and permeability of urban blocks. → Reviewing on-street parking arrangements in the area and utilising wayfinding signage to identify access to parking areas.

Safe, Inviting and Inclusive	→ Neighbourhood and local areas should be attractive, with a distinct sense of place and high-quality public realm. Good-quality local greenery such as tree and shrub planting, small urban and pocket parks, playgrounds and urban meadows, improve the look, feel and ambience of a space. → Neighbourhood and local areas should be designed and constructed with all members of the community in mind. Streets and public spaces that are attractive, feel safe and are easy to access encourage people from different ages and backgrounds to be more physically active in outdoor spaces. → Particular consideration should be given to how neighbourhood and local areas and their streets and public spaces are experienced at night and how the design can improve this experience. As well as boosting safety, lighting can influence the flow of movement, as pedestrians will favour following a path of light over risking the darker pathways. → A high standard of architectural design and material quality of the built fabric and public realm. → Buildings or other features whose use is directly accessible from the public street or space which it faces, such as shopfronts, doors and entrances, or residential upper floors with overlooking windows, provide activity and vitality within the public realm with people coming and going at different times of the day, providing natural surveillance and vibrancy. → Incorporating different amenities into the streetscape, such as outdoor seating, litter bins, bike racks and wayfinding signage encourages people to stay longer and increase their enjoyment of an area.
Gateway Features and Signage	→ Establishing the outer limits of an area through the use of gateway features that let users know they have entered a unique space. → Providing specialty wayfinding signs to let people know what services and attractions an area offers.

12.5.6 Shopfront Design

Development proposals for new or amended shopfront(s) should address the following design criteria:

→ Relate to the architecture of the building of which it forms part of and respect the scale and proportions of the streetscape;
→ Maintain the existing grain of development along the street by respecting the appropriate plot width;

- The scale of windows and frequency of openings should seek to maximise activity and surveillance to the adjacent street;
- Utilise materials, colours and textures that complement the architectural character of the building and integrate with the overall visual unity of the streetscape;
- Architecturally integrate signage that is of a high standard of design, finish and installation;
- Take a balanced approach to the design of security measures to ensure that the need to secure the premises does not conflict with visual amenity. For this reason, the use of roller-shutters will be restricted;
- Ensure canopies, outdoor seating and displays add to the attractiveness and vibrancy of an area and do not disrupt movement along footpaths.

Proposals for shopfronts, should have regard to the guidance set out in the South Dublin County Council *Shopfront Design Guide* (2019), which provides guidance in relation to the overall form of shopfronts and individual elements including materials, signage, lighting and security arrangements.

12.5.7 Signage – Advertising, Corporate and Public Information

Signage relates to all signs erected on the exterior of buildings, within windows, as stand-alone structures or attached to public utilities. Signage has the potential to give rise to visual clutter and to alter the character of an area and as such will be carefully assessed. Development proposals that include signage should take account of the following:

- In general, signs on a building should only advertise goods or services that are associated with the premises and no more than two advertising signs should be erected on any elevation;
- Signs should generally be limited to the ground floor of a building unless located directly over the entrance to a major commercial or retail building;
- Signs should be simple in design and integrate with the architectural language of the building and not obscure any architectural features;
- Signs should be proportionate to the scale of the building to which they are attached and sensitive to the surrounding environment;
- Signs attached to Protected Structures and in Architectural Conservation Areas should be in keeping with the character of the building and adhere to best practice conservation principles (see Section 12.3.8 Architectural Conservation Areas);
- Any sign or associated structure should not create an obstruction to pedestrian or cyclist movement or create a traffic hazard;
- Careful consideration should be given to the materials used in the construction of a sign and the methods used to light it.

All signage within the villages of the County must be respectful and enhance the context of the built and historical environment of the village.
The criteria outlined in Table 3.19 will also be applied:

Table 12.19: Signage

Type of Signs	Restrictions On Use	Design Criteria
Backlit Signs	Generally appropriate.	Lettering should be no more than 400mm in height.
Bus Shelters	Generally appropriate	The primary purpose of illumination should be to light the shelter.
Digital Signs	Generally not appropriate with the exception of those that accord with the Council's signage strategy. May be considered in town centres and / or large retail precincts and at other suitable locations throughout the County. Not permitted on major roads unless signage relates to the signage strategy or traffic management and safety.	Should make a positive contribution to the public domain, omit no sound, have a minimum dwell period of 30 seconds (with a crossfade), not result in obtrusive light that will create unacceptable glare (adjusting to environmental conditions), have limited hours of operation (especially at night), not contain dynamic content (that is, video) and not constitute a traffic hazard.
Fascias and Box Signs	Generally appropriate.	Should not be internally illuminated. Lettering should be no more than 400mm in height.
Public Information Panels	Generally appropriate.	Should not obstruct footpath / cycle paths. Advertising permitted on public information panels will be restricted and should constitute not more than 50% of the total area.
Wall Panel / Poster Board Advertisements	Generally appropriate.	Should not exceed 30% of the surface of the wall or screening on which it is mounted.
Window signs	Generally appropriate.	Must not occupy more than 25% of window space.

Free Standing Advertisement Displays	Generally not appropriate. May be considered at the entrances to shopping centres / major commercial premises and service stations	A maximum of 7m in height. Freestanding signs on petrol station forecourts should not extend above the height of the canopy.
Projecting Signs	Generally not appropriate.	Must be positioned no lower than 2.4m above pavement level (but not on upper floors). Maximum of one per unit. Should not be internally illuminated.
Neon Signs	Generally not appropriate.	Should not be displayed in village centres.
Signs above Parapet	Not permitted.	
Prismatic / Moving Vane Signs	Not permitted.	
Structures on Public Footpaths and Public Area	Not permitted.	
Sundry Advertising Devices	Not permitted.	Includes pavement signs or sandwich boards, spotlights, flags, bunting, banners, neon moving message signs, fly posting and barrage / balloons.

12.6 Housing - Residential Development

This section should be read in conjunction with Chapter 6: *Housing* and associated policies and objectives.

12.6.1 Mix of Dwelling Types

The overall dwelling mix in residential schemes should provide for a balanced range of dwelling types and sizes to support a variety of household types. On smaller infill sites, the mix of dwellings should contribute to the overall dwelling mix in the locality.

The guidelines further note that statutory development plans may specify a mix for apartment and other housing developments, but only further to an evidence-based Housing Need and Demand Assessment (HNDA), that has been agreed on an area, county, city or metropolitan area basis and incorporated into the relevant development plan(s).

The Housing Strategy and Interim HNDA contained within Appendix 11 of the Development Plan carries out an evidence-based assessment for the County up to 2028. In recognising the need to provide more family type housing within new apartments, the quantum of extant planning permissions with one and two-bedroom units, and potential impact high concentrations of mono type housing has on areas, especially in regeneration areas, the Development Plan has set a benchmark for three-bedroom units, set out below.

Unit Mix

Proposals for residential development shall provide a minimum of 30% 3-bedroom units, a lesser provision may be acceptable where it can be demonstrated that:

- there are unique site constraints that would mitigate against such provision; or
- that the proposed housing mix meets the specific demand required in an area, having regard to the prevailing housing type within a 10-minute walk of the site and to the socio-economic, population and housing data set out in the Housing Strategy and Interim HNDA; or
- the scheme is a social and / or affordable housing scheme

Apartment residential developments shall comply with Planning Design Standards for Apartments – Guidelines for Planning Authorities (2025) or superseding National Planning Statement, as applicable.

Unit mix should also provide for:

- As part of the Housing Quality Assessment, a **detailed breakdown** of the quantum of proposed unit types including the split between 1-bed, 2-bed, and 3-bed plus and which is in accordance with the minimum 30% 3-bed units outlined above, or as may be applicable under the Planning Design Standards for Apartments – Guidelines for Planning Authorities (2025) or the Planning Design Standards for Apartments National Planning Statement, as applicable;
- A **statement** demonstrating how the scheme has been designed for / and could be adapted in the future for older people / persons with a disability / or lifetime homes, on a site or floor plan that:
  - Are designed and located having regard to the needs of older people and / or persons with a disability;
  - Are designed having regard to the concept of lifetime adaptable and / or multi-generational homes.
- In new identified residential areas, it is appropriate that schemes include a mix of house type and where a scheme is solely houses, smaller units of less than 3-bed providing for multi-generational homes, must be provided, subject to urban design and ensuring efficient use of urban land.

Further to the above requirement, Council Part 8 or Part 10 developments or such developments by Approved Housing Bodies for residential schemes may propose a different mix having regard to their specific function to deliver on the needs of the Council's Housing Department and Housing List.

12.6.2 Vacant Site Levy – Residential and Regeneration Lands

Land is a finite resource and should be used efficiently especially in urban areas. There are currently a considerable number of vacant sites in urban areas throughout the Country which are lying dormant and undeveloped. South Dublin County Council is committed to identifying and prioritising the development of vacant and under-utilised sites in the County for housing and regeneration purposes.

The Urban Regeneration and Housing Act 2015 sets out two broad categories of vacant land that the levy may apply to:

- Lands zoned primarily for residential purposes;
- Lands in need of regeneration.

The following lands zoned for residential or primarily residential purposes are included for the purposes as set out in the Urban Regeneration and Housing Act, 2015 in relation to the vacant site levy:

- Objective RES and RES-N zoned lands as they have capacity to provide for residential accommodation.

The following zoned lands are included as lands with the objective of development and renewal of areas in need of regeneration:

- Objective REGEN (regeneration), and areas in need of regeneration within TC (town centre), DC (District Centre), VC (Village Centre) and LC (Local Centre).

These lands offer great potential for the significant supply of housing and employment space, as set out in their zoning objectives. Furthermore, the local, town, village and district centre zoned lands are included given their critical role for sustainable neighbourhoods and wider communities. It is noted that the Residential Zoned Land Tax under the Finance Act 2021 will come into operation during the life of this Development Plan and will replace the Vacant Site Levy.

12.6.3 Unit Tenure

The Council will support the provision of a mix of tenure types across the County in creating suitable accommodation for all and will discourage undue segregation and over proliferation of a single tenure within any local area (10-minute walk of the proposed development) in line with the provisions of the Housing Strategy and Interim HNDA or any subsequent future Regional based HNDA.

Further to the above requirement, Council Part 8 or Part 10 or such developments by Approved Housing Bodies for residential schemes may propose a different mix having regard to their specific function to deliver on the needs of the Council Housing Department and Housing List.

12.6.4 Purpose Built Student Accommodation

SPPR 8 of the Planning Design Standards for Apartments – Guidelines for Planning Authorities (2025) or NPPM 8 of the Planning Design Standards for Apartments National Planning Statement (as applicable) relates to student accommodation and is to provide flexibility in respect of single study bedrooms without en-suite bathrooms, and setting minimum space standards for kitchen, dining, and living areas serving 10 and 12 persons. The provisions SPPR 8 or NPPM 8 are based on key aspects of *The Design Guide for State Sponsored Student Accommodation* (May 2025), that reflects best practices and supports the efficient delivery of state sponsored student accommodation, and also to inform the planning and design of off-campus forms of student accommodation that are led by the private sector.

12.6.5 Nursing Homes / Assisted Living Accommodation

Central to the vision of Sláintecare (the Government programme to transform health and social care services) is a move towards providing as much care as possible as close to home as possible, so that people should only have to go to hospital when absolutely necessary; this is dealt with in Chapter 8: *Community Infrastructure and Open Space.* While recognising that different types of accommodation will be required for an ageing population, a number of criteria will be taken into consideration for nursing home or assisted living accommodation:

- Such facilities will be resisted in remote locations outside urban areas unless in proximity to high quality public transport links and provision of good footpath links;
- Facilities should be located in established neighbourhoods / residential areas well served by community infrastructure, and amenities. Future residents should expect reasonable access to local services such as shops and community facilities;
- The potential impact on residential amenities of adjoining properties should be considered;
- A reduction in the open space provision, subject to it meeting the needs of residents in terms of quantity and quality, may be considered where the quality of the space is of exceptional standard designed to meet the needs of residents;
- Adequate provision should be made for parking facilities;
- The size and scale of the proposal must be appropriate to the area.

12.6.6 Retirement Villages

Retirement villages, that is, housing developments made up of independent housing units, with limited / no on-site care facilities will be required to locate on residentially zoned land in settlements (where no local area plan exists, within the defined boundary of the settlement).

- Subject to the Planning Authority being satisfied that an acceptable level of residential amenity will be provided and maintained, a reduction in the normal quantitative standards for car parking and private open space may be considered in retirement villages.
- The dwelling units in such villages would normally be expected to be modest in scale (generally not exceeding 2 bedrooms or 75 sq m in area), single storey, low maintenance and highly accessible, to reflect the needs of the target occupants.
- The entire site encompassed by the retirement village, including all housing units, infrastructure and amenities, shall be required to be held in single ownership with the overall site, with lease agreements to the occupants and a management company in place to manage and be responsible for all shared facilities.
- Where for the viability of the project the sale of individual units is required, this shall be strictly only on the basis of a legal agreement specifying that the units shall at all times be utilised only for accommodation for those of retirement age.

12.6.7 Residential Standards

As outlined in Chapter 6: *Housing*, the design and layout of individual dwellings should provide a high-quality living environment for residents in new-build residential schemes. Designers should have regard to the standards set out in this Chapter, and details regarding room sizes, dimensions and overall floor areas when designing residential accommodation standards set out in the:

- *Quality Housing for Sustainable Communities Guidelines*, DEHLG (2007);
- *The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities* (2024);
- *Planning Design Standards for Apartments – Guidelines for Planning Authorities* (2025) *or Planning Design Standards for Apartments National Planning Statement, as applicable.*

To demonstrate compliance with the housing and apartment standards set out below, all planning applications shall be accompanied by a **Schedule of Accommodation and Housing Quality Assessment** document. For apartment development this shall be in line with Planning Design Standards for Apartments Guidelines for Planning Authorities (2025) or the Planning Design Standards for Apartments National Planning Statement, as applicable.

Housing

All houses must comply with or exceed the minimum floor area standards contained in the *Quality Housing for Sustainable Communities Guidelines*, DEHLG (2007), or as may be superseded, as shown in the table below and should also be designed to provide adequate room sizes that create good quality and adaptable living spaces.

Proposals for new houses must meet the minimum private open space standards outlined in SPPR 2 of the *Sustainable Residential Development and Compact Settlements Guidelines* (2024), or as may be superseded, as shown in Table 12.20.

Generally, private open space for housing should be located behind the front building line of the house and be designed to provide for adequate private amenity.

Table 12.20: Minimum Standards for Housing and Open Space

Type of Unit	House Size	Private Open Space	Max Semi-Private (in lieu)
One bedroom	50 sq m	20 sq m	10 sq m
Two bedrooms	80 sq m	30 sq m	15 sq m
Three bedrooms	92 sq m	40 sq m	20 sq m
Four bedroom or more	110 sq m	50 sq m	25 sq m

Housing applications which propose optional extensions shall indicate on the drawings the extent of such and demonstrate compliance with the above standards in new residential schemes.

Private open space must form part of the curtilage of the house and be designed to provide a high standard of external amenity space in one or more usable areas. Open spaces may take the form of traditional gardens or patio areas at ground level, and / or well designed and integrated terraces and/or balconies at upper level. The open space must be directly accessible from the unit it serves and a principal area of open space should be directly accessible from a living space.

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 12.20). 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 it is well integrated and accessible to the housing units it serves.

Semi-private open space is distinct from public open space. In accordance with the *Sustainable Residential Development and Compact Settlements Guidelines* (2024), semi-private open space may be provided in lieu of private open space as part of a more flexible design approach. Semi-private spaces shall be for the exclusive use of the residents of a housing development and be directly accessible and integrated into the development. They should be secure and usable spaces with a range of suitable landscape features to meet the needs of intended residents.

For building refurbishment schemes on sites of any size or urban infill schemes on smaller sites (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 accordance with *Sustainable Residential Development and Compact Settlements Guidelines* (2024).

Apartments

An apartment refers to a self-contained residential unit in a multi-unit building with grouped or common access and may comprise duplex units. For the purposes of clarity, all apartment floor area measurements should be internal wall-to-wall dimensions.

All apartments shall comply with the Planning Design Standards for Apartments Guidelines for Planning Authorities (2025) Specific Planning Policy Requirements (SPRRs), or the National Planning Policies and Measures (NPPMs), as applicable.

The contents of the Guidelines have been incorporated below and the minimum floor areas set out in Table 3.21 in line within SPPR 2 of the Apartment Guidelines (2025), noting that these are the same as in the Planning Design Standards for Apartments National Planning Statement NPPM 2. The requirements of other relevant development standards including, but not limited to: minimum floor areas and width for kitchens, floor to ceiling heights, bedrooms public open space, private and communal space, play space, safety and security, acoustic and privacy standards, which must also be complied with are set out below:

Table 12.21: Minimum Standards for Apartments

Type of Unit	Apartment	Private Open Space	Communal Open Space	Storage
Studio	32 sq m	4 sq m	4 sq m	3 sq m
One bedroom	45 sq m	5 sq m	5 sq m	3 sq m
Two bedrooms (3 person)	63 sq m	6 sq m	6 sq m	5 sq m
Two bedrooms (4 person)	73 sq m	7 sq m	7 sq m	6 sq m
Three bedrooms (4 person)	76 sq m	7 sq m	7 sq m	6 sq m
Three bedrooms (5 person)	90 sq m	9 sq m	9 sq m	9 sq m

Apartment Size Safeguards

In the interest of apartment sizes and promoting high quality schemes to ensure apartments are not built to a minimum standard, the following safeguards are a requirement of the Guidelines:

1. In private residential developments, 2-bedroom (3 persons) units cannot exceed 10% of all proposed apartment units,
2. The majority of apartments in any proposed scheme of 100 units or more shall exceed the minimum floor area standard for any combination of 1, 2 or 3 bed units, by a minimum of 10%. Any studio apartments must be included in the total but are not calculable as units that exceed the minimum by at least 10%,

3. The majority of apartments in any proposed scheme of 10-99 units or more shall exceed the minimum floor area standard for any combination of 1, 2 or 3 bed units, by a minimum of 10%. In such schemes, it is acceptable to redistribute the minimum 10% additional floorspace requirement throughout the scheme, that is, to all proposed units, to allow for greater flexibility.

Private Space

- The quantum of private open space for apartments shall accord with Table 3.21.
- This space shall be provided in the form of patios / terraces, and balconies or roof gardens at upper levels and should be located to optimise solar orientation and designed to minimise overshadowing and overlooking.
- Balconies shall not overhang onto the public path in the interest of safety and must be set back.
- Balconies should adjoin and have a functional relationship with the main living areas of the apartment.
- In certain circumstances, glass-screened 'winter gardens' may be provided. A minimum depth of 1.5 metres is required for balconies, in one useable length to meet the standards under Table 3.21.
- Where amenity space is proposed at ground level, it shall incorporate boundary treatments to ensure privacy.
- While private and communal amenity space may adjoin each other, there should generally be a clear distinction with an appropriate boundary treatment and / or a 'privacy strip' between the two.

Communal / Semi-Private Space

- High quality communal open space should also be provided in schemes that include apartments.
- Communal open spaces should form an integral part of scheme design, be screened from full public view and public access, and should be restricted through design and / or formal barriers.
- Communal amenity space within apartment and / or housing developments should be provided as a garden within the courtyard of a perimeter block or adjoining a linear apartment block.
- The communal open space should be visible from, and accessible to, the maximum number of units within the proposed scheme.
- Inaccessible, hidden or otherwise back land communal open space, and narrow linear strips of communal open space will not be acceptable.

Internal Storage Standards

- Storage should be additional to kitchen presses and bedroom furniture.
- Hot press / boiler space will not count as general storage.
- In providing the storage in accordance with Table 3.21, no individual storage room should exceed 3.5 sq m and storage shall be provided within the apartment unit.

Floor to Ceiling Height

In line with SPPR 4 of the Apartments Guidelines (2025) or NPPM 4 of the Planning Design Standards for Apartments National Planning Statement (as applicable), 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.

Lift and Stair Cores

In line with SPPR 5 of the Apartments Guidelines (2025) or NPPM 5 of the Planning Design Standards for Apartments National Planning Statement (as applicable) 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.

Separation Distances and Block Layout

All proposals for residential development, particularly apartment developments and those over three storeys high, shall provide for acceptable separation distances between blocks to avoid negative effects such as excessive overlooking, overbearing and overshadowing effects and provide sustainable residential amenity conditions and open spaces.

Section 10 of the *Urban Design Manual* (2009) addresses privacy and amenity and sets out that rather than establishing a minimum window-to-window standard, the aim should be to assess the impact on privacy of each layout and home design based on:

- The site's location and residents' expected levels of privacy
- The size of the windows – both those overlooking and overlooked
- Changes in level between overlooking windows
- Ability to screen/partially obscure views through design

In accordance with the *Sustainable Residential Development and Compact Settlements Guidelines* (2024), 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.

In all cases, the obligation will be on the project proposer to demonstrate to the satisfaction of the planning authority 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.

Privacy and Security Considerations

- 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.
- For building refurbishment schemes on sites of any size or urban infill schemes on

sites of up to 0.25ha, planningauthorities 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.

- minimum outlined above on a case-by-case basis, but subject to the achievement of overall high design quality
- in other aspects. Particular attention should be given to the security of ground floor apartments and access to internal and external communal areas.
- Dwellings with direct street frontage, or ground floor apartments should generally include a privacy strip of at least 1.5 metres in depth or a front garden.
- This should be influenced by the design, scale and orientation of the building and by the nature of the street or public area and if provided, should be subject to appropriate landscape design and boundary treatment.

Dual Aspect

Dual aspect apartments should have openable windows on two or more walls which provides a view in more than just one direction. The use of windows, indents or kinks on single external elevations, in apartment units which are otherwise single aspect apartments, is not considered acceptable and / or sufficient to be considered dual aspect and these units, will be assessed as single aspect units. Preferably, the windows may be opposite one another, or adjacent around a corner. In line with SPPR 3 of the Apartments Guidelines (2025) or NPPM 3 of the Planning Design Standards for Apartments National Planning Statement (as applicable) the minimum number of dual aspect apartments that may be provided in any single apartment scheme, the following shall apply:

- 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.
- For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, 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.

And the following should be considered as part of design:

- Where single aspect apartments are provided, the number of south facing units should be maximised, with west or east facing single aspect units also being acceptable,
- North facing single aspect apartments may be considered, where overlooking a significant amenity such as a public park, garden or formal space, or a water body or some other amenity feature,
- Particular care is needed where windows are located on lower floors that may be overshadowed by adjoining buildings.

Sunlight / Daylight

Residential Developments shall be guided by the quantitative performance approaches and recommendations under the '*Site Layout Planning for Daylight and Sunlight' (2nd edition): A Guideline to Good Practice* (BRE 2011) and BS 8206-2: 2008 – '*Lighting for Buildings – Part 2: Code of Practice for Daylighting*' or any updated guidance.

- A **daylight analysis** will be required for all proposed developments of 30+ units or in any other case where the layout or design could unduly impact on residential amenity.
- The impact of any development on existing habitable rooms should also be considered.

It is for the proposer of residential applications to demonstrate that the development can satisfy the standards set out above in relation to potential impacts on the quality and usability of spaces including public open spaces and communal spaces. This can potentially be achieved through appropriate heights and orientation of adjoining blocks to allow for adequate levels of sunlight to reach communal amenity space throughout the year.

Access Cores and Communal Areas

- Apartment schemes should seek to minimise the use of shared entrances, where possible, in favour of own door access at street level.
- Where shared access lobbies are proposed the number of units served by one entrance should be kept to a minimum.
- Projecting external staircases to access upper floors should be avoided as they can dominate the streetscape.

Clothes Drying Facilities

Adequately ventilated clothes drying facilities should be provided for apartment developments in the form of suitably sized communal facilities or individual facilities within each unit.

Building Lifecycle Report and Management Companies

Ensuring the consideration of the long-term running costs and the eventual manner of compliance of the proposals with the Multi-Unit Developments Act, 2011 (MUD Act) should be considered. The MUD Act sets out the legal requirements regarding the management of apartments developments.

As such, planning applications for apartment developments shall include a **building lifecycle report**. The contents of this, in line with the *Planning Design Standards for Apartments Guidelines for Planning Authorities* (2025) or the *Planning Design Standards for Apartments National Planning Statement* (as applicable) includes:

- An assessment of long-term running and maintenance costs as they would apply on a per residential unit basis at the time of application;
- Property Management of the Common Areas of the development;
- Service Charge Budget;
- The report should demonstrate what measures have been specifically considered

by the proposer to effectively manage and reduce costs for the benefit of residents.

Accordingly, when granting planning permission for such developments, which are not proposed to be Taken in Charge by the Council, planning authorities can attach appropriate planning conditions that require:

- Compliance with the MUD Act;
- Establishment of an Owners Management company (OMC);
- Establishment and ongoing maintenance of a sinking fund commensurate with the facilities in a development that require ongoing maintenance and renewal.

Building Design

- All new buildings during the design process shall incorporate sustainable technologies capable of achieving a Building Energy Rating in accordance with the provisions S.I. No. 666 of 2006 European Communities (Energy Performance of Buildings) Regulations, 2006, or as may be superseded.
- All new buildings will be required to incorporate water saving measures, which may include rainwater harvesting for internal service uses.
- In particular, all new dwellings with individual surface water collection systems will be required to be provided with water butts.
- The design of new buildings shall make provision for green and or brown roofs or walls to aid in both water absorption but also to contribute positively to the environment and visual amenity.

For more detail, see Chapter 4: *Green Infrastructure* and Chapter 11: *Infrastructure and Environmental Services*.

12.6.8 Residential Consolidation

Infill Sites

Development on infill sites should meet the following criteria:

- Be guided by the Sustainable Residential Development in *Urban Areas – Guidelines for Planning Authorities* DEHLG, 2009 and the companion Urban Design Manual;
- A **site analysis** that addresses the scale, siting and layout of new development taking account of the local context should accompany all proposals for infill development. On smaller sites of approximately 0.5 hectares or less a degree of integration with the surrounding built form will be required, through density, features such as roof forms, fenestration patterns and materials and finishes.
- Larger sites will have more flexibility to define an independent character;
- While the minimum standards set will be sought in relation to refurbishment schemes it is recognised that this may not achieve a positive planning outcome, particularly in relation to historic buildings, 'living over the shop 'projects, and tight (less than 0.25 Hectares) urban centre infill developments. In order to allow for flexibility, the standards may be assessed on a case-by-case basis and if considered appropriate, reduced in part or a whole, subject to overall design

quality in line with the guidelines

- *Sustainable Urban Housing: Design Standards for New Apartments*, 2020;
- Significant site features, such as boundary treatments, pillars, gateways and vegetation should be retained, in so far as possible, but not to the detriment of providing an active interface with the street;
- Where the proposed height is greater than that of the surrounding area a transition should be provided (See Chapter 5, Section 5.2.7 of this Chapter and Appendix 10: *Building Height and Design Guide*);
- Subject to appropriate safeguards to protect residential amenity, reduced public open space and car parking standards may be considered for infill development, dwelling sub-division, or where the development is intended for a specific group such as older people or students. Public open space provision will be examined in the context of the quality and quantum of private open space and the proximity of a public park. Courtyard type development for independent living in relation to housing for older people is promoted at appropriate locations. Car parking will be examined in the context of public transport provision and the proximity of services and facilities, such as shops;
- Proposals to demolish a dwelling(s) to facilitate infill development will be considered subject to the preservation of the character of the area and taking account of the structure's contribution to the visual setting or built heritage of the area;
- All residential consolidation proposals shall be guided by the quantitative performance approaches and recommendations under the '*Site Layout Planning for Daylight and Sunlight' (2nd edition): A Guidelines to Good Practice* (BRE 2011) and BS 8206-2: 2008 – *'Lighting for Buildings – Part 2: Code of Practice for Daylighting*' and / or any updated guidance;
- It should be ensured that residential amenity is not adversely impacted as a result of the proposed development;
- Delivery of Public Open Space and Contribution in Lieu shall be in accordance with the provisions set out under Section 8.7.4 of Chapter 8: *Community Infrastructure and Open Space*.

Corner / Side Garden Sites

Development on corner and / or side garden sites should be innovative in design appropriate to its context and should meet the following criteria:

- In line with the provisions of Section 6.8 Residential Consolidation in Urban Areas the site should be of sufficient size to accommodate an additional dwelling(s) and an appropriate set back should be maintained from adjacent dwellings ensuring no adverse impacts occur on the residential amenity of adjoining dwellings;
- Corner development should provide a dual frontage in order to avoid blank facades and maximise passive surveillance of the public domain;
- The dwelling(s) should generally be designed and sited to match the front building line and respond to the roof profile of adjoining dwellings where possible. Proposals for buildings which project forward or behind the prevailing front building line, should incorporate transitional elements into the design to promote a sense of integration with adjoining buildings;
- The architectural language of the development (including boundary treatments)

should generally respond to the character of adjacent dwellings and create a sense of harmony. Contemporary and innovative proposals that respond to the local context are encouraged, particularly on larger sites which can accommodate multiple dwellings;

- A relaxation in the quantum of private open space may be considered on a case-by-case basis whereby a reduction of up to a maximum of 10% is allowed, where a development proposal meets all other relevant standards and can demonstrate how the proposed open space provision is of a high standard, for example, an advantageous orientation, shape and functionality;
- Any provision of open space to the side of dwellings will only be considered as part of the overall private open space provision where it is useable, good quality space. Narrow strips of open space to side of dwellings shall not be considered as private amenity space.

Backland Development

The design of development on backland sites should meet the criteria for infill development in addition to the following criteria:

- Be guided by a site analysis process in regard to the scale, siting and layout of development;
- Avoid piecemeal development that adversely impacts on the character of the area and the established pattern of development in the area;
- Demonstrate that there is no undue overlooking, and that overshadowing is assessed having regard to 'Site Layout Planning for Daylight and Sunlight' (2nd edition): A Guidelines to Good Practice (BRE 2011) and BS 8206-2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting' or any updated guidance;
- Access for pedestrians and vehicles should be clearly legible and, where appropriate, promote mid-block connectivity.

Dwelling Sub-Division and Upper Floors

- Dwelling sub-division and 'over the shop' accommodation should accord with the relevant guidelines and standards contained in this Development Plan relating to apartments and contribute positively to the established character and amenities of the area.
- The design of 'over the shop' housing should include mitigation measures to address possible sources of external noise.
- A separate, distinctive point of entry with an identifiable address should also be provided. Dwelling sub-divisions should preserve the established character and amenities of the area.
- At the discretion of the Planning Authority and subject to appropriate safeguards to protect residential amenity, reduced internal space, open space and car parking standards may be considered in exceptional circumstances for dwelling subdivisions or 'over the shop' accommodation, subject to compensating amenity features that maintain the residential amenities of the development and / or the area.

Extensions

The design of residential extensions should have regard to the permitted pattern of development in the immediate area alongside the *South Dublin County Council House Extension Guide* (2010) or any superseding standards.

Family Flats

A family flat is to provide semi-independent accommodation for an immediate family member (dependent of the main occupants of an existing dwelling). A family flat is not considered to represent an independent dwelling unit and as such open space and car parking standards are not independently assessed. Proposals for family flat extensions should meet the following criteria:

- The applicant shall be required to demonstrate that there is a genuine need for the family flat;
- The overall area of a family flat should not generally exceed 50% of the floor area of the existing dwelling house;
- The main entrance to the existing house shall be retained and the family flat shall be directly accessible from the front door of the main dwelling via an internal access door, and the design criteria for dwelling extensions will be applied;
- Any external doors permitted (to provide access to private / shared open space or for escape from fire) shall be limited to the side or rear of the house;
- Conditions may be attached to any grant of permission that the family flat cannot be sold, conveyed or leased separately from the main residence, and that when the need for the family flat no longer exists the dwelling must be returned to a single dwelling unit.

12.6.9 Rural Housing

The Rural Housing Strategy outlined in Section 6.9 of Chapter 6: *Housing* sets out the policy and objectives to meet rural housing need that will be considered for housing on lands that are designated with Zoning Objective 'RU', 'HA-DM', 'HA-LV' and 'HA-DV'.

This section outlines the details which support these policies and objectives. Applications for residential development will be assessed, on a case-by-case basis, and must establish:

- A genuine need to reside in proximity to their employment (such employment being related to the rural community); or
- That the applicant has close family ties with the rural community.

Applicants must not have already been granted planning permission for a new rural dwelling and must clearly demonstrate compliance with the above through the submission of the following information:

- Documentary evidence to show how the applicant complies with rural housing policy;
- A map showing all existing family-owned property and lands;

- A rationale as to why a particular site has been chosen for development;
- A strong justification in relation to the need for an additional dwelling in the rural area;
- How their existing or proposed business contributes to and enhances the rural area supported by evidence of investment;
- A rationale clearly detailing why a family flat is not a suitable alternative;
- A site suitability report in relation to waste treatment (See further detail below).

Note: The above list is non-exhaustive, and each application will be examined on a case-by-case basis.

For the purpose of assessing local rural housing needs criteria, the division between the High Amenity Dublin Mountain 'HA-DM' Zone and the High Amenity Dodder Valley 'HA-DV' Zone occurs at Fort Bridge, Bohernabreena with the 'HA-DM' Zone occurring to the south of the bridge and the 'HA-DV' Zone occurring to the north of the bridge.

The Council will consider rural housing for persons with demonstrated exceptional health circumstances – supported by relevant documentation from a registered medical practitioner and a disability organisation – where a person is clearly required to live close to family support or in a particular environment.

Rural Housing Design

- A comprehensive site analysis and character appraisal should be submitted with all applications for houses and extensions in rural and high amenity zones (see also Section 12.2.1 Landscape Character Areas, High Amenity and Sensitive Landscapes, and Section 12.2.2 Ecological Protection of this Chapter and Chapter 3, section 3.4.3). The analysis and appraisal should provide a rationale for the design and siting of the proposed development including form, building finishes, height, and massing based on the local and natural context. Such development should generally be low rise. The shape and form of residential development in rural and high amenity areas, including roof structures, should be compact and simple with external building finishes that reflect the local character of the area including vernacular buildings and traditional building materials. Dormer extensions should be minimised and should not obscure the main features of a roof.
- A minimum road frontage of 60 metres should be provided for all new dwelling sites in rural areas and a proliferation of housing along stretches of road in a manner that creates ribbon development should be avoided.
- Dwellings and extensions should not be located on a ridgeline or in an elevated position in the landscape. The natural slope and landcover of sites should be retained, with an appropriate tree and hedgerow planting scheme that utilises and augments indigenous planting. Traditional field and roadside boundaries, including old stone boundary walls and hedgerows, should be retained or reinstated as much as possible demonstrating how green infrastructure has been considered (see Chapter 4: *Green Infrastructure*). Sustainable Urban Drainage measures should also be incorporated.
- Driveway and parking areas provide sufficient area for car parking and turning on

site and should follow the natural slope and contours of the site with appropriate permeable materials. Large hard paved surfaced area circling the housing should be avoided. Modern gateways, piers and boundary walls should be avoided with the exception of the retention and reinstatement of traditional stone boundary walls. In highly scenic locations, applicants may be required to leave driveways only roughly surfaced to give a natural appearance.

Wastewater Treatment

Domestic effluent treatment plants and percolation areas serving rural houses or extensions shall comply with the requirements of the EPA's Code of Practice for *Domestic Wastewater Treatment Systems (Population Equivalent ≤10)*, 2021, except where planning permission was granted prior to 7th June 2021 in which case the EPA's *Code of Practice Wastewater Treatment Systems Serving Single Houses* (2009) applies. Such details should be included with applications for new or replacement houses and extensions to existing dwellings where there would be an increase in demand on the treatment capacity of any existing wastewater treatment system.

12.6.10 Public Open Space

This section should be read in conjunction with **Chapter 8, Section 8.7 Parks and Public Open Space**.

Public open space shall be provided at the rates specified in Table 12.22 below. The occupancy rate used for the purposes of public open space calculations is 3.5 persons in the case of dwellings with three or more bedrooms and 1.5 persons in the case of dwellings with two or fewer bedrooms.

Table 12.22: Minimum Public Open Space Standards

Land Use	Public Open Space Standards (Minimum)
Overall Standard	2.4 Ha per 1,000 Population
New Residential Development on Lands Zone RES-N	Minimum 15% of site area
New Residential Development on Lands in Other Zones including mixed use	Minimum 10% of site area
Institutional Lands / 'Windfall' Sites	Minimum 20% of site area

Contribution in lieu of Public Open Space

This section should be read in conjunction with **Chapter 8, Section 8.7.4 Delivery of Public Open Space and Contributions in Lieu**.

The Council has the discretion to accept a financial contribution in lieu of any remaining open space requirement to achieve the overall standard of 2.4 ha per 1,000 population, such contribution being held solely for the purpose of the acquisition or upgrading of small parks, local parks and neighbourhood parks subject to the open space or facilities meeting the open space 'accessibility from homes' standards for

each public open space type specified in Table 8.2, Chapter 8.

In exceptional circumstances where the provision or upgrade of small parks, local parks and neighbourhood parks is not achievable, the Council has the discretion to accept a financial contribution in lieu of the remaining open space requirement to allow provision or upgrade of Regional Parks, subject to the Regional Park meeting the open space 'accessibility from homes' standard specified in Table 8.2.

Where the Council accepts financial contributions in lieu of open space, the total contribution shall be calculated on the basis of the costs set out in the applicable Development Contribution Scheme, in addition to the development costs of the open space.

Quality of Public Open Space Provision

The provision and design of open space shall incorporate the following considerations:

Access

- All neighbourhood areas should have access to a range of formal and informal public open spaces for amenity, recreation, sports and play;
- Open spaces should be designed and located to be publicly accessible by sustainable means such as walking, cycling and public transport depending on the type of open space, and should be usable by all residents of the County;
- Adequate access points should be provided to open spaces to minimise distances to the areas they serve;
- Insofar as possible, open spaces should be linked to one another to increase their amenity value, encourage active travel between them and to facilitate the green infrastructure network;
- Continuous walls and other barriers between open spaces should be avoided.

Recreation Facilities

- Open space should be designed to offer a variety of both active and passive recreation which is accessible to all regardless of age or ability;
- Children's play areas should be provided as an integral part of the design of new residential and mixed-use developments and addressed as part of a landscape plan. Refer to section below on Children's Play Areas.

Green Infrastructure, Biodiversity and Sustainable Water Management

- Parks and open spaces should be located to connect with each other so as to create green corridors and optimise their green infrastructure function;
- Existing trees, hedgerows and watercourses should be retained to maximise the natural setting of parks and open spaces;
- Planting should comprise native and pollinator-friendly species;
- Sustainable water management in the form of features such as integrated constructed wetlands, ponds, swales and basins should be incorporated within public open spaces and add to the amenity and biodiversity value of the spaces (appropriate to level within the open space hierarchy).

Accessibility

- Age friendly and disability friendly measures should be incorporated into the overall design and layout of public open spaces, such as the provision of appropriate information, suitable path surfaces and seating at appropriate intervals or other types of rest stops;
- Facilities, equipment and information materials should be accessible for all regardless of age or ability.

Safety

- Public open space should feel safe to the user and have adequate supervision by way of passive surveillance (for example, windows overlooking the space, footpaths, cycleways and streets running through or beside the space);
- Smaller parks and open spaces should be visible from and accessible to the maximum number of residential units;
- Boundary treatment, public lighting and planting should be designed carefully to create a sense of security and to avoid opportunities for anti-social behaviour;
- Access points to parks should be maximised to increase use and thereby improve safety;
- Inhospitable and inaccessible open space comprising narrow tracts, backlands, incidental or 'left-over' strips of land should be designed out of all schemes;
- Incidental areas of open space will not be accepted as part of functional open space for the purposes of calculations.

Children's Play Areas

The Council will require children's play areas to be provided as an integral part of the design of new residential and mixed-use developments, to be addressed as part of a landscape plan. Student accommodation, housing for older persons and one-bedroom units are excluded from the requirements in relation to children's play. The minimum requirements for provision of play facilities are as follows:

- All public and semi-private open space (regardless of the type of development it serves) will be required to incorporate play space;
- Residential developments of 30 units or over shall include provision for children's play in semi-private or public open spaces, at the discretion of the Planning Authority, through provision of a Young Children's Area for Play (YCAP), or a Local Equipped Area for Play (LEAP) or a natural play area. Where publicly accessible these will be taken-in-charge by the local authority. Where developments are predominantly 3 beds or greater, provision will be required for 10 units or over;
- New play spaces should generally be based on the principles of natural play;
- More formal equipped play areas may be appropriate in urban contexts or in the case of larger play facilities;
- Play spaces should be carefully sited within residential and built-up areas generally so that they are both easily accessible and overlooked by dwellings, while not causing a nuisance to nearby residents;
- Play spaces should be designed to enhance the visual appearance of an area;
- Robust natural materials that are less susceptible to vandalism should be used wherever possible;

- Play spaces should cater for a wide range of age groups and abilities and be universally accessible;
- Suitable provision for teenagers should be considered in the context of the Council's *Teenspace Programme* (2021), or any superseding document.

12.6.11 Temporary Accommodation

Holiday camping sites that incorporate temporary holiday accommodation (chalets and tent or caravan pitches) and ancillary facilities will be considered at appropriate locations subject to appropriate safeguards with regard to environmental protection and traffic safety.
Proposals in relation to the mooring of any boat or boats for year-round habitation will only be considered at appropriate locations subject to appropriate safeguards with regard to environmental protection and traffic safety and to any requirements of Waterways Ireland or other statutory authority.

12.7 Sustainable Movement

This section should be read in conjunction with the policies and objectives contained within Chapter 7: *Sustainable Movement*.

12.7.1 Bicycle Parking / Storage Standards

Table 12.23 sets out Minimum Bicycle Parking / Storage rates for all new development in the County. Bicycle parking / storage rates are divided into two main categories:

- **Long Term**: These are to be designed for use by residents and employees. Such spaces should be located in a secure area that is not freely accessible to the general public.
- **Short Stay**: These are to be designed for ease of use by the general public. Such spaces should be located in highly visible areas that are easy to access and allow for cargo bikes.

Table 12.23: Minimum Bicycle Parking / Storage Rates

Category	Land-Use	Long Term	Short Stay
Accommodation	Hotel[1]	1 per 5 staff	1 per 10 bedrooms
	Nursing Home	1 per 5 staff	1 per 10 residents
	Residential Apartment	1 per bedroom	1 per two apartments
	Student Accommodation	1 per bedroom	1 per 5 bedrooms

Civic, Community and Religious	Bank Community Centre Library Public Institution	1 per 5 staff	1 per 100 sq m Gross Floor Area (GFA)
	Place of Worship	-	1 per 10 seats
Education	College of Higher Education	1 per 5 staff 1 per 2 students	-
	Crèche	1 per 5 staff	1 per 10 children
	Primary Schools	1 per 5 staff 1 per 5 students	-
	Post Primary Schools	1 per 5 staff 1 per 5 students	-
Medical	Clinics and Group Practices	1 per 5 staff	0.5 per consulting room
	Hospital	1 per 5 staff	1 per 10 beds
Retail and Retail Service	Café Restaurant	1 per 5 staff	1 per 10 seats
	Bar Club[2]	1 per 5 staff	1 per 150 sq m GFA
	Retail Convenience	1 per 5 staff	1 per 50 sq m GFA
	Retail Comparison	1 per 5 staff	1 per 50 sq m GFA
	Retail Warehousing	1 per 5 staff	1 per 100 sq m GFA
	Vehicle Service Station	1 per 5 staff	-
Enterprise and Employment	Offices[3] Manufacturing	1 per 200 sq m GFA	1 per 200 sq m GFA
	Warehousing	1 per 200 sq m	-
Sports Facilities	Clubhouse Gymnasium[4]	1 per 5 staff	1 per 50 sq m GFA
	Courts Pitches	1 per 5 staff	4 per pitch or court
	Golf or Pitch and Putt Courses	1 per 5 staff	-

Venue	Auditoriums Cinema Conference Centre Stadium Theatre	1 per 5 staff	1 per 10 seats
1 - Includes Motel, Motor Inn, Guest House, Bed and Breakfast. Does not include any Bars or Function rooms therein. 2 - Includes Dance Halls, Discotheques, Function room, Lounge, Private Dance Clubs and Night Club. Includes such uses when part of a hotel. 3 - Includes Office Based Industry, Science and Technology Based Enterprise, Business Park. 4 - Includes Recreation Centres.			

Bicycle Parking Design / Provision

All bicycle parking spaces shall be designed in accordance with the requirements of the National Cycle Manual, NTA (2011) or any superseding document.

Bicycle parking / storage associated with residential apartments shall comply with the requirements of the *Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities* (2018) (the 'Apartment Guidelines'), as may be amended or updated in relation to design and provision of facilities, including the following:

- **Location**: Cycle storage facilities should be directly accessible from the public road or from a shared private area that gives direct access to the public road;
- **Quantity**: A general minimum standard of 1 cycle storage space per bedroom shall be applied. For studio units, at least 1 cycle storage space shall be provided. Visitor cycle parking shall also be provided at a standard of 1 space per 2 residential units. 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;
- **Design**: Cycle storage facilities shall be provided in a dedicated facility of permanent construction, preferably within the building footprint or, where not feasible, within an adjacent or adjoining purpose-built structure of permanent construction. Refer to the Apartment Guidelines for further details on design requirements;
- **Management**: An acceptable quality of cycle storage requires a management plan that ensures the effective operation and maintenance of cycle parking. Refer to the Apartment Guidelines for further details on management.

The Apartments Guidelines also advise that:

- Planning authorities should ensure that development proposals incorporate details on the provision of and access to cycle storage facilities at planning application stage by the development proposer;
- Appropriate conditions in relation to the operation and maintenance of the cycle

storage facilities should be attached to any grant of permission for apartment developments.

The Council will also seek to provide additional opportunities for the provision of bicycle parking facilities along public transport routes and within town and village centres, parks, and other areas of civic importance.

To promote and facilitate cycling, all new commercial developments that have the capacity to accommodate in excess of ten employees or ten students (or a combination of both) shall be required to provide shower and changing facilities.

12.7.2 Traffic and Transport Assessments

Traffic and Transport Assessments (TTAs) provide a framework for an integrated approach to development which ensures that proposals promote more efficient use of investment in transportation infrastructure, reduce travel demand and promote road safety. TTAs should address the impact of the proposed development on the local and broader street network and should provide a clear rationale for the proposed level of car parking having regard to the existing and potential availability of public transport services in the area.

Traffic Impact Statements will be required for all major traffic generating development as defined by the *Traffic and Transport Assessment Guidelines* (2014) published by the National Roads Authority (NRA) (now Transport Infrastructure Ireland (TII)). The Planning Authority may also require such assessments where a particular development may have a significant impact on the County road network. All such statements should also be prepared in accordance with the Guidelines.

Traffic Impact Assessments will be required to demonstrate that sufficient, realistic and verifiable levels of public transport carrying capacity and road capacity will be provided for, in a sustainable, phased manner, so as to cater for all new trips to be generated by the development.

Traffic Impact Assessments will be required to take account of up-to-date traffic surveys (within six months of the date of application) and of the cumulative quantum of traffic to be generated as a result of planned developments (which are subject to current planning applications or have been granted permission and not yet developed or which may be permitted in line with an approved plan) which would result in traffic using the same immediate road network and junctions as the development which is subject to the Traffic Impact Assessment. Where travel to school has an impact on traffic, assessments should be done during school term time when movements are at a maximum.

Regard should be had to the guidance document *Guidelines on Procedures for Assessment and Treatment of Geology, Hydrology and Hydrogeology for National Road Schemes* (published by the NRA, now TII) in relation to the retention of rock exposures of geological interest, where possible and appropriate, in the construction of new roads or carriageways.

12.7.3 Travel Plans

A **Workplace Travel Plan** or **Mobility Management Plan** outlines a series of measures to encourage sustainable travel modes and reduce car borne traffic within a development. Initiatives might include proposals to encourage cycling and walking, car sharing (including car clubs), car-pooling, flexible working hours, cycling and public transport use. The National Transport Authority (NTA) guidelines on *Achieving Effective Workplace Travel Plans - Guidance for Local Authorities* note that:

'International experience has shown that a methodical and planned approach to targeting commuting and visitor patterns at an organisational level, can pay major dividends in terms of promoting sustainable travel'.

Workplace Travel Plans are required for larger sized developments as defined in Table 12.26. All Workplace Travel Plans are required to be prepared in accordance with the NTAs Achieving Effective Workplace Travel Plans. Mobility Management Plans are required for all new schools or for existing schools where 25% or greater expansion in classrooms is proposed.

Table 12.24: Thresholds for the Submission of a Workplace Travel Plan

Land Use	Workplace Travel Plan Statement	Indicative Number of Jobs	Standardised Workplace Travel Plan	Indicative Number of Jobs
Offices / Financial	>500 sq m	25-100	>2,000 sq m	>100
Retail / Shops	>600 sq m	25-100	>2,500 sq m	>100
Industrial	>2,500 sq m	25-100	>6,000 sq m	>100
Leisure		25-100		>100 or>100,000 visitors per annum
Hospitals / Medical Centres		25-100		>100 or>100,000 visitors per annum
Warehousing	>2,500 sq m	25-100	>10,000 sq m	>100

12.7.4 Car Parking Standards

Tables 12.25 and 12.26 set out the Maximum Parking rates for non-residential and residential development. Parking rates are divided into two main categories:

- **Zone 1**: General rate applicable throughout the County;
- **Zone 2 (Non Residential)**: More restrictive rates for application within town and

village centres, lands zoned REGEN, and brownfield / infill sites within Dublin City and Suburbs settlement boundary within 800 metres of a train or Luas station and within 400-500 metres of a high quality bus service (including proposed services that have proceeded to construction).

The provision of parking spaces for car sharing / pooling will be encouraged and will not impact on the maximum rates in Table 12.25

→ **Zone 2 (Residential)**: More restrictive rates for application within town and village centres, lands zoned REGEN, and brownfield / infill sites within Dublin City and Suburbs settlement boundary within 400-500 metres of a high quality public transport service (includes a train station, Luas station or bus stop with a high quality service).

Table 12.25: Maximum Parking Rates (Non-Residential)

Category	Land-Use	Zone 1	Zone 2
Accommodation	Hotel[7]	1 per bedroom	0.5 per bedroom
	Mobile Home Park[8]	1 per unit	1 per unit
	Nursing Home Retirement Home	1 per 4 residents	1 per 8 residents
	Student Accommodation	1 per 10 bed spaces	1 per 20 bed spaces
Civic, Community and Religious	Bank Community Centre Library Public Institution	1 per 25 sq m GFA	1 per 50 sq m Gross Floor Area (GFA)
	Place of Worship	1 per 6 seats	1 per 12 seats
	Funeral Home	1 per 20 sq m GFA	1 per 20 sq m GFA
Education	College of Higher Education	1 per staff plus 1 per 15 students	1 per 2 staff plus 1 per 30 students
	Crèche School[9]	1 per classroom	0.5 per classroom
Medical	Clinics and Group Practices	2 per consulting room	1.5 per consulting room
	Hospital	1 per 100 sq m GFA	1 per 150 sq m GFA

Retail and Retail Service	Café Restaurant	1 per 15 sq m GFA	1 per 20 sq m GFA
	Bar Club[10]	1 per 30 sq m	1 per 40 sq m
	Retail Convenience	1 per 15 sq m	1 per 25 sq m
	Retail Comparison	1 per 25 sq m	1 per 35 sq m
	Retail Warehousing	1 per 50 sq m	1 per 50 sq m
	Vehicle Service Station	1 per 250 sq m GFA	1 per 250 sq m GFA
Enterprise and Employment	Offices[11] Manufacturing	1 per 50 sq m GFA	1 per 75 sq m GFA
	Warehousing	1 per 100 sq m GFA	1 per 200 sq m GFA
Sports and Recreation[12]	Bowling Alley	3 per lane	1 per lane
	Archery Ranges Driving Ranges	1 per 3m of base line	1 per 3m of base line
	Clubhouse Gymnasium[4]	1 per 20 sq m GFA	1 per 40 sq m GFA
	Courts Pitches	15 per pitch or court	7.5 per pitch or court
	Golf or Pitch and Putt Courses	2 spaces per hole	2 spaces per hole
Venue	Auditoriums Cinema Conference Centre Stadium Theatre	1 per 5 seats	1 per 10 seats
	Stadium	1 per 15 seats plus 1 coach space per 500 spectators	1 per 15 seats
Other	Marina (Canal)	1 space per berth (excluding visitor berths)	1 space per berth (excluding visitor berths)

5 - A high frequency route is where buses operate with a minimum 10 minute frequency at peak times and a 20 minute off-peak frequency.
6 - Does not include dwellings.
7 - Includes Motel, Motor Inn, Guest House, Bed and Breakfast. Does not include any Bars or Function rooms therein.
8 - Includes Caravan Park, Holiday Park, Residential Mobile Home Park.
9 - Includes Montessori, Primary School, Post Primary School.
10 - Includes Dance Halls, Discotheques, Function room, Lounge, Private Dance Clubs and Night Club. Includes such uses when part of a hotel.
11 - Includes Office Based Industry, Science and Technology Based Enterprise, Business Park.
12 - Council will also seek to provide car parking and / or lay-by for cyclists, hillwalkers and mountain climbers at access points to walking / cycling trails in scenic areas.
13 - Includes Recreation Centres.
14 - Bus parking should be provided as a minimum rate of one space per course. Where additional bus spaces are provided the maximum number of car spaces per course should be subsequently reduced (amount to be determined).

Note: Table 12.25 includes provisions for the loading and unloading of goods and disabled parking and parking for electric vehicles as required by Part M of the Building Regulations, 2010 (as amended), DMURS 2019 (or as amended) and Energy Performance of Buildings Regulations 2021 (or as amended) Technical Guidance (Energy Performance of Buildings Directive Articles 8(3), 14(4) and 15(4) – Electric Vehicle Recharging Points and Building Automation and Control).

For any commercial use not specified within Table 12.25 the default parking rate will be calculated based on those of a comparable use and / or determined as part of a Transport and Traffic Assessment.

Table 12.26: Maximum Parking Rates (Residential Development)

Dwelling Type	No. of Bedrooms	Zone 1	Zone 2
Apartment Duplex	1 Bed	1 space	0.75 space
	2 Bed	1.25 spaces	1 space
	3 Bed+	1.5 spaces	1.25 spaces
House	1 Bed	1 space	1 space
	2 Bed	1.5 spaces	1.25 spaces
	3 Bed+	2 spaces	1.5 spaces

The number of spaces provided for any particular development should not exceed the maximum provision. The maximum provision should not be viewed as a target and a lower rate of parking may be acceptable subject to:

→ The proximity of the site to public transport and the quality of the transport service it provides. This should be clearly outlined in a **Design Statement**

submitted with a planning application,
- The proximity of the development to services that fulfil occasional and day to day needs,
- The existence of a robust and achievable Workforce Management or Mobility Management Plan for the development,
- The ability of people to fulfil multiple needs in a single journey,
- The levels of car dependency generated by particular uses within the development,
- The ability of residents to live in close proximity to the workplace,
- Peak hours of demand and the ability to share spaces between different uses,
- Uses for which parking rates can be accumulated, and
- The ability of the surrounding road network to cater for an increase in traffic.

These criteria should be addressed as part of any Traffic and Transport Assessment and / or Workforce Plan in order to provide full justification for the number of spaces proposed.

The maximum parking standards may also be varied in particular areas by the Planning Authority through planning mechanisms such as SDZ Planning Schemes, Local Area Plans or Movement Framework Plans and Area Access Studies.

12.7.5 Car Parking / Charging for Electric Vehicles (EVs)

- EV charging shall be provided in all residential, mixed use and commercial development and shall comprise a minimum of 20% of the total parking spaces provided, with higher provision within this range required in urban areas.
- The remainder of the parking spaces should be constructed to be capable of accommodating future charging points.
- In residential and mixed-use schemes EV charging should be provided in blocks or pods unless it can be satisfactorily demonstrated that it can be provided in a more satisfactory and efficient manner.
- It should be designed and located in such a way as to ensure passive surveillance and avoid anti-social behaviour.
- The applicant should indicate the mechanism for EV charging and payment (for example, fob / credit card or other means) and should ensure that it is available to residents and visitors.
- EV charging facilities should not impinge on shared parking allocation.
- EV charging facilities should not obstruct or impinge on walking or cycling paths.
- Charge points should avoid areas which are already restricted by existing street furniture for example, bollards, road signs, benches, bike racks.
- Charge points should not impede lower carbon forms of passenger transport.
- Charge points should not be located at the back of the footpath (that is, the side furthest from the road) to avoid cables becoming a trip hazard.
- For residential multi-unit buildings, the necessary ducting for all car parking spaces should be installed, allowing provision for additional electrical infrastructure.
- For new dwellings with in-curtilage parking, appropriate infrastructure should be provided to allow for installation of a charging point at a later date.

12.7.6 Car Parking Design and Layout

On-Street Parking

In urban areas, car parking should be predominantly on-street with communal (that is, undesignated) spaces for the purposes of:

- **Traffic Calming:** On-street parking increases driver caution by visually narrowing the vehicular carriageway and reducing forward visibility;
- **Efficiency:** On-street parking allows for a greater turnover of spaces and caters for visitors;
- **Pedestrian Comfort:** The need for vehicular crossovers and the temptation for drivers to kerb mount and block footpaths is significantly reduced;
- **Streetscape:** Extensive parking to the immediate front of dwellings (where landscaping could be provided) will dominate the appearance of the houses and detract from the visual qualities of the area.

On-street parking should be designed in such a manner as to promote visual amenity, green infrastructure, carbon sequestration and sustainable drainage (SuDS) by applying the following requirements:

- Provision of landscaping integrated into the design of all car parking, to include planting of native trees and pollinator-friendly species;
- Provision of not more than two parallel or five perpendicular spaces between trees / planting bays;
- Use of permeable paving, where appropriate.

The layout of on-street spaces shall be designed in accordance with the Design Manual for Urban Roads and Streets and the *National Cycle Manual* (where provided adjacent to cycle paths / lanes).

In-Curtilage Parking

In-curtilage car parking will be considered to the front of the house for lower density residential development (40 dwellings per hectare or below), subject to:

- Sufficient measures to promote a self-regulating street environment;
- Adequate plot widths to enable the planting of materials which have a low-level screening effect;
- The provision of conveniently located on-street parking for visitors.

Widening of Driveways to Accommodate In-Curtilage Parking

Proposals to widen driveways to accommodate in-curtilage parking will be considered having regard to the following:

- A width of 3.5m between gate pillars shall not normally be exceeded. This is for reasons of pedestrian safety and visual amenity and to retain on-street parking spaces;
- Proposals to widen driveways that would result in the removal of, or damage to, a street tree will not generally be permitted and where permitted must be

mitigated;

- Where a hard surface is proposed to accommodate parking in a front garden area, permeable paving shall be used, in the interest of sustainable drainage.

Parking in Town, District and Shopping Centres and Large Commercial / Residential Development

- Parking arrangements for specific user requirements including disabled drivers, motorcycles and scooters will be required in town and district centres, shopping centres, public transport nodes and other destinations;
- Payment systems will be required for car parks associated with major shopping centres and other large commercial developments where new facilities or major extensions to existing facilities are proposed;
- For residential densities of 40-50 dwellings per hectare and within town and village centres, a combination of on-street parking and supplementary off-street parking will be required;
- For large commercial developments or residential developments of over 50 dwellings per hectare, large areas of off-street parking will be required as follows:

  Parking Courts: To ensure surface parking does not dominate the urban landscape, parking courts that are highly visible from the public domain, should be restricted in size (with no more than 40 spaces per court) and should be well landscaped. Where larger areas of surface parking are proposed they should be located behind buildings, and / or in the centre of blocks, so that they are obscured from view.

  Basements: To ensure a safe and secure environment, basement car parks should be well lit and well ventilated. Basement car parks that protrude above the ground level as a street interface will generally not be acceptable in town and village centres due to their visually obtrusive and inactive nature. A protrusion of up to 1.2m may be acceptable in residential areas provided the facade is screened with planting and it does not inhibit levels of passive surveillance from residences or the formation of 'own door' access from the street.

  Multi-Storey Car Parks: To ensure that an attractive interface is created large areas of blank facade should be avoided. In town and village centres car park structures should be wrapped with or placed over retail and commercial units. Upper storeys should be suitably treated to ensure they make a positive contribution to the public domain.

12.8 Community Infrastructure and Open Space

This Section should be read in conjunction with Chapter 8: *Community Infrastructure and Open Space*.

12.8.1 Community Centres

- In residential or mixed-use new development areas, the Council will apply a standard of 1 large district level, multi-functional community centre per 8,000 population or equivalent smaller centres at a more local level to address specific needs (or as may be updated by any future community centre strategy carried

out by the Council).

- A district level community centre should be approximately 1,200-1,800 sq m in size.
- Smaller centres at a more local level should generally be between 350-650sq m in size.
- In some circumstances, the Council may require residential or mixed used developments in new development areas to provide a pro rata contribution towards the provision of a community centre, and in line with the Development Contribution Scheme (see Chapter 8, Policy COS3 Objective 3).

Design of Community Centres should take into account the following elements:

- Location to facilitate access by walking, cycling and public transport;
- Multiple site access points to increase connectivity to the surrounding area;
- Incorporation of a universal design approach;
- Architectural design adding visual interest and sense of place to the area;
- Climate action measures including siting and design to take advantage of solar gain and use of renewable energy and technologies (solar and wind power, heat pumps, and so on).
- Consideration of residential amenity in terms of potential impacts arising from noise, traffic and parking, and so on.

12.8.2 Public Open Space

A number of strategies relevant to public open space, parks and recreation have been prepared by the Council including the *TeenSpace Programme* (2021) and *Sports Pitch Strategy* (2020). The *Parks and Open Spaces Strategy* is also being prepared in parallel to the Development Plan. Parks and open space should encourage the development of a well-connected and integrated public open space network that contributes towards achieving a broad range of policy objectives set out in Chapter 8:

- Improving community, health and wellbeing
- Enhancing visual amenity
- Promoting sustainable development
- Promoting climate change adaption and mitigation
- Reinforcing Green Infrastructure
- Promotion of biodiversity
- Supporting culture and heritage
- Supporting the local economy, including tourism

The 5 principles guiding Public Open Space Provision include:

- Hierarchy
- Environmental Sustainability
- Quantity
- Quality
- Accessibility

Section 12.6.10 of this chapter provides further detail of standards. Refer also to policy and objectives set out in Chapter 8, section 8.7 Parks and Public Open Space.

12.8.3 Healthcare Facilities

Large medical centres, including Primary Care Centres (PCC) and group medical practices will be favourably considered in town, district and village and in local centres where appropriate. The Council supports the provision of primary care facilities in accordance with the Department of Health standard of one facility per 7,000-10,000 population.

All planning applications for health facilities including medical practices and primary care centres should include full details to allow an understanding of the nature and extent of the proposed development, including the following:

- Details of proposed medical or related professional activities (for example, GP, dentist, physiotherapist);
- Any associated commercial activity (for example, pharmacy);
- Proposed number of practitioners and support staff;
- Intended hours of operation;
- Confirmation of support from HSE (in the case of Primary Care Centres);
- Mobility management plan (in the case of large Primary Care Centres).

Location, siting and design should take account of the following elements:

- Location that maximises accessibility to public transport, walking and cycling;
- Architectural design that adds visual interest and sense of place;
- Inclusion of universal design principles;
- Incorporation of climate action measures including siting and design to take advantage of solar gain and the use of renewable energy and technologies (for example, solar and wind power, heat pumps).

Small scale medical surgeries / practices (for example, doctor / dentist / physiotherapist) are open for consideration in established areas, subject to appropriate safeguards to protect the residential amenity of the area. The applicant will be required to demonstrate a spatial rationale for the conversion of a full dwelling in the context of:

- The availability of alternative sites in the area;
- The location of schools and employment;
- Public transport services;
- Existing healthcare facilities.

In instances of partial conversion from residential to healthcare, the proposal will be assessed as a Home-Based Economic Activity.

12.8.4 Early Childhood Care and Education Facilities

Applications for childcare facilities should be assessed with regard to the requirements of the '*Childcare Facilities: Guidelines for Planning Authorities*', DEHLG (2001) and Circular Letter PL 3 / 2016 (DECLG)) and any superseding guidelines, or as required by the Planning Authority. The Guidelines recommend one childcare facility with a minimum of 20 places for each 75 units for new residential developments, with any variation to this standard being justified having regard to factors such as:

- Type of residential units (if mainly one-bedroom units, childcare need may be reduced);
- Emerging demographic profile;
- Availability of existing childcare services in the vicinity.

In new developments, childcare facilities should be purpose built, at ground floor level or in a stand-alone building. In residential areas the conversion of detached and semi-detached dwellings will be considered at appropriate locations, subject to the protection of residential amenity. The applicant will also be required to demonstrate a spatial rationale for the conversion of a full dwelling in the context of the availability of alternative sites within the catchment, the location of schools and employment, available public transport and existing childcare facilities. In instances of partial conversion from residential to childcare, the proposal will be assessed as a Home-Based Economic Activity.

Planning applications for childcare and early educational facilities should include full details in order to allow understanding of the nature and extent of the proposed development. Planning applications will be assessed on the basis of the following factors:

- Nature of the facility (full day care, sessional, after school, and so on);
- Number of children to be catered for;
- Number of full-time and part-time staff;
- Intended hours of operation;
- Impact on residential amenity, taking into account factors such as noise, traffic and parking;
- Suitability of the site for the type and size of facility proposed;
- Availability of indoor and outdoor play space;
- Accessibility to public transport, walking and cycling routes;
- Local traffic conditions;
- Access, car parking and drop off facilities for staff and customers.

12.8.5 Education Facilities

Applications relating to schools and school sites should be assessed with regard to the requirements of '*The Provision of Schools and the Planning System, A Code of Practice for Planning Authorities*', DES & DEHLG (2008) or any revised guidelines for schools published by the Department of Education. The Council supports the

provision of schools at the standards set out by the Department (whereby 11.5% of the population will require a primary school place and 7.5% will require a post primary school place or as may be revised).

Planning Applications for schools will be expected to demonstrate how the following issues are addressed:

- Location, Siting and Design – location should be accessible to public transport, walking and cycling; siting and design should maximise solar gain, work with site constraints and add visual interest and sense of place to the area;
- Site Access – multiple site access points for pedestrians and cyclists should be provided to maximise permeability and connectivity with the surrounding area;
- Universal Design – insofar as is feasible, this approach should be used in order to cater for diverse needs;
- Impact on Residential Amenity – noise, traffic, parking, overlooking, sunlight and daylight, and other relevant matters should be addressed;
- Mobility Management – mobility management plans will be required which prioritise walking, cycling and public transport above private car trips; traffic, parking and drop-off management should also be addressed;
- Cycling – adequate and secure bicycle storage will be a requirement;
- Landscape Proposals – these should include linking in with existing green infrastructure and proposals for native tree species and pollinator planting;
- Sustainable Urban Drainage (SuDS) – measures include permeable paving, water butts, green roofs and walls, swales.

In relation to schools in built-up areas, reduced provision may be acceptable in relation to elements such as parking and set-down facilities where there is good access to public transport, where residential development is at higher densities and where there are good walking and cycling facilities. The applicant should demonstrate clearly how off-site provision of facilities such as amenity space, sports facilities and car parking (where required) can be provided to meet the required needs to the satisfaction of the Planning Authority. Reduced or off-site provision of facilities will be assessed on a case-by-case basis. Multi-storey buildings (that is, above two storeys) on smaller sites in urban areas may also be appropriate, subject to justification in a design statement.

12.8.6 Public Art

Development proposals for Public Art will be supported in suitable, accessible locations within the County. Public art should reflect the character of the area, whether historic or contemporary, and shall be designed in consultation and agreement with the Council. Lighting may be appropriate for certain pieces of public art depending on their size, location and the visual and biodiversity impact of such lighting.

The 'Per Cent for Art' scheme will be supported whereby 1% of the cost of any publicly funded capital, infrastructural and building development can be allocated to the commissioning of a work of art.

Major new commercial developments greater than 5,000 sq m in size, in the case of non-residential development, and in excess of 500 units in the case of residential development, will be required to incorporate a physical artistic feature into the scheme to improve the built environment / public realm. This may include high quality features within the environment or landscaping, in agreement with the Council.

12.8.7 Places of Worship

Development proposals for the habitual use of a building as a place of public worship or religious instruction will be considered in the context of the land use zoning and the need to protect the amenities of established uses from impacts arising from traffic, noise or other disturbance. Locations within town, district, local and village centres that are accessible by public transport, walking and cycling are most appropriate. Planning applications for places of worship should be accompanied by details of the capacity of the facility (for example, seating capacity), a traffic assessment and intended hours of operation.

12.8.8 Burial Grounds Including Green Burial Grounds and Crematoria

Development proposals for new or extended cemeteries and / or crematoria, including green burial grounds will be considered in suitable locations with compatible land use zoning objectives. The applicant will be required to demonstrate a need for the development and that the proposal will not adversely impact on the amenity of adjacent existing residents or businesses, or disproportionately cause inconvenience by way of significant traffic congestion or car parking issues.

All proposals pertaining to cemeteries, crematoria or green burial grounds should demonstrate compliance with appropriate legislative guidelines and provide details in relation to landscaping, storage, waste and groundwater. Hydrogeological surveys and monitoring of the groundwater may be required for cemeteries. Cemeteries are part of the green infrastructure of the County and any proposals for new or extended burial grounds should incorporate planting of native and pollinator species.

12.8.9 Pigeon Lofts

Pigeon lofts have the potential to cause disturbance, nuisance and detract from the amenities of an area and as such, proposals for new or extended pigeon lofts will be carefully considered. Development proposals for pigeon lofts should address the following:

- Pigeon Lofts should not normally exceed 15 sq m in area and shall have a maximum height of 4 metres in the case of a pitched roof or 2.5 metres in the case of a flat roof;
- Lofts should be located as far away as possible from neighbouring properties and should not be located within less than 5 metres of an adjoining or nearby boundary;
- Pigeon lofts shall be sited and designed to avoid undue impact on existing visual

and residential amenities, particularly with regard to odours, noise and hygiene;
- A proliferation of pigeon lofts in residential areas will not be favourably considered and the number of pigeon lofts in the immediate locality will be taken into consideration;
- Permissions should initially be for a temporary period of not more than two years in order to allow each development to be monitored and reviewed;
- Open lofts that allow pigeons to enter or leave freely are not permissible.

12.9 Economic Development and Employment

This section should be read in conjunction with Chapter 9 and associated policies and objectives.

12.9.1 Regeneration Zone

Development in Regeneration Zones will be assessed against the relevant criteria within the *Urban Design Manual, the Design Manual for Urban Roads and Streets* and / or the *Retail Design Manual* as appropriate. A **Design Statement** (see Section 12.5.2 Design Statements) accompanying development proposals in Regeneration (REGEN) zones should also address the following criteria:

- Demonstrate a clear transition towards a more urban form of development and a traditional street network;
- Address connectivity and linkages in the area and demonstrate that the development of the site would not give rise to isolated piecemeal pockets of residential development that are disconnected from shops, amenities and / or other residences;
- Residential development should not be introduced at ground floor level adjacent to busy roads, and / or roads that are subject to significant movements by Heavy Goods Vehicles (HGVs);
- Given the transitional nature of Regeneration Zones, precautions will be taken to ensure that the potential for noise pollution, air pollution or other nuisance from established industrial uses will not exceed acceptable environmental standards. The Planning Authority may seek a report from a suitably qualified person to identify and quantify sources of noise pollution, air pollution, or nuisance, assess the potential impacts on the proposed development and provide a series of recommendations to mitigate the impacts of any pollutants insofar as possible (for instance, orientation and layout of dwellings, positioning of openings and insulation);
- It may be necessary to consider improvements to the surrounding road and street network in conjunction with the Planning Authority, to calm traffic and improve pedestrian and cyclist access.

12.9.2 Enterprise and Employment Areas:

Table 12.27: Key Principles for Development within Enterprise and Employment Zones

Key Principles for Development within Enterprise and Employment Zones	
Access and Movement	→ Major links to and through a site are provided as identified within the County Development Plan or relevant Local Area Plan, Masterplan and / or as determined by a site analysis process and / consultation with the planning authority; → The street network is easy to navigate with a clear hierarchy of streets identifying the function of each street; → Individual streets are designed in accordance with the requirements of the (DMURS) *Design Manual for Urban Roads and Streets*; → Large areas of parking (in particular staff parking) is located to the rear of buildings and screened from the street. Smaller areas of parking may be located to the front of buildings provided they are well designed (including areas of planting) and do not result in excessive setbacks from the street; → The design and layout of new business parks shall promote walking, cycling and the use of public transport, including adequate provision of cycle and pedestrian linkages.
Open Space and Landscape	→ Provision of a detailed **landscape plan** showing site appropriate open space which may include a hierarchy of spaces suited to a variety of functions and activities. The landscape plan will also incorporate GI elements (see GI below); → Important natural features of the site such as trees, hedgerows and watercourses are retained, integrated within the landscape plan and reinforced with the planting of native species; → Natural buffer zones and defensive planting are used to define private space and the use of fencing to the front of buildings is minimised. Where fences interface with the public domain they should be of a high quality and incorporate elements of landscaping (for screening); → Development within business parks shall maintain and promote a parkland-like setting with high quality landscaping.

Green Infrastructure (GI)	All development proposals shall be accompanied by a **GI Infrastructure Plan**, which will normally be submitted as part of the suite of Landscape Plans that are required for a development. Plans shall include the following: → Site location plan showing the development site in the context of the wider GI as shown on the GI Strategy for the County; → Site survey and analysis, identifying existing GI and key assets within the site; → Indicate how the development proposals link to and enhance the wider GI network of the County; → Proposed GI protection, enhancement and restoration proposals as part of the landscape plan, where appropriate, for the site; → Proposals for identification and control of invasive species. Regardless of development size or type, applicants must submit an overall site summary quantifying and detailing the following: → tree and hedgerow removal; → tree and hedgerow retention; → new tree and hedgerow planting. This information will be submitted in a digital format agreed with the Council to allow amalgamation and reporting on tree and hedgerow cover within the County over time.
Built Form and Corporate Identity	→ Building heights respond to the surrounding context with transitions provided where necessary which reinforce the urban structure with taller buildings located along key movement corridors, gateways and nodes; → Individual buildings should be of contemporary architectural design and finish (including use of colour); → Various treatments, finishes and colours should be employed to reduce the bulk, massing and scale of larger buildings; → The layout and design of buildings should maximise frontages onto the public realm and enclose private external spaces (such as service yards and car parks) and storage areas behind them; → Signage should be simple in design and designed to integrate with architectural features and / or the landscape setting (see also Section 12.5.7 Advertising, Corporate Identification and Public Information Signs).

12.9.3 Home Based Economic Activity

Development proposals for small scale home based economic activities will be considered where the applicant is the resident of the house and can demonstrate that the proposed activity is subordinate to the main residential use of the dwelling.

Proposals that adversely impact on the existing residential amenity of the area by way of increased traffic, noise, fumes, vibration, smoke, dust or odour will not generally be favourably considered. The Planning Authority will assess the suitability of the residential site to accommodate the proposed home based economic activity having regard to the size and scale of the site and dwelling, the prevailing density of the area, the availability of adequate safe car parking and the general compatibility of the nature of the use with the site context.

Home based economic activity will generally be permitted on a short-term or temporary basis to enable an ongoing assessment of any impact of the activity on residential amenity.

12.9.4 Space Extensive Enterprises

Insofar as possible, space extensive enterprise should be located on lands which are outside the M50 and which do not compromise labour intensive opportunity on zoned lands adjacent to public transport, as per EDE7 Objective 1.

To require that space extensive enterprises demonstrate the following:

- Strong energy efficiency measures to reduce their carbon footprint in support of national targets towards a net zero carbon economy, including renewable energy generation;
- Maximise onsite renewable energy generation to ensure as far as possible 100% powered by renewable energy, where on site demand cannot be met in this way provide evidence of engagement with power purchase agreements (PPA) in Ireland;
- Sufficient capacity within the relevant water and wastewater and electricity network to accommodate the use proposed;
- Measures to support the just transition to a circular economy;
- Measures to facilitate district heating or heat networks where excess heat is produced;
- A high-quality design approach to buildings which reduces the massing and visual impact;
- A comprehensive understanding of employment once operational;
- A comprehensive understanding of levels of traffic to and from the site at construction and operation stage;
- Provide evidence of sign up to the Climate Neutral Data Centre Pact.

12.9.5 Retail Development:

(i) Retail Criteria

Applications for new retail development shall accord with the requirements outlined in Chapter 9: *Economic Development and Enterprise*, in addition to the following criteria:

- Retail development should be in accordance with the role and function of the retail centre and accord with the scale and type of retailing identified for that

location;

- Retail development should be in accordance with the fundamental objective to support the vitality and viability of the retail centre and must demonstrate compliance with the sequential approach. Proposals to amalgamate retail units will be carefully considered;
- Major retail proposals (exceeding 1,000 sq m) are required to provide a detailed **Retail Impact Assessment** (RIA) and a **Transport Impact Assessment** (TIA).

(ii) Restrictions on Uses

An over-concentration of certain uses will be discouraged in urban centres, due to an overriding need to maintain the integrity, quality and vibrancy of centres.

- The Planning Authority will seek to ensure that the quantum of off-licence and betting offices, particularly within smaller centres, is not disproportionate to the overall size and character of the area and that the development would not have a negative impact on the amenity of the area due to noise, general disturbance, hours of operation and litter. The provision of a small section of a convenience shop for an ancillary off-licence use is generally acceptable.
- The Planning Authority will seek to ensure that the quantum of amusement and gaming arcades, bookmakers, public houses, off-licences and fast food outlets is not disproportionate to the overall size and character of the area.
- In district and local centres, the provision of non-retail uses that would preclude the provision of a more appropriate range of services may be restricted at ground floor level within the shopping parades, in addition to any uses that would seriously affect the residential amenities of the surrounding area.

(iii) Fast Food / Takeaway Outlets

Fast food outlets have the potential to cause disturbance, nuisance and detract from the amenities of an area and as such, proposals for new or extended outlets will be carefully considered. Development proposals for fast food / takeaway outlets will be strictly controlled and all such proposals are required to address the following:

- The potential effect and the proximity of fast food outlets or take away outlets to vulnerable uses, such as schools or parks;
- The cumulative effect of fast food outlets on the amenities of an area;
- The effect of the proposed development on the existing mix of land uses and activities in an area;
- Opening / operational hours of the facility.
- The location of vents and other external services and their impact on adjoining amenities in terms of noise / smell / visual impact.

(iv) Motor Fuel Stations

Petrol stations, while necessary, have the potential to cause disturbance, nuisance and detract from the amenities of an area and as such, proposals for new or extended outlets will be carefully considered. Motor fuel stations will not generally be encouraged within the core retail area of urban centres or in rural areas. Development proposals for motor fuel stations should address the following:

- Development proposals will be required to demonstrated that noise, traffic, visual obtrusion, fumes and smells will not detract unduly from the amenities of the area and in particular from sensitive land uses such as residential development;
- Motor fuel stations should be of high quality design and integrate with the surrounding built environment. In urban centres, where the development would be likely to have a significant impact on the historic or architectural character of the area, the use of standard corporate designs and signage may not be acceptable;
- Forecourt lighting, including canopy lighting, should be contained within the site and should not interfere with the amenities of the area;
- The forecourt shop should be designed so as to be accessible by foot and bicycle, with proper access for delivery vehicles. The safety aspects of circulation and parking within the station forecourt should be fully considered. Retailing activities should be confined to the shop floor area, except in the case of sales of domestic fuel, where some external storage may be permissible. The external storage of gas cylinders and solid fuel should be limited in area and confined to strictly defined specifically designed compounds adjoining the shop / forecourt and be subject to adequate measures being taken for visual appearance, security and safety;
- The sale of retail goods from petrol stations should be restricted to convenience goods and only permitted as an ancillary small-scale facility. The net floorspace of a fuel station shop shall not exceed 100 sq m. Where permission is sought for a retail floorspace in excess of 100 sq m, the sequential approach to retail development shall apply (that is, the retail element shall be assessed as a proposed development in its own right);
- Workshops for minor servicing (for instance, tyre changing, puncture repairs, oil changing) may be permitted in circumstances where they would not adversely impact the operation of the primary petrol station use and local amenities, particularly with regard to proximity to dwellings or adjoining residential areas;
- Motor fuel stations and service areas in proximity to the National Road network will be assessed with regard to the *Spatial Planning and National Roads Guidelines* for Planning Authorities DECLG, (2012).

(v) Retail Warehousing

- The range of goods sold in both existing and any future retail parks will be tightly controlled and limited to bulky household goods or goods which are not portable by customers travelling by foot, cycle, or bus (See Annex 1 of Retail Planning Guidelines (2012) for definitions of bulky goods).
- Ancillary products should not exceed 20% of the total net retail floorspace of the relevant retail unit, and such space should be clearly delineated on the planning application drawings.
- In town and village centres, the size and scale of all new retail warehousing developments should be in accordance with the character of the area.
- Due to the proximity of local and district centres to surrounding residential areas, regard must also be had to the impact of retail warehousing proposals on residential amenity.
- Within core retail areas, the Planning Authority will apply a level of flexibility in allowing types of stores where a mix of bulky and non-bulky goods are sold.

12.9.6 Agriculture and Rural Enterprise

Proposals for farm diversification that involve the development of sustainable business initiatives that are subsidiary to, and directly linked to the primary use of a property for agriculture will generally be favourably considered up to a floor area of 200 sq m (net). Developments in excess of this threshold will be assessed as independent enterprises.

The development of new Rural Enterprises will be encouraged on lands designated with Zoning Objective RU where:

- The scale and nature of the proposed development and associated buildings are appropriate to the rural setting, and are in areas of low environmental sensitivity;
- It is demonstrated that the proposed enterprise is required to be located in a rural area;
- The proposal will not adversely affect the character and appearance of the landscape;
- The local road network and other essential infrastructure can accommodate any extra demand generated by the proposal;
- Where possible, the proposal involves the re-use of redundant or underused buildings that are of value to the rural area;
- Where safe access to the public road network can be achieved.

12.9.7 Extractive Industries

The development, intensification or diversification of activities relating to the extractive industry will be assessed having regard to the *Quarries and Ancillary Activities Guidelines* DEHLG (2004) (or any superseding national policy document), *Code of Practice between the Department of Environment, Heritage and Local Government and the Irish Concrete Federation* (2009), and the *Geological Heritage Guidelines for the Extractive Industry*, GSI (2008), the nature of the proposal, the method of extraction, the scale of activity proposed, the impact on the adjoining road network and its effect on the environment. The Council will take into consideration any visual impacts, noise, vibrations, dust prevention, protection of rivers, lakes, Natura 2000 sites, water sources, impact on residential and other amenities, impact on the road network, issues of road safety, phasing, re-instatement and / or re-use, and landscaping of worked sites.

Development proposals pertaining to the extractive industry will be screened for likely significant environmental impacts and an **Environmental Impact Assessment Report** (EIAR) may be required for sub threshold developments (5 hectares or below). A detailed **landscaping plan**, which should indicate proposed screening for the operational life of the site and set out a programme for the reinstatement and / or re-use of the landscape when the extraction process has ceased, will also be required.

The Council will aim to minimise the environmental and other adverse impacts of mineral extraction through licensing, development management and to investigate

representations in writing and expeditiously implement the enforcement provisions of the Planning and Development Acts.

12.9.8 Seveso Sites

In assessing development proposals pertaining to or in the vicinity of SEVESO sites, the Planning Authority will consult and have regard to the technical advice of the Health and Safety Authority (HSA) in relation to proposed development and proposed land use(s). The HSA published revised guidance in 2021 titled Guidance on technical land-use planning advice for planning authorities and COMAH establishment operators.

For some types of development, particularly those involving large numbers of people and vulnerable occupants, the Planning Authority will consider the societal risk (that is, the risk of large numbers of people being affected in a single accident).

12.10 Energy

This section should be read in conjunction with Chapter 10 and associated policies and objectives.

12.10.1 Energy Performance in New Buildings

Development proposals for medium to large scale residential and commercial developments in excess of 10 residential units and / or 1,000 sq m of commercial floor space should be accompanied by an **Energy Efficiency and Climate Change Adaptation Design Statement**. The statement should detail:

- How any on-site demolition, construction and long-term management of the development will be catered for;
- How energy and climate change adaptation considerations have been inherently addressed in the design and planning of the scheme.

The nZEB (near zero energy) building standards will apply to all new buildings occupied after the 31st December 2020. For public sector bodies, the standard applies to all new buildings owned and occupied by the 31st December 2018. There are transitional arrangements in place in the Building Regulations which can allow for relaxing of requirements where work on the buildings commenced prior to these dates. nZEB will be implemented in Ireland through Part L of the Building Regulations. Two different Part L regulations apply depending on whether the building is a dwelling or not. The relevant regulation for each is listed below:

- Domestic dwellings are regulated under Part L (2019) *Conservation of Fuel and Energy – Dwellings*;
- Non-domestic buildings are regulated under Part L (2017) *Conservation of Fuel and Energy – Buildings other than Dwellings*. It should also be noted that the *Energy Performance in Buildings Directive* (EPBD) includes requirements for electric vehicle charging infrastructure, as outlined in section 12.7.5.

The Council supports the use of CEM III / or (as superseded), a cement classification in development proposals for new buildings. The use of green building methods such as BREEAM (Building Research Establishment Environmental Assessment Methodology) and LEED (Leadership in Energy Efficiency and Design) ensures a whole life cycle approach to building design including operational carbon and embodied carbon. This holistic approach results in low energy demand buildings with a significantly reduced carbon footprint and a higher commercial value.

12.10.2 Low Carbon District Heating Networks

Development proposals for large scale residential, commercial or mixed use developments (100 + dwellings at a density of 50 dwelling per hectare (dph) or more and / or non-residential development of 10,000 sq m or over) in Tallaght, Clonburris / Grangecastle and Clondalkin which have been identified as Areas of Potential for Low Carbon District Heating should support the delivery of **District Heating Proposals** and:

- Carry out an Energy Analysis of the proposed development and quantify the annual energy consumption anticipated from the operation of the proposed development;
- Include proposals for low carbon heating, for example combined heat and power (CHP generation) and distribution infrastructure on site and demonstrate how opportunities to accommodate a district heating solution have been maximised, taking into account energy demand, energy load mix, layout and phasing of the proposed development;
- Where opportunities for low carbon heating have been identified on site, heat distribution infrastructure must be provided with proposals for local distribution, within a reasonable time frame;
- Where existing or confirmed District Heating Systems are present, connect into them;
- Where a District Heating scheme has not been confirmed new development should be designed so that it can connect into such a scheme when one is delivered;

or

- Provide evidence that low carbon heat network proposals (including renewable energy opportunities) have been fully explored and are unfeasible;
- Where on-site low carbon heat network proposals have been explored and are not feasible, details of future proofing of the building fabric and safeguarding of pipe network routes up to the site boundaries should be submitted, to facilitate future connection to such schemes.

Future developments within these areas should connect into existing or confirmed District Heating Systems. Where a District Heating scheme has not been confirmed, new development should be designed so that it can connect into such a scheme when one is delivered.

12.10.3 Energy from Waste

Development proposals for new industrial and commercial developments and large extensions to existing premises, where the processes associated with the primary operation of the proposal generates significant waste heat, must:

- Carry out an Energy Analysis of the proposed development and identify the details of potential waste heat generated and suitability for waste heat recovery and utilisation with adjoining sites;
- Include heat recovery and re-use technology on site;
- Include heat distribution infrastructure above or below ground, (including future proofing of the building fabric to facilitate future connection, safeguarding any pipe work routes up to the boundary to adjoining sites);

or

- Provide evidence that heat recovery and distribution has been fully explored and is not feasible.

Ensure that appropriate conditions are attached to planning applications to achieve district heating in identified areas having regard to above.

12.10.4 Solar Photovoltaic

Buildings

Development proposals for solar energy development on buildings must, unless feasibility is otherwise demonstrated:

- Prioritise south facing aspects and have an inclination of between approximately 35 and 50 degrees depending on the use of solar PV or solar thermal technologies;
- Be designed to take account of over-shadowing from other solar installations on site, from existing elements of the built environment such as chimneys, parapets, roof plant equipment and taller buildings and structures in the immediate vicinity;
- Ènsure sufficient space for access, installation and maintenance;
- Ensure that the siting and design of proposals have regard to the visual amenities of the surrounding area;
- Consider the provisions of the Water Framework Directive, Habitats Directive and other environmental and built heritage issues and glint and glare near airports.

Commercial (Utility) Scale Solar Photovoltaic (USSPV) Developments

- For utility-scale solar farms, appropriate soft landscaping and habitat / biodiversity creation should be included to integrate the site into its local surroundings and appropriate boundary fencing should be incorporated where necessary to ensure the site is adequately secure.
- Potential environmental impacts must be considered depending on the location and scale of the development. These may include visual impact assessment or glint and glare assessments, particularly when the site is in close proximity to airport flight approach routes, rail lines or other sensitive visual receptors.

- The Irish Solar Energy Association provides guidance on environmental screening which should be read against Departmental Guidelines on Appropriate Assessment. Natura 2000 sites with ecological and / or hydrological connections to a proposed solar farm and / or the indicative grid connection routes should be identified and the potential impact on these Natura 2000 sites be assessed.
- The use of land for the development of USSPV farms should always be balanced against the need to use the same land for other on-site operations such as food production.
- The *Planning and Development Guidance Recommendations for Utility Scale Solar PV Schemes in Ireland* (2016) also provides some further recommendations.

12.10.5 Small Scale Hydro-Electricity Projects

Any development proposals for hydroelectric energy development must:

- Be accompanied by a detailed assessment of flow conditions;
- Ensure that proposed structures do not impede or prevent the passage of freshwater species passing through the structures;
- Ensure that the siting and design of proposals have regard to the visual and residential amenities of the surrounding area, including noise impact;
- Consider the provisions of the Water Framework Directive, Habitats Directive and other environmental, fisheries or built heritage issues;
- Comply with the Inland Fisheries Ireland Guidelines on the Planning, Design, Construction and Operation of Small-Scale Hydro-Electric Schemes.

12.11 Infrastructure and Environmental Services

This section should be read in conjunction with Chapter 11 and associated policies and objectives, including those in Chapter 4.

12.11.1 Water Management

(i) Flood Risk Assessment

Flood risk management will be carried out in accordance with the *Flood Risk Management Guidelines for Planning Authorities*, DOECLG (2009) and Circular PL2 / 2014. The Dodder CFRAMS, Eastern CFRAMS (Catchment and Flood Risk Assessment and Management) and the *South Dublin Strategic Flood Risk Assessment* (2021) provide information in relation to known flood risk in South Dublin County (see Development Plan Map 14, Strategic Flood Risk). Development proposals will be subject to hydromorphical assessments where they are partially or wholly within the Riparian Corridors identified on Map 14 in accordance with Policy GI 3 and relevant objectives.

- Development proposals on lands that may be at risk of flooding should be subject to a **flood risk assessment**, prepared by an appropriately qualified Chartered Engineer, in accordance with the Flood Risk Management Guidelines. Detailed flood risk assessments should be cognisant of possible pluvial flood risk and appropriate drainage proposals should be implemented to reduce the risk of

pluvial flooding;

- Proposals for minor development to existing buildings (for example, extensions or change of use) in areas of flood risk should include a **flood risk assessment** of appropriate detail.

(ii) Surface Water

Development proposals should provide suitable drainage measures in compliance with the *South Dublin County Council's Sustainable Drainage Systems (SuDS) Explanatory, Design and Evaluation Guide,* 2022.

- The maximum permitted surface water outflow from any new development should not exceed the existing situation, and on greenfield lands, that of a greenfield site before any development took place;
- All new development must take account of the 'precautionary principle' in relation to climate change;
- Development proposals should not give rise to the pollution of ground or surface waters either during construction phases or subsequent operation. This will be achieved through adherence to best practice in the design, installation and management of systems for the interception, collection and appropriate disposal or treatment of all surface water and effluents.

(iii) Sustainable Urban Drainage System (SuDS)

In general, all new developments will be required to incorporate Sustainable Urban Drainage Systems (SuDS).

- Sustainable Drainage Systems include devices such as swales, permeable pavements, filter drains, storage ponds, constructed wetlands, soakways and green roofs;
- In some exceptional cases and at the discretion of the Planning Authority, where it is demonstrated that SuDS devices are not feasible, approval may be given to install underground attenuation tanks or enlarged pipes in conjunction with other devices to achieve the required water quality. Such alternative measures will only be considered as a last resort;
- Development should seek to maximise the use of permeable surfaces, as well as opportunities for stormwater attenuation and storage through SuDS and limit the use of underground attenuation and storage;
- Watercourses should remain open in their natural valley and culverting should be confined to road crossings. In exceptional circumstances and at the discretion of the Planning Authority, approval may be given to install a culvert within a development where it is demonstrated that this is the most appropriate design response based on site specific constraints / circumstances.

(iv) Groundwater

The Planning Authority requires adequate and appropriate investigations to be carried out into the nature and extent of any soil and groundwater contamination and the risks associated with site development work at sensitive locations, in particular, where brownfield development is proposed.

(v) Rain Water Harvesting

Where a development proposal includes rain water harvesting, liaison should take place with the relevant stakeholders, to ensure the implementation of BS8515-2009 (Rain & Grey Water Harvesting), subject to class of use (SI 600 2001) and the economic viability for the end user.

12.11.2 Information and Communications Technology

In the consideration of proposals for telecommunications antennae and support structures, applicants will be required to demonstrate:

- Compliance with the document *Telecommunications Antennae and Support Structures: Guidelines for Planning Authorities* (1996) and Circular Letter PL 07 / 12 issued by the Department of the Environment and Local Government (as may be amended), and to other publications and material as may be relevant in the circumstances;
- On a map, the location of all existing telecommunications structures within a 2km radius of the proposed site, stating reasons why (if not proposed) it is not feasible to share existing facilities having regard to the *Code of Practice on Sharing of Radio Sites* issued by the Commission for Communications Regulation;
- The degree to which the proposal will impact on the amenities of occupiers of nearby properties, or the amenities of the area (for example, visual impacts of masts and associated equipment cabinets, security fencing treatment) and the potential for mitigating visual impacts including low and mid-level landscape screening, tree-type masts being provided where appropriate, colouring or painting of masts and antennae, and considered access arrangements;
- The significance of the proposed development as part of the telecommunications network.

Section 254 Licences:

A Section 254 licence is required from a planning authority to place on, under, over or along a public road the following items or equipment:

- a vending machine;
- a town or landscape map for indicating directions or places;
- a hoarding, fence or scaffold;
- an advertisement structure;
- a cable, wire or pipeline, overground electronic communications infrastructure and any associated physical infrastructure;
- a telephone kiosk or pedestal;
- any other appliance, apparatus or structure, which may be prescribed as requiring a licence under this section, on, under, over or along a public road save in accordance with a licence granted by a planning authority under this section.

The Planning and Development Act, 2000 (as amended) states that:

'In considering an application for a licence under this section a planning authority, or the Board on appeal, shall have regard to—

(a) the proper planning and sustainable development of the area,
(b) any relevant provisions of the development plan, or a local area plan,
(c) the number and location of existing appliances, apparatuses or structures on, under, over or along the public road, and
(d) the convenience and safety of road users including pedestrians'.

Items and equipment placed on, under, over or along a public road – such as street furniture and overground telecommunications infrastructure – have the potential to significantly impact on the quality of the environment within a given area. This includes development works regulated through Section 254 licencing requirements.

In assessing applications under Section 254 of the Planning and Development Acts, the Planning Authority, must have regard to the relevant provisions of the Development Plan and any local area plan in place. Careful consideration should be given especially to Chapter 5 of this Plan 'Quality Design and Healthy Placemaking', in particular the sections dealing with 'The Delivery of Sustainable Neighbourhoods', 'The plan approach' and the eight principles which must be applied to new developments in the County.

Applications made under the Planning and Development Act, 2000 (as amended) in relation to the provision of overground telecommunications infrastructure, including planning applications and Section 254 licence applications, must take into consideration and demonstrate compliance with the '*Guidance on the Potential Location of Overground Telecommunications Infrastructure on Public Roads*' (2015).

12.11.3 Waste Management

(i) Bring Banks and Recycling Facilities

All large retail developments are required to provide public bring banks, unless there are existing facilities within a 1km radius. Bring bank facilities will generally be required at appropriate locations in the following development types:

- In conjunction with significant new commercial developments, or extensions to same a minor offset in car parking requirements may be considered where public recycling bring facilities are provided;
- In conjunction with new waste infrastructure facilities, proposals should include bring facilities for the acceptance of non-hazardous and hazardous wastes from members of the public and small businesses;
- In conjunction with medium and large scale residential and mixed-use developments providing in excess of 10 residential units, proposals should provide recycling and bring bank facilities to serve residents and in some appropriate locations, the wider community;
- In conjunction with all large retail developments provide space for reverse vending machines to promote the circular economy.

(ii) Design and Siting of Refuse Storage, Recycling and Bring Facilities in Developments

The following criteria will be considered in the assessment of the design and siting of

waste facilities and bring facilities:

- The location and design of any refuse storage or recycling facility should ensure that it is easily accessible both for residents and / or the public and for bin collection, be insect and vermin proofed, will not present an odour problem, and will not significantly detract from the residential amenities of adjacent property or future occupants;
- Provision for the storage and collection of waste materials shall be in accordance with the guidelines for waste storage facilities in the relevant Regional Waste Management Plan and the design considerations contained in Planning Design Standards for Apartments Guidelines for Planning Authorities (2025) or the relevant section of the Planning Design Standards for Apartments National Planning Statement (as applicable). Refuse storage for houses should be externally located, concealed / covered and adequate to cater for the size and number of bins normally allocated to a household. For terraced houses, the most appropriate area for bins to be stored is to the front of the house, which should be located in well-designed enclosures that do not to detract from visual amenity;
- Access to private waste storage in residential schemes should be restricted to residents only.

(iii) Waste Recovery and Waste Disposal Facilities

In assessing development proposals for, or including, waste recovery and waste disposal facilities, the Planning Authority will have regard to the policies, actions, targets and provisions of the Eastern-Midlands Region Waste Management Plan (2015-2021) or any superseding document, and to planning legislation, the Development Plan and other relevant planning documents. As indicated in Chapter 11, section 11.5 the objectives of the Waste Management Plan are deemed to be included in the Development Plan.

The provision of waste recovery facilities, pre–treatment infrastructure and development of indigenous secondary waste processing, including Material Recovery Facilities (MRF) and Waste Transfer Stations will be facilitated at appropriate locations within the County. In general, to prevent an excessive concentration, no new facilities will be permitted inside the M50. Facilities will only be permitted where they do not materially detract from the Land Use Zoning Objective and are at a scale appropriate to their surrounding environment and adjoining amenities.

With regard to large scale proposals for waste disposal installation, the Planning Authority will contribute to the Strategic Infrastructure Development (SID) process.

In the event of a conflict arising between an objective in the Regional Waste Plan and that of the County Development Plan, the Waste Plan objective takes precedence, and a planning decision may be made on that basis.

Development proposals for waste recovery and disposal facilities, should have regard to the following:

- Avoid siting waste infrastructure or related infrastructure in Special Areas of

Conservation (SACs), Special Protection Areas (SPAs) and proposed Natural Heritage Areas (pNHAs or NHAs) or areas protected for landscape amenity, visual amenity, geology, heritage or cultural value or areas of flood risk;
- → Undertake Appropriate Assessment Screening for all waste-related activities requiring development consent;
- → Ensure a Sustainable Drainage System (SuDS) is applied to any development and that site-specific solutions to surface water drainage systems are developed, which meet the requirements of the Water Framework Directive and associated River Basin Management Plans;
- → The impact from a transport perspective should be assessed including road access, network, safety and traffic patterns to and from the proposed facility in accordance with road design guidelines and / or relevant guidelines in relation to roads. Proposals will require a Traffic Impact Assessment (TIA);
- → Impact on residential and visual amenity of the area: - In general, no new waste disposal facility or Refuse Transfer Station shall be located within 200 metres of a residence.

(iv) Construction and Demolition Waste

Construction and Demolition Waste Management Plans should be submitted as part of development proposals for projects in excess of any of the following thresholds:

- → New residential development of 10 units or more;
- → New developments other than above, including institutional, educational, health and other public facilities, with an aggregate floor area in excess of 1,000 square metres;
- → Demolition / renovation / refurbishment projects generating in excess of 100 cubic metres in volume, of Construction and Demolition (C&D) waste;
- → Civil engineering projects in excess of 500 cubic metres of waste materials used for development works on the site.

The Construction and Demolition Waste Management Plan, as a minimum, should include provision for the management of all construction and demolition waste arising on site, and make provision for the reuse of said material and / or the recovery or disposal of this waste to authorised facilities by authorised collectors. Where appropriate, excavated material from development sites is to be reused on the subject site.

12.11.4 Environmental Hazard Management

(i) Air Quality

In considering development proposals for planning permission, the Planning Authority will have regard to the Air Quality Management Plan for the Dublin Region. Air quality standards are set by the Air Quality Standards Regulations 2011 (S.I. No. 180 of 2011) which transposes the Ambient Air Quality and Cleaner Air for Europe (CAFE) Directive (2008 / 50 / EC) into Irish legislation.

(ii) Noise

- → The Planning Authority will have regard to the *Dublin Agglomeration*

Environmental Noise Action Plan (2018-2023), or superseding plan, when assessing development proposals along major road and rail transport corridors, with a view to reducing noise from new sources and to identify and protect areas of low sound levels.

- Development proposals with the potential to give rise to significant noise impacts may require a **Sound Impact Assessment and Mitigation Plan** to minimise noise disturbances and protect the amenities of the area.
- The Planning Authority will carefully consider the location of noise sensitive developments to ensure they are protected from major noise sources where practical. Furthermore, the provision of appropriate mitigation measures for existing areas adjacent to major noise sources is supported and will be considered having regard to the visual amenity and the proper planning and sustainable development of the area.
- Where development sites adjoin residential properties, the Planning Authority will generally attach a condition to grants of planning permission restricting the operation of equipment or machinery (to include pneumatic drills, construction vehicles, generators) on or adjacent to the site before 07.00 hours on weekdays and 09.00 hours on Saturdays, after 19.00 hours on weekdays and 13.00 hours on Saturdays and at any time on Sundays, Bank Holidays or Public Holidays.

(iii) Lighting

Co-ordination of Landscape Proposals and Public Lighting (and other utilities)

The co-ordination of proposed Landscape Plans and Public Lighting Plans (and other utilities) to include Environmental Zones, where applicable, will be required from the pre-planning stage all the way through the planning application process to compliance. This is to ensure that all landscape proposals and public lighting on site are practical, viable and compatible.

All residential developments above 5 residential units and all other proposed developments shall submit a full lighting plan. This shall be a co-ordinated plan showing the proposed landscape plan, public lighting and other services and any environmental/ecological related requirements and that these are prepared in accordance with industry best practice and in compliance with:

- The most up to date edition of EN13201
- Institute of Lighting Professionals (ILP) Guidance Note 1 The Reduction of Obtrusive Light, 2020
- Relevant documents of the Society of Light and Lighting
- South Dublin County Council's Public Lighting Specification, 2016, (as updated).

Lighting should be designed to minimise light pollution and should be designed to avoid light spillage, the creation of glare or the emission of light above a horizontal plane.

External lighting schemes and illuminated signage on commercial and industrial premises, sports grounds, and other community facilities, should be designed, installed and operated so as to prevent nuisance to adjoining occupiers and road

users, in the interests of amenity and public safety.

Where sites are environmentally sensitive, a lighting plan for Environmental Zones will be required.

Environmental Zones for Lighting Plan

The success of lighting design will rely heavily on striking the right balance between light and dark over the various areas of lands concerned and their immediate contexts.

In assessing planning applications or preparing plans, the designation of Environmental Zones, as defined by the Institute of Lighting Engineers' publication, Guidance Notes for the Reduction of Light Pollution published in the UK and set out below should be considered.

Table 12.28: Environmental Zones for Lighting

Zone	Surroundings	Lighting Environment	Examples
E1	Natural	Intrinsically Dark	Natural Parks
E2	Rural	Low District Brightness	Rural, Small Village, Relatively dark urban locations
E3	Suburban	Medium District Brightness	Small towns centres or urban locations
E4	Urban	High District Brightness	Town / City Centres with high levels of night-time amenity

The proposals should ensure appropriate levels of light and dark throughout the site to respond to ecological surveys, the conditions on site, the proposals for the site and the need to protect biodiversity and provide appropriate levels of lighting for public safety.

The proposals should provide for the mitigation of proposed lit areas, where appropriate. This can include variations in light levels and intensity and other mitigation measures such as light direction, cowling, light colour and so on. Where applicable, the provisions of the "*Institute of Lighting Professionals*" Guidance Document Note. 8 Bats and Artificial Lighting, 2018, shall be applied:

- Bat sensitive lighting installations to be managed/mitigated by dynamic lighting systems. Warm White (2,700K) lanterns may be used in designated bat sensitive areas only. In assessing planning applications or preparing plans, the avoidance and mitigation measures as outlined in the Guidance Document Note 8, referred to above, are advised to be incorporated at the earliest stage of development and lighting designs.

In general, non-vehicular routes through green spaces should be lit only if they are permeability routes, outside designated dark zones and lighting is agreed with the public realm section as well as the public lighting section of the Council. The above is subject to assessment regarding the sensitivity of ecology in the area.

12.11.5 Aviation, Airports and Aerodromes

What is Important in Assessing a Planning Application

Development beneath the elevation ordnance datum (OD) of the lowest applicable obstacle limitation surface – including graded heights of development below Approach and Take-off Surfaces – may be permitted, subject to demonstration that the development would not adversely affect, or be an obstacle to, aviation.

The Planning Authority will consult with the Department of Defence (DoD) and the Irish Aviation Authority (IAA), as relevant, in this assessment. For development close to an aerodrome, or under an Approach or Take-off Surface, or on elevated ground under an Inner Horizontal Surface, the Planning Authority will require the applicant to submit a **longitudinal section** through the relevant '**Obstacle Limitation Surface**' [for instance, Approach Surface, and so on].

This longitudinal section drawing shall include the following:

For the development:

- The elevation OD of the highest point, and elevation OD of the predominant heights, of the proposed development;
- Elevations OD for a range of reference points at existing ground levels on the subject site.

For the relevant aerodrome / airport:

- The OD elevations of the relevant runway threshold, and its distance from the proposed development;
- The horizontal distance of the subject site from the relevant runway.

For the relevant 'obstacle limitation surfaces':

The elevation(s) OD and the slope of any 'obstacle limitation surface(s)' extending above the site, as defined within current ICAO "Annex 14" requirements, and in accordance with current IAA Guidance Material [1].

For the surroundings:

- Elevations OD of the tops of existing permanent obstacles in the vicinity of the site if applying the principle of 'shielding' (in accordance with International Civil Aviation Organisation (ICAO) and IAA Guidance Material in relation to this).

For significant developments and in instances of marginal cases, the applicant may be requested to submit an individual aeronautical assessment.

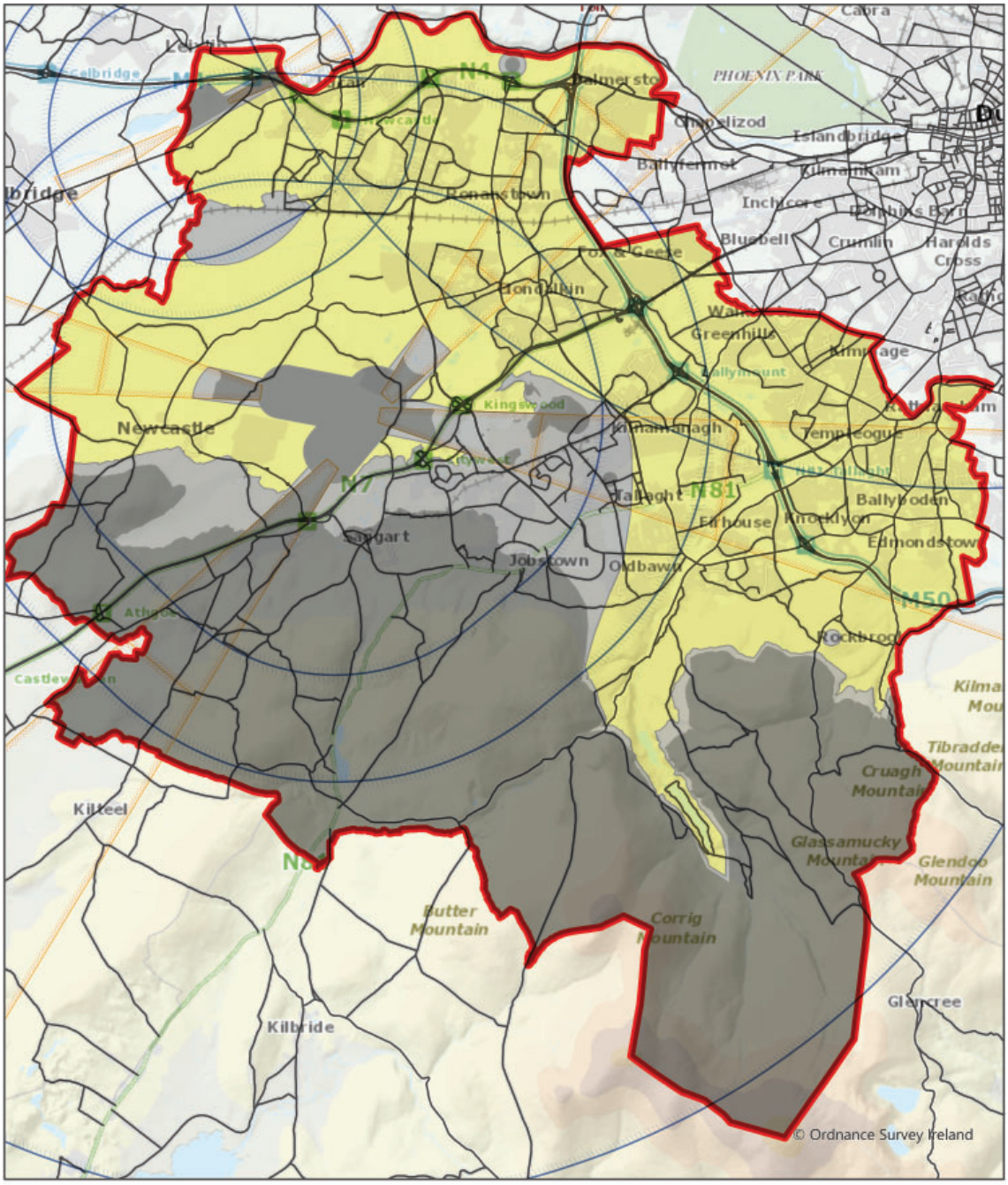
Under the Inner Horizontal Surfaces, development may be permitted up to 45 metres

1 The dimensions and slopes of these surfaces are indicated in Figure 12.2 and obstacle limitation surfaces are also shown on the Index Map and Map 12 Aviation Related of the Development Plan

above the elevation datum of the relevant aerodrome, and the prevalent building height (and elevation OD) of the surrounding area will be taken into account. The Inner Horizontal Surface of Casement Aerodrome is at elevation 131.6m OD, and the Inner Horizontal Surface of Weston is at elevation 91.3m OD.

Under the Outer Horizontal Surfaces (in areas beyond the outer limits of the Conical Surfaces), objects and proposed development which extend to a height of 145 metres or more above the datum elevation of Casement Aerodrome or of Dublin Airport should be regarded as obstacles, unless a special aeronautical study indicates that they do not constitute a hazard to aviation. The Outer Horizontal Surface of Casement is at 231.6m OD, and the Outer Horizontal Surface of Dublin Airport is at 212m OD.





Locations of Aviation Significance for Any Development

Locations in which Developments of up to 15m in height above ground are unlikely to have significance in relation to Aviation

Locations in which Developments of up to 30m in height above ground are unlikely to have significance in relation to Aviation

Note:
This map is provided as additional guidance to assist in identifying where aviation may be affected by development it does not replace the detailed guidance given. Heights information is based on regional/national data and may not be accurate in all respects.

Figure 12.1 Simplified Map for Areas of Significance for Airports

Referrals / Consultation

The Planning Authority will refer planning applications to the Department of Defence and / or to the Irish Aviation Authority and Dublin Airport Authority (daa), where relevant, in relation to the following development:

- Development within the outline of the aerodromes conical surfaces and approach surfaces;
- Proposed Landfills or Civic Amenity facilities within 13km radius of aerodromes;
- Industrial processes that may generate smoke, dust, or steam, which may restrict visibility within 4km of the runway approaches;
- Overhead electric lines, strategic pipelines and generating stations within 4km of aerodromes;
- Any proposed development exceeding an ordnance datum elevation of 45 metres above the datum level of the aerodromes;
- Any activities or development which may attract birds to areas under Approach Surfaces or Inner Horizontal Surfaces ;
- Any significant external lighting or reflective surfaces beneath Approach Surfaces, or in the vicinity of aerodromes, that may interfere with aviation or cause dazzle or glare;
- Any proposed wind turbines (or wind farm) near an aerodrome or extending above any 'obstacle limitation surface' or within 15km of the airport / aerodrome.

Development affecting the Department of Defence Security Zone surrounding Casement Aerodrome, or any development that might affect the safety, efficiency or regularity of operations at Casement Aerodrome, will be referred to the Department of Defence.

Development that might affect the safety, efficiency or regularity of operations at Weston or Dublin Airports will be referred to the Irish Aviation Authority and to the daa where it relates to Dublin Airport.

Development in the immediate vicinity of hospital helipads may be referred to the HSE's Aero Medical Unit.

Aircraft Noise

For each classification of aircraft type (including helicopters) maximum permitted levels of **Aircraft noise** are set down by ICAO in its Annex 16 – Environmental Protection: Volume I (Aircraft Noise). Ireland has declared (in IAA document: AIP Ireland Gen 1.7) that No Differences exist in respect of ICAO Annex 16 aircraft noise requirements. Compliance with Annex 16 noise standards "for environmental protection" is regulated within the EU by the European Aviation Safety Agency, and within individual States by the aircraft registration authorities, that is, by the Irish Aviation Authority for Irish-registered ["EI-" reg.] aircraft, and by the Civil Aviation Authority for UK-registered ["G-" reg.] aircraft. Noise certification is granted (by the State – country – of Registry of an aircraft) that the aircraft complies with the applicable Standards set out in ICAO's Annex 16. This is done in Ireland by the IAA under the Irish Aviation Authority (Noise Certification and Limitation) Order, S.I. 55 of 2015. This does not apply to military aircraft or to Casement Aerodrome, although current aircraft and helicopters at Casement will have been assembled to these same noise standards.

Airport noise is referred to under policy 2.3.5 of the National Aviation Policy document of 2015, as follows: *'Ireland will implement a "Balanced Approach" to noise*

management at Irish airports in accordance with Regulation (EC) No.598 of 2014 on the establishment of rules and procedures with regard to the introduction of noise-related operating restrictions at Union airports.'

It should be noted that "noise caused by aircraft" is specifically excluded from the remit of the Environmental Protection Agency under Section 108 (4)(a) of the Environmental Protection Agency Act, 1992.

Noise Contours at Weston and Casement Aerodromes

Noise contours for Weston Airport and for Casement Aerodrome were drawn up more than 20 years ago and have not been updated to reflect recent (and predicted) air traffic figures, or to reflect updated noise emissions for the current aircraft using these aerodromes.

The noise contour for Weston was drawn up in 1999 and represented a noise value of 57 db(A)Laeq16, roughly the equivalent of the new 'Zone B' recently adopted for Dublin Airport.

The noise contour for Casement predates 1999 and is understood to have been a 35 NNI (Noise & Number Index) value, which roughly approximates to 55 to 57.5 db(A) Laeq 16[2].

For new development within the Weston noise contour, and for new development within the inner half of the current Casement noise contour (which was based on different criteria), adequate sound insulation (suitable to the type of development) will be required. In locations where high levels of aircraft noise are anticipated, planning applications should be accompanied by a **noise assessment report** which shall specify proposed **noise mitigation measures** together with a **declaration of acceptance** of the applicant with regard to the result of the noise report.

Department of Defence Restrictions (Security Zone and Building Restrictions)

Casement Aerodrome is the only secure military aerodrome in the State. The requirement for such a facility is underlined by its use for the highest level inter-governmental tasks and for sensitive extraditions. The arrivals area is not overlooked from any building in close proximity and consequently there is a requirement to impose restrictions on development in that area and in close proximity to the aerodrome boundary. In considering appropriate development within the Security Zone, which comprises an area contained within 400m of the aerodrome's runways and taxiways, the following requirements shall be addressed either as part of a development submission or as a condition of permission where appropriate.

Sterile Zone:

A sterile zone shall be created from the existing Aerodrome boundary fence to the boundary of the development, subject to a minimum clear width of 2.5 metres. This zone shall be gated with access confined to Defence Forces Personnel (or other by arrangement). The Department of Defence reserves the right to install alarm systems in this area.

2 This figure represents a level of sound averaged (over 16 daytime hours) at which sound becomes obtrusive and perceived as undesirable noise.

Boundary Fence of Development:
A three-metre-high clear-visibility fence, with integrated ram defence barriers, shall be erected where the development shares a boundary with the Aerodrome.

CCTV:
Any new development along the aerodrome perimeter shall be covered by tilt and zoom cameras with a minimum zoom of 20:1, or an improved magnification as agreed. Facilities are to be provided for the images from these cameras to be shared with the military authorities as and when required.

Building Restrictions:
No buildings shall be located within 10 metres of the edge of the sterile zone (use of this area for car parking may be acceptable). Site layout to be designed with roads and yard areas located near the aerodrome boundary to provide clear lines of sight for monitoring and surveillance.

Buildings overlooking the perimeter shall have limited windows (with frosted glass) above ground floor level. Roofs shall be secure, and roof surfaces shall provide no opportunity to observe the Aerodrome while remaining hidden from view.

12.11.6 Restricted and Prohibited Development

Bird Strike Hazard
Irish Aviation Authority guidance provides that development which may attract birds, such as rubbish dumps, may not be located within 13km of Casement Aerodrome or Dublin Airport, or within 8km of Weston, and the approaches to runways in particular must be kept free of bird strike hazard. Uses and landscaping such as refuse tips, sewage works, reservoir, wetlands or nature reserves, or major planting schemes, which may attract birds should be avoided, particularly on runway approaches.

Smoke, Dust, Steam, or Fume-generating Activities
Smoke, dust, steam, or fume-generating activities, such as quarrying, mineral extraction, or other industrial development which may hinder visibility should not be located on the approaches to runways.

Solar / PV Panel Arrays
Solar / Photovoltaic Panel Arrays can give rise to glare problems for pilots and for air traffic controllers, so that proposed arrays in the vicinity of aerodromes or helipads, or on their approaches, should be assessed in submitted 'Glint and Glare' studies in relation to runway thresholds, flight paths, and control towers (See section 10.2.6, Solar PV).

Lasers and Drones
Use of lasers can significantly affect pilot vision, and any temporary use of lasers in approach or take-off areas should be avoided (except by prior agreement with the aerodrome operator).

Operation of drones / UAS (Unmanned Aircraft System) is controlled by the IAA

(under EU Regulation 2019 / 947), and these cannot be flown without authorization in controlled airspace or in the vicinity of aerodromes. Guidance on drone use is provided by the IAA.

External Lighting and Overhead Power Lines

External lighting under runway approaches should be of the cut-off type (that is, not showing light above the horizontal), and lighting masts should not protrude above any obstacle limitation surface (unless 'shielded' by an existing object of equal or greater elevation). Overhead power lines should be avoided on runway approaches close to an aerodrome or close to a helipad, with power lines routed underground in such locations.

Wind Turbines

Wind turbines and wind farms can be en-route hazards to aviation, especially in the vicinity of an aerodrome or on its approaches or on elevated ground. They can also interfere with navigational and broadcasting equipment, including radar. Turbines in excess of 100m above ground must be provided with aviation warning lights and identified on aviation charts (with extra lighting provisions necessary for turbines extending above 150m). The European Aviation Safety Agency (EASA) aerodrome specifications of 2017 and the revised ICAO "Annex 14" Standards of 2018 contain a guidance chapter in relation to these. The Irish Aviation Authority has published guidance in 2015 in relation to offshore turbines and wind farms (with applicability for inland installations), and any proposed turbines in South Dublin County should be referred to the IAA (See section 10.2.7, Wind Energy).

Tall / 'Landmark' Structures

On elevated ground, any tall buildings are liable to obtrude above one or more of the 'obstacle limitation surfaces' which extend above the entire County area. In these circumstances, any proposed landmark building, and any unusually tall structures in the southern half of the South Dublin area, should be subject to aviation analysis in respect of the obstacle limitation surfaces and any relevant existing obstacles. From an aviation point of view, developments involving buildings extending to more-or-less similar heights and similar elevations OD are preferable to developments containing buildings of greatly varied heights and elevations OD.

Metallic Surfaces

Metal-clad or reflective wall surfaces, which may cause deflection of radar and radio waves, should be avoided (or subjected to aeronautical analysis) in the immediate vicinity of aerodromes and near any navigational installations for aviation.

12.11.7 Shielding / Safeguarding

The safeguarding of aircraft in flight over South Dublin County (with consequent safeguarding of persons on the ground) is principally provided by application of the building height restrictions set out (in respect of Casement Aerodrome and of Weston Airport) by the ICAO in its "Annex 14" document (as revised in 2018), and in respect of Dublin Airport (since 2017) by the EASA in its "Certification Specifications" document. Since December 2017, European airports which are open to public use,

and with a paved runway of more than 800m, have come under EASA control (rather than ICAO, as previously). This does not apply to military aerodromes, and Weston has been given a temporary exemption due to low passenger numbers, so that Casement and Weston remain under ICAO Standards (which Standards were revised in 2018 to bring them in line with the new EASA Aerodrome Specifications).

The aviation 'obstacle limitation surfaces' giving rise to height and elevation OD restrictions which apply in South Dublin County are indicated in the following diagram and paragraphs. The applicable dimensions of these 'surfaces' at the three aerodromes which affect South Dublin County are given in more detail in later paragraphs under the names of those aerodromes. These 'obstacle limitation surfaces' and other aviation-related restrictions are also indicated in more detail on Map 12 of the Development Plan.

The main ICAO (and EASA) 'surfaces' which may affect heights of development in South Dublin are:

(i) **Two inclined imaginary surfaces leading to / from the ends of all Runways**, above which development should not extend (both broadly wedge-shaped in plan (colours correspond to Figure 12.2):

(a) 'Approach Surfaces' ■ ; and
(b) 'Take-off Climb Surfaces' ■ ;
these two Surfaces rise at various gradients – at 2% (to 3.33%) at Casement, and at 3.3% and 4% at Weston – as defined in ICAO's "Annex 14 – Aerodrome Design…" (and as outlined below), and they extend for up to 15km.

Additionally, within the Take-off area, an object extending higher than a 1.2% gradient – even if it does not project above the Take-off Climb Surface – is subject to aeronautical analysis and may require to be identified on Aerodrome Charts (per ICAO's "Annex 4 – Aeronautical Charts").

and

(ii) **Two (or three) further imaginary race-track-shaped "obstacle limitation surfaces" surround each airpor**t, to provide protection for the manoeuvring and circling of aircraft:

(a) a flat 'Inner Horizontal Surface' ■ set at 45m above the airport's datum elevation;
(b) an inclined 'Conical Surface' ■ which rises from the edge of the Inner Horizontal Surface at 5% gradient; and
(c) for Casement and Dublin Airport (but not for Weston) – a large circular flat 'Outer Horizontal Surface' ■ commencing at the outer (upper) rim of the Conical Surface and extending at 145m above the airport's datum elevation to 15km from the aerodrome reference point.

Of the Surfaces listed above, the Approach and Take-off Climb Surfaces are the more important.

Other important Surfaces exist close to runways (for example, the 'Transitional

Surfaces' ■ beside runways), but these are not detailed in this Plan as they mainly affect airfields themselves rather than lands in other ownership.
New objects should not project above any of these imaginary 'surfaces', unless 'shielded' by an existing obstacle.

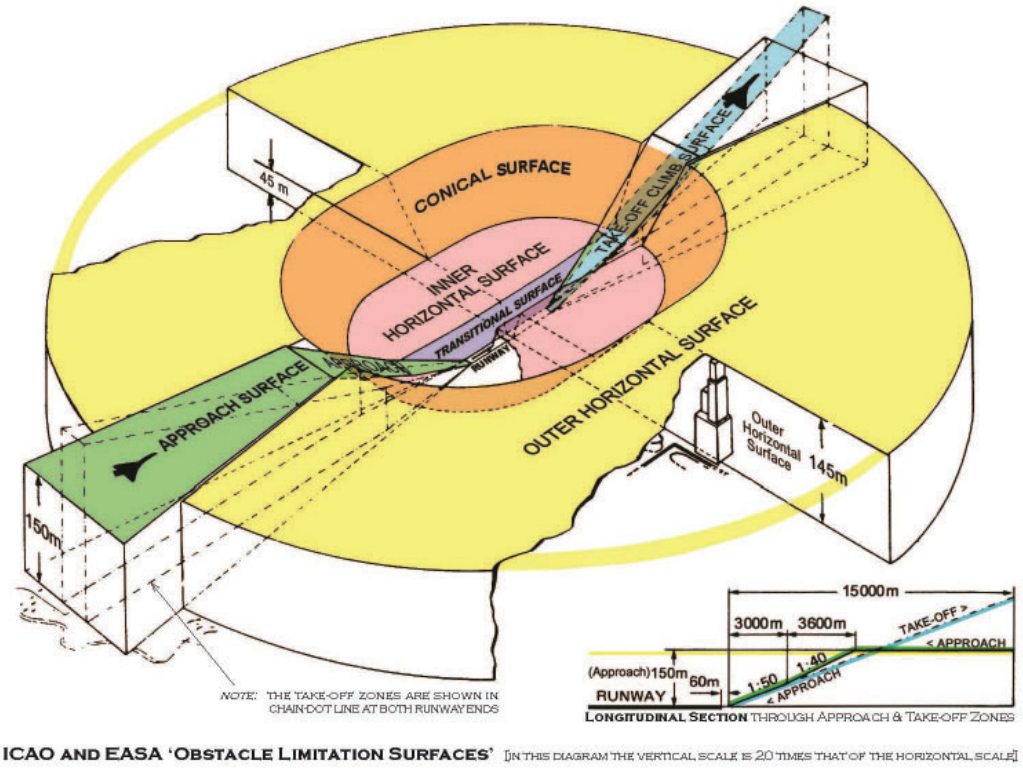


Figure 12.2: Obstacle Limitation Surfaces: Irish Aviation Authority

The Principle of Shielding

In assessing heights in relation to the above obstacle limitation surfaces, the principle of 'shielding' (as defined by ICAO) may be relevant, in particular in the elevated areas to the south of the County where existing objects, and the land itself, project above these obstacle limitation surfaces. The IAA also provides guidance on 'shielding'. This principle allows that (subject to aeronautical analysis) an existing tall 'obstacle' – whether a building, mast, aerial, tree, or the ground itself – which is located nearer to the relevant runway, may provide a 'shielding' for another new object behind it, which rises to the same elevation OD. An example of this is shown in the diagram below:

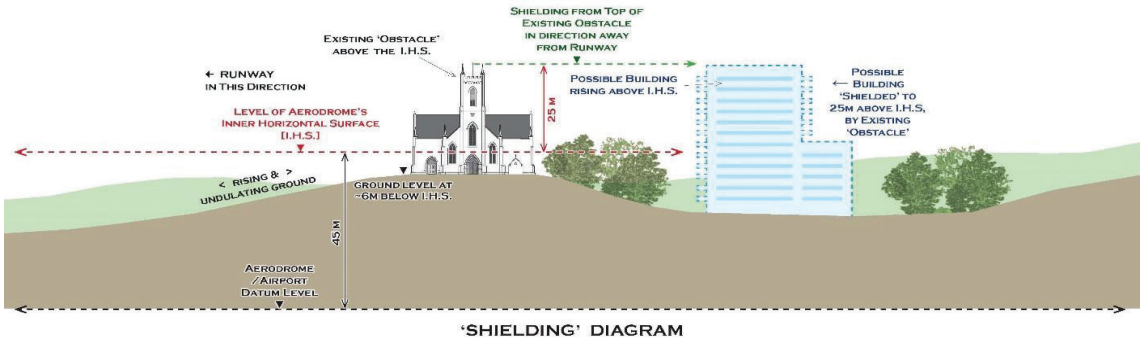


Figure 12.3: Shielding[3]

3 South Dublin Aviation Policy Review 2021, O'Dwyer & Jones Design Partnership

It should be noted that the limits to development in the vicinity of an aerodrome are expressed in elevations OD (that is, metres above mean sea level), so that permissible height in any location is ascertained by subtracting the elevation OD of the ground (its contour line in metres OD) from the elevation OD of any 'Obstacle Limitation Surface' which lies above that particular site.

Cranes During Construction:
Any temporary structures, such as cranes to be used during construction, must also be assessed in relation to the ICAO (or EASA) obstacle limitation surfaces. This applies in particular to tower cranes which may extend to a considerable height above a proposed development (and well above the 45m height of an Inner Horizontal Surface). Under S.I. 215 of 2005, prior notification of any crane which might breach an obstacle limitation surface is required to be given, 30 days in advance, to the IAA and to the airport / aerodrome operator, who may set conditions for its operation.

12.12 Monitoring

12.12.1 Introduction

This Section of the Chapter sets out the Monitoring aspect of the Development Plan.

The establishment of a monitoring system is important to better understand whether and to what extent, the policies of the Development Plan and their objectives are being realised.

It should be recognised that the outcomes of a monitoring framework often take a number of Plan cycles to be realised but the plan provides the first step, following the adoption of the National Planning Framework (NPF) and Regional Spatial Economic Strategy (RSES), towards demonstrating how the values and quality outcomes are performing at County Development Plan level.

The monitoring framework provides for the assessment of the activity throughout the County during the lifetime of the Plan with a combination of quantitative (numbers) and qualitative measures of the policies and objectives. Quantitative measures may include, for example, the number of constructed units, units permitted and the spatial location of such units while example of a qualitative measures includes assessment and implementation of design standards such as 'the quality of urban design' or how developments contribute to placemaking.

12.12.2 Monitoring Structure

The monitoring framework for the County Development Plan is set out under Section 12.12.5 below.

The framework is anchored to the overall Vision for the Development Plan and individual chapters (Refer to Chapter 1 section 1.4) which are broadly aligned with the United Nations Sustainable Development Goals, the National Strategic Outcomes of

the NPF and the Regional Strategic Outcomes of the RSES.

The implementation and monitoring framework categorises key policies in terms of their contribution towards the achievement of the Strategic Vision set out below and Chapter 1 section 1.7 Achieving the Vision.

In 2028 South Dublin will be a place that our communities are proud of, that our businesses can thrive in and that will help us to live greener and healthier lives. Many of the policies are multi-faceted and therefore contribute to the achievement of the Strategic County Vision.

Many of the policies are multi-faceted and therefore contribute to the achievement of the Strategic County Vision.

Relevant policies are assessed in terms of direct implementation which include key performance indicators to monitor / evaluate the delivery of the policy.

It is noted that the intention of policy is wide-ranging and as such the implementation and monitoring framework does not comprise a comprehensive list of all policies.

While every effort has been made to formulate policies in the Plan that are S.M.A.R.T.E.R. (Specific, Measurable, Assignable, Realistic, Time-Bound, Evaluated and Reviewed) it is acknowledged that not all policies may be measured in easily identifiable quantitative values.

Many policies relate to Planning Data (APAS) processes which may be implemented through established internal processes and procedures. Other policies may relate to criteria which are considered as part of holistic decision-making processes which require the balancing of a range of policies against particular site-specific circumstances.

In addition, it is noted that many policies are intended to facilitate and support an intended outcome, rather than act as a direct means of delivering the outcome.

In this regard, implementation of the policies of the County Development Plan, and the delivery of desired planning outcomes, may be subject to a range of external factors, most notably wider economic circumstances and availability of resources. Notwithstanding these limitations, the implementation and monitoring framework seeks to align, where possible, the right indicators that appropriately reflect and measure whether a policy is being achieved.

12.12.3 Plan Evaluation and Reporting

The purpose of the monitoring framework is to function as a formal feedback loop. The evaluation and reporting process is intended to comprise a key input into the formulation and refinement of future planning policy.

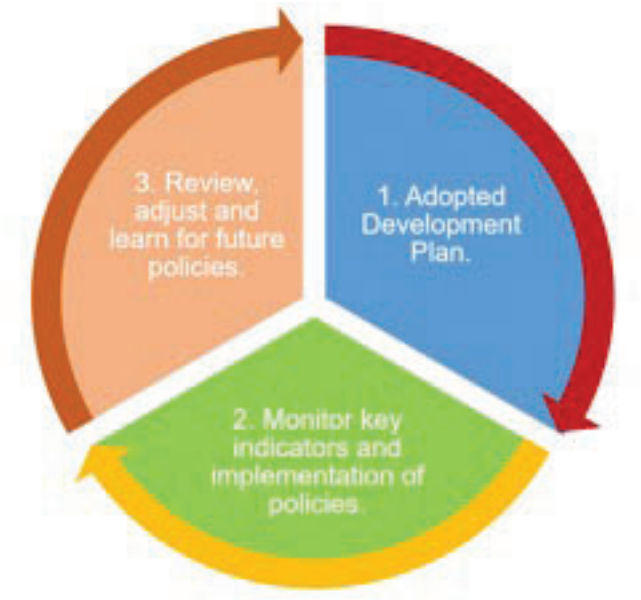


Figure 12.4: Development Plan 2022-2028 Monitoring Cycle

The framework will form an important evidence-based input and integrate with the review process of the subsequent County Development Plan 2028-2034.
This framework is also designed to assist the Planning Authority in preparing reports in meeting its statutory requirements, including:

- → The 2 Year Review of the 2022-2028 County Development Plan (which will include information in relation to progress on, and the results of, monitoring the significant environmental effects of implementation of the Development Plan);
- → Report to the Regional Assembly setting out progress made in supporting objectives of the RSES.

12.12.4 Environmental Monitoring

Article 10 of the Strategic Environmental Assessment Directive requires monitoring of the significant environmental effects of the implementation of the County Development Plan in order to identify, at an early stage, unforeseen adverse effects and to enable appropriate remedial action to be undertaken.

While the monitoring framework set out in this Chapter incorporates some monitoring of environment related objectives, the full and comprehensive monitoring and evaluation assessment, required to be undertaken under Article 10 of the SEA Directive, is set out in the Strategic Environmental Assessment that accompanies the County Development Plan. Consideration will be given to integrating these monitoring processes over the life of the Plan while ensuring that the environmental objectives are clearly identifiable.

12.12.5 Monitoring Framework

Introduction

The following sets out the monitoring framework for the 2022-2028 Development Plan and is structured in line with the Chapter sequence of the Plan.

Chapter 1 - Introduction Strategic Vision and Climate Action

Policy Ref.			Implementation	Monitoring (Key Performance / Data Source)
CA1: International / National / Regional Climate Action objectives and South Dublin Climate Action Plan	✓	✓	Consistency with International / National / Regional Climate Action objectives.	Report prepared in line with requirements of 25A(1) of the Planning and Development Act 2000 (as amended). Implementation of South Dublin Climate Action Plan 2019-2024 monitored through existing 'tracker'.

Chapter 2 - Core Strategy and Settlement Strategy

Policy Ref.			Implementation	Monitoring (Key Performance / Data Source)
CS1: Strategic Development Areas	✓	✓	Planning Department, infrastructure providers and state agencies .	Percentage of development within the residential and employment growth areas identified in the MASP. **Source:** GeoDirectory, CSO Completions, Housing Taskforce Returns and MASP Implementation Group.
CS2: City Edge Regeneration lands	✓	✓	Planning Department, Dublin City Council and all relevant Stakeholders.	Preparation of a Local Area Plan or other appropriate mechanism and monitor development within the City Edge lands. **Source:** Planning Data (APAS).
CS3: Monitoring Population and Housing Growth	✓	✓	Planning Department.	New dwelling completions within each settlement. Progress on implementation of extant planning permissions, delivery rate of units per neighbourhood within the overall settlement. **Source:** CSO dwelling completions, Housing Taskforce Returns, 2022 Census, APAS and GeoDirectory.

CS4: Active Land Management	✓	✓	Planning and Economic Departments.	Number of sites added and or removed from the Vacant Sites Register or Residential Zoned Land Tax (RZLT), as appropriate and brought forward for development. **Source:** SDCC Vacant Sites Register / HTF data and RZLT map.
CS5: Lands for Employment	-	✓	Planning and Economic Departments.	Monitor uptake of employment lands using land capacity study baseline. **Source:** Planning Data (APAS) and BCMS. **Source:** GeoDirectory, CSO Completions, and APAS.
CS6: Settlement Strategy – Strategic Planning Principles	✓	✓		Percentage of residential development within or contiguous to Dublin City and Suburbs, Saggart, Rathcoole and Newcastle. **Source:** GeoDirectory, CSO Completions, and APAS.
CS7: Consolidation Areas within the Dublin City and Suburbs	✓	✓		New dwelling completions, and employment within Dublin City and Suburbs Settlement. **Source:** CSO dwelling completions, Housing Taskforce Returns, and Census.
CS8: Saggart	✓	✓	Planning Department.	New dwelling completions, and employment within the settlement of Saggart. **Source:** CSO dwelling completions, Housing Taskforce Returns, and Census.
CS9: Newcastle	✓	✓	Planning Department.	New dwelling completions, and employment within the settlement of Newcastle. **Source:** CSO dwelling completions, Housing Taskforce Returns, and Census.
CS10: Rathcoole	✓	✓	Planning Department.	New dwelling completions, and employment within the settlement of Rathcoole. **Source:** CSO dwelling completions, Housing Taskforce Returns, and Census.
CS11: Rural Areas	✓	✓	Planning Department.	New dwelling completions within the rural area. **Source:** CSO dwelling completions, Housing Taskforce Returns, and Census.

Chapter 3 – Natural, Cultural and Built Heritage

Policy Ref.			Implementation	Monitoring (Key Performance / Data Source)
NCBH1: Overarching	✓	✓	Planning Department and Environment Directorate Supported by National Climate Action Plan 2019, National Biodiversity Action Plan 2021-2025 and the South Dublin County Council Biodiversity Action Plan, 2020-2026, the National Planning Framework (NPF) and the Eastern and Midlands Regional Spatial and Economic Strategy (RSES).	Preparation and implementation of new County Heritage Plan and County Biodiversity Action Plan. Compliance with planning permissions. **Source:** APAS, Heritage and Biodiversity Plan reviews.
NCBH2: Biodiversity	✓	✓	Planning and Environment Departments. Comply with Green Infrastructure (GI) Strategy.	Implementation of Actions in SDCC Biodiversity Action Plan and Pollinator Plan. Compliance with GI measures. **Source:** National Biodiversity and Pollinator Plans, South Dublin County Biodiversity and Pollinator Plans, All Ireland Pollinator Plan, and GI monitoring including 'green space factor'.
NCBH3: Natura 2000 sites	✓	✓	Planning Department.	Screening for all planning applications and plans and appropriate assessment where required. Referral to the National Parks and Wildlife Service (NPWS) and other relevant prescribed bodies. **Source:** APAS.
NCBH4: Proposed Natural Heritage Areas	✓	✓	Planning Department.	Referral to NPWS and other relevant prescribed bodies. **Source:** National legislation and APAS.

NCBH5: Protection of Habitats and Species Outside of Designated Areas	✓	✓	Planning and other Internal Departments.	Ecological Impact Assessments carried out and referrals to NPWS. **Source:** APAS.
NCBH6: Dublin Mountains	✓	✓	Planning Department.	Policy adhered to in the relevant zoning. **Source**: APAS.
NCBH7: Liffey River Valley and Special Amenity Order	✓	✓	Planning Department.	Policy adhered to in the relevant zoning and Special Amenity Area Orders (SAAO). SAAO committee re-established. **Source:** APAS and Co-ordination with Fingal County Council.
NCBH8: Dodder Valley	✓	✓	Planning Department.	Policy adhered to in the relevant zoning. **Source:** APAS.
NCBH9: Grand Canal	✓	✓	Planning Department.	Adherence to policy through Development Management. **Source:** Co-operation with Waterways Ireland and the Office of Public Works (OPW) and APAS.
NCBH10: Invasive Species	✓	✓	Planning, Environment, Water and Climate Change Directorate.	Carry out actions in the Biodiversity Action Plan. **Source:** Biodiversity Action Plan monitoring and fora.
NCBH11: Tree Preservation Orders and other Tree Protections	✓	✓	Planning, Environment, Water and Climate Change Directorate.	Review of Tree Preservation Orders. **Source:** Survey work to inform.
NCBH12: Geological Sites	-	-	Planning Department.	Policies adhered to through Development Management. **Source:** Planning Data (APAS) and Geological Survey of Ireland (GSI).

NCBH13: Archaeological Heritage	✓	-	Planning Department.	Planning Permissions Standards. Referral of planning applications to Department of Housing, Local Government and Heritage and the Heritage Council. **Source:** APAS (planning referrals).
NCBH14: Landscapes	✓	✓	Planning Department. Compliance with the Landscape Character Assessment.	Development Management. **Source:** Landscape Character Assessment.
NCBH15: Views and Prospects	✓	-	Planning Department.	Development Management. **Source:** Landscape Character Assessment.
NCBH16: Industrial Heritage	✓	✓	Planning Department, Economic, Enterprise and Tourism Development Directorate.	Review of Industrial Heritage Survey.
NCBH17: Irish Language and Local Heritage	✓	-	Economic, Enterprise and Tourism Development Directorate.	Planning Permissions Standards / Government Supported Designation.
NCBH18: Multi-Culturalism	✓	-	Economic, Enterprise and Tourism Development Directorate.	Cultural Heritage Promotion Activities.
NCBH19: Protected Structures	✓	✓	Planning Department.	Referral of planning applications and section57 to Conservation Officers and relevant prescribed bodies. Review and update, if necessary, after any Ministerial recommendations following publication of an updated National Inventory of Architectural Heritage (NIAH) for the County. **Source:** Planning Data (APAS) or review of County Development Plan.

NCBH20: Architectural Conservation Areas	✓	✓	Planning Department.	Referral of planning applications to Conservation officer and relevant prescribed bodies. **Source:** Planning Data (APAS).
NCBH21: Architectural Conservation and Design	✓	✓	Planning Department.	Referral of planning applications to Conservation officer and relevant prescribed bodies. **Source:** Planning Data (APAS).
NCBH22: Adapting and Reusing Historic Buildings	✓	✓	Planning Department.	Referral of planning applications to Conservation officer and relevant prescribed bodies. **Source:** Planning Data (APAS).
NCBH23: Placemaking and the Historic Built Environment	✓	✓	Planning Department.	Planning Permissions. **Source:** Planning Data (APAS).
NCBH24: Climate Change, Adaptation and Energy Efficiency in Traditional and Historic Buildings	✓	✓	Planning Department.	Referral of planning applications to Conservation officer and relevant prescribed bodies. **Source:** Planning Data (APAS).
NCBH25: Vernacular / Traditional and Older Building, Estates and Streetscapes	✓	✓	Planning Department.	Planning Permissions. **Source:** Planning Data (APAS).
NCBH26: Features of Interest	✓	-	Planning Department.	Planning Permissions. **Source:** Planning Data (APAS).

Chapter 4 – Green Infrastructure

Policy Ref.			Implementation	Monitoring (Key Performance / Data Source)
GI1: Overarching	✓	✓	Comply with GI Strategy prepared in conjunction with this Plan Planning Department and Environment Directorate Supported by National Climate Action Plan 2019, National Biodiversity Action Plan 2021-2025 and the South Dublin County Council Biodiversity Action Plan, 2020-2026, the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES).	Implementation of objectives set out in Chapter 4: *Green Infrastructure* and the measures set out Chapter 12: *Implementation and Monitoring* of this Plan. **Source:** Planning Data (APAS).
GI2: Biodiversity	-	✓	Comply with GI Strategy and interventions listed in the Implementation and Monitoring Chapter (12) of this Plan.	Implementation of objectives set out in Chapter 4: *Green Infrastructure* and the measures set out Chapter 12: *Implementation and Monitoring* of this Plan. **Source:** Planning Data (APAS).
GI3: Sustainable Water Management	-	✓	Planning Department and Environment Directorate.	Development Management, compliance of relevant planning applications with Hydro studies, as necessary. **Source:** Planning Data (APAS).
GI4: Sustainable Urban Drainage Systems	✓	-	Planning Department and Environment Directorate.	Compliance of Planning applications with provisions of SuDS guidance and advice of water services, public realm and climate action sections of Council. **Source:** Planning Data (APAS).

GI5: Climate Resilience	✓	✓	Planning and other internal SDCC Departments, Support of SDCC Climate Change Action Plan (CCAP) 2019-2024, National Climate Action Plan (CAP) 2019.	Continued input to Climate Action Tracker System which monitors progress on range of interventions across SDCC Departments. **Source:** Planning Data (APAS) and Climate Action Tracker.
GI6: Human Health and Well-being	✓	✓	Compliance with GI provisions of plan impacting on human health and wellbeing for example, Provision of parks, recreational and biodiversity areas.	Permissions granted with management requirements as set out in Chapter 12: *Implementation and Monitoring* details of connections to GI network and provisions of detailed GI Infrastructure plans. **Source:** Planning Data (APAS).
GI7: Landscape, Natural, Cultural and Built Heritage	✓	✓	Compliance with County Heritage Plan, the Landscape Character Assessment and policies across all sections of the Plan.	Development Management. Permissions granted demonstrating compliance with Chapter 12: *Implementation and Monitoring* **Source:** Planning Data (APAS).

Chapter 5 – Quality Design and Healthy Placemaking

Policy Ref.			Implementation	Monitoring (Key Performance / Data Source)
QDP1: Successful and Sustainable Neighbourhoods	✓	✓	Planning Department and Council works.	Projects supported by Central Government Funding (such as the Urban Regeneration and Development Fund (URDF)), three year rolling Capital Programme, implementation of Planning Schemes, LAPs, and Framework / Master Plans, and preparation of City Edge Strategic Framework and subsequent statutory Plan. **Source:** Capital Programme, Forward Planning Work Programme, Project Delivery Team, and Planning Data (APAS).

QDP2: Overarching - Successful and Sustainable Neighbourhoods	✓	✓	Planning Department and Council works.	Central Government Funding (such as URDF), three year rolling Capital Programme, implementation of Planning Schemes, LAPs, and Framework / Master Plans and preparation of City Edge Framework Plan and LAP. **Source:** Capital Programme, Forward Planning Work Programme, Project Delivery Team, and Planning Data (APAS).
QDP3: Neighbourhood Context	✓	-	Planning Department and Council works.	Progress SDCC's Village and Centre enhancement initiatives, number of Conservation Grants issued, and progress of proposed Architectural Conservation Areas (ACAs). **Source:** Capital Programme and Conservation Officer.
QDP4: Healthy Placemaking	✓	-	Planning Department and Council works.	Central Government Funding (such as URDF), three year rolling Capital Programme, implementation of Planning Schemes, LAPs, and Framework / Master Plans, preparation of City Edge Strategic Framework Plan and LAP and Part 8s. **Source:** Capital Programme, Forward Planning Work Programme, Project Delivery Team, and Planning Data (APAS).
QDP5: Connected Neighbourhoods	✓	✓	Planning Department and Council works.	Spatial analysis - location of permitted residential development and proximity to sustainable modes of transport. Monitor Movement data. **Source:** Planning Data (APAS), Drawing Office, 2022 Census (Place of work school / college, Census of anonymised records POWSCAR Data), Emissions Data / NTA Data Sets, and Housing Task Force Returns data.

QDP6: Public Realm	✓	✓	Planning Department and Council works.	Number of public realm projects supported by Central Government Funding (such as URDF), three year rolling Capital Programme, progress SDCC's Village and Centre enhancement initiatives, and Part 8s. **Source:** Capital Programme, Forward Planning Team, Project Delivery Team, and Planning Data (APAS).
QDP7: High Quality Design – Development General	✓	✓	Planning Department.	Review of developments of scale including residential, mixed-use, commercial and employment for consistency with 'The Plan Approach' and Building Height and Density Guide (BHDG) principles and guidance. **Source:** Planning Data (APAS).
QDP7: High Quality Design – Street Frontage	✓	-	Planning Department.	Review of developments of scale including residential, mixed-use and employment, and advertising and signage applications, particularly within urban centres, for consistency with Street Frontage policy and objectives. **Source:** Planning Data (APAS).
QDP7: High Quality Design – Street Width and Height	✓	-	Planning Department.	Review of development of scale including residential, mixed-use, commercial and employment, particularly within urban centres, for consistency with Street Width and Height policy and objectives. **Source:** Planning Data (APAS).
QDP7: High Quality Design – Adaptability and Inclusivity	✓	✓	Planning Department.	Review of development of scale including residential, mixed-use, commercial and employment, and public realm / open space and parks developments, for consistency with Adaptability and Inclusivity policy and objectives. **Source:** Planning Data (APAS).
QDP8: High Quality Design – Building Height and Density Guide (BHDG)	✓	✓	Planning Department.	Review of developments of scale including residential, mixed-use, commercial and employment for consistency with BHDG principles and guidance. **Source:** Planning Data (APAS).

QDP9: Building Height and Density	✓	✓	Planning Department.	Review of developments of scale including residential, mixed-use, commercial and employment for consistency with BHDG principles and guidance. **Source:** Planning Data (APAS).
QDP10: Mix of Dwelling Types	✓	-	Planning Department and Housing Department.	Monitor applications against the recommendations of the Housing Strategy and Housing Need and Demand Assessment (HNDA). **Source:** Housing Taskforce data, and CSO unit type completions.
QDP11: Materials, Colours and Textures	✓	-	Planning Department.	Review of developments of scale including residential, mixed-use, commercial and employment for consistency with BHDG principles and guidance. **Source:** Planning Data (APAS).
QDP15: Sustainable Rural Neighbourhoods	✓	✓	Planning Department.	Review of applications within the rural hinterland areas. **Source:** Planning Data (APAS).
QDP12: Local Area Plans (LAP)	✓	-	Planning Department.	Preparation / Review of LAPs. **Source:** Planning Department.
QDP13: Strategic Development Zones (SDZs)	✓	-	Planning Department.	Preparation / Review of SDZs. **Source:** Planning Department.
QDP14: Framework Plans (FP)	✓	-	Planning Department.	Preparation / Review of FPs. **Source:** Planning Department.

Chapter 6 - Housing

Policy Ref.			Implementation	Monitoring (Key Performance / Data Source)
H1: Housing Strategy and Interim HNDA	✓	-	Planning Department and Housing Department.	Monitor applications against the recommendations of the Housing Strategy and HNDA. **Source:** Housing Taskforce data, and CSO unit type completions.

H2: Supply of Housing	✓	✓	Planning Department.	New dwelling completions and vacancy rates within each settlement. Progress on implementation of extant planning permissions, delivery rate of units per neighbourhood within the overall settlement. Publication of RZLT map for Revenue implementation. **Source:** CSO dwelling completions, Housing Taskforce Returns, 2022 Census, and GeoDirectory.
H3: Housing for All	✓	✓	Housing Department and Planning Department.	Implementation of the South Dublin Age Friendly Strategy 2020-2024 and promote 'aging in place' and opportunities for right sizing within communities. **Source:** Implementation of the Age Friendly Strategy.
H4: Traveller Accommodation	✓	✓	Housing Department.	Traveller Accommodation Programme 2019-2024 (and any superseding programmes agreed by the Council. **Source:** Traveller Accommodation Programme.
H5: Other Housing	✓	-	Planning Department.	Support and facilitate relevant agencies in the provision of specific emergency or other forms of housing need. **Source:** Housing Department data and Planning Data (APAS).
H6: Student Accommodation	✓	✓	Planning Department.	Monitor the location of professionally managed student accommodation. **Source:** Planning Data (APAS).
H7: Residential Design Layout	✓	✓	Planning Department.	Monitor and identify high quality residential schemes in the county to inform future policy refinement. **Source:** Planning Data (APAS).
H8: Public Open Space	✓	✓	Planning Department, Community Section, and Public Realm Team.	Progression of works forming part of the Parks and Open Space Strategy, progression of roll out of Teen Space Programme 2021 and Sports Pitch Strategy. **Source:** Review of Strategy Implementation.

H9: Private / Semi -private Open Space	✓	✓	Planning Department.	Monitor applications against the standards. **Source:** Planning Data (APAS).
H10: Internal Residential Accommodation	✓	✓	Planning Department.	Monitor and count the number of applications which provide housing units which exceed the minimum standards. **Source:** Planning Data (APAS).
H11: Privacy & Security	✓	-	Planning Department.	Monitor and count the number of applications which provide housing units which exceed the minimum standards. **Source:** Planning Data (APAS).
H12: Steep or Varying Topography Sites	✓	✓	Planning Department.	Monitor and identify high quality residential schemes in the county to inform future policy refinement. **Source:** Planning Data (APAS).
H13: Residential Consolidation	✓	✓	Planning Department.	Monitor the number and location of residential infill applications during the lifetime of the Plan. **Source:** Planning Data (APAS).
H14: Residential Extensions	✓	✓	Planning Department.	Monitor the number and location of residential extension applications during the lifetime of the Plan. **Source:** Planning Data (APAS).
H15: Family Flats	✓	-	Planning Department.	Monitor the number and location of family flat applications during the lifetime of the Plan. **Source:** Planning Data (APAS).
H16: Rural House Management	-	✓	Planning Department.	Number of houses granted planning permission on lands zoned 'RU', 'DMZ', 'HA-LV' or 'HA-DV'. **Source:** Planning Data (APAS).
H17: Rural House Policy	✓	✓	Planning Department.	Number of houses granted planning permission on lands zoned 'RU', 'DMZ', 'HA-LV' or 'HA-DV'. Review of policy undertaken. **Source:** Planning Data (APAS).
H18-20: Rural House in Specific Zones RU, DMZ, HA	✓	✓	Planning Department.	Number of houses granted planning permission on lands zoned 'RU', 'DMZ', 'HA-LV' or 'HA-DV'. **Source:** Planning Data (APAS).

H21: Replacement Dwellings	✓	✓	Planning Department.	Number of houses granted planning permission on lands zoned 'RU', 'HA-DM', 'HA-LV' or 'HA-DV'. **Source:** Planning Data (APAS).
H22: Rural Dwelling Occupancy	✓	✓	Planning Department.	Ensuring policy is implemented, and number of houses granted planning permission on lands zoned 'RU', 'DMZ', 'HA-LV' or 'HA-DV'. **Source:** Planning Data (APAS).
H23: Rural House Extension	✓	✓	Planning Department.	Number of house extensions granted planning permission on lands zoned 'RU', 'DMZ', 'HA-LV' or 'HA-DV'. **Source:** Planning Data (APAS).

Chapter 7 – Sustainable Movement

Policy Ref.			Implementation	Monitoring (Key Performance / Data Source)
SM1: Overarching	✓	✓	NTA and TII, Planning Department and Council works.	Achievement of County Mode Split Targets, implementation of Council Roads Programme and Cycle South Dublin Programme, and implementation of NTA Transport Strategy and TII Policy **Source:** POWSCAR data from census, review of Council programmes (as above), and review of agency programmes (as above).
SM2: Walking and Cycling	✓	✓	NTA, Planning Department and Council works.	Implementation of Cycle South Dublin Programme, implementation of permeability projects arising from Sustainable Movement Studies, achievement of County Mode Split Targets for Walking and Cycling, and number of schools participating in School Streets and Green Schools initiatives. **Source:** POWSCAR data from next census, review of Council programmes, An Taisce Green Schools Programme, and Roads Section.

SM3: Public Transport (PT)	✓	✓	NTA, TII, SDCC.	Implementation of public transport improvements, and achievement of County Mode Split Targets for Public Transport. **Source:** NTA and TII, and POWSCAR data from next census.
SM3(a): PT BUS	✓	✓	NTA, TII, SDCC.	Implementation of public transport improvements, and achievement of County Mode Split Targets for Bus. **Source:** NTA and TII, and POWSCAR data from next census.
SM3(b): PT RAIL	✓	✓	NTA, TII, SDCC.	Implementation of public transport improvements, and achievement of County Mode Split Targets for Rail. **Source:** NTA and TII, and POWSCAR data from next census.
SM6: Strategic Rd Network	✓	✓	TII and SDCC.	Implementation of Council Roads Programme and TII policy. **Source:** SDCC and TII.
SM7: Street and Rd Design	✓	✓	Planning Department and Council works.	Consistency with DMURS. **Source:** Monitor and review built form, and Planning Data (APAS).
SM8: Traffic / Transport	-	✓	Planning Department and Council works.	Submission and implementation of mobility management plans for large proposals and carrying out of traffic studies. **Source:** Planning Data (APAS) and Roads Section.
SM9: Car Parking and EV Charging	-	✓	Planning Department and Council works.	Collaboration with the Climate Action Regional Office (CARO) in the implementation of EV charging, number of EV charging points permitted / provided, and implementation of County Development Plan maximum parking standards. **Source:** Planning Data (APAS) and CARO.

Chapter 8 – Community Infrastructure & Public Open Space

Policy Ref.			Implementation	Monitoring (Key Performance / Data Source)
COS1: Social Inclusion / Community Development	✓	✓	South Dublin County Council / Community Section.	Implementation of the requirements of the Corporate Plan and Local Economic and Community Plan (LECP). **Source:** Corporate Plan, Chief Executive Reports and LECP review.
COS2: Infrastructure	✓	✓	Planning Department and Community Section.	Implementation of the requirements of the Corporate Plan and LECP. **Source:** Corporate Plan and LECP review.
COS3: Community Centres	✓	✓	Planning Department and Community Section Audits and Assessments.	Development and implementation of the Community Centre Strategy, achievement of standard for provision of community centres, and implementation of LECP requirements. **Source:** LECP review.
COS4: Sports Facilities / Centres	✓	✓	Planning Department and Community Section Audits and Assessments.	Implementation of the requirements of the LECP. **Source:** LECP review.
COS5: Parks / OS	✓	✓	Planning Department and Community Section / Public Realm Team.	Progression of works forming part of the Parks and Open Space Strategy, progression of roll out of Teen Space Programme 2021 and Sports Pitch Strategy. **Source:** Review of Strategy Implementation.
COS6: Healthcare	✓	✓	Planning Department.	Provision of healthcare facilities within the County / Baseline Data Social Infrastructure Audit and in accordance with standard. **Source:** HSE Data.
COS7: Childcare	✓	✓	Planning Department, / Community / Tusla.	Provision of childcare in the County. **Source:** SDCC, Community Audits, Tusla, and review of Planning Data (APAS).

COS8: Schools	✓	✓	Planning Department / Department of Education and Skills.	Schools Planning as required. **Source:** SDCC / DES.
COS9: Higher Education	✓	✓	Planning Department / Dublin and Dún Laoghaire Education Training Board (DDLETB) Technological University Dublin (TUD).	Development and / or expansion of facilities within the County. LECP Educational Attainment. **Source:** SDCC Permissions and CSO Data.
COS10: Libraries	✓	✓	Planning Department, Community and Library Services.	Implementation of the Open to You – South Dublin Library Development Plan and any superseding document. **Source:** Community Section Review and Update.
COS11: Arts / Culture	✓	-	SDCC Community.	Implementation of South Dublin County Arts Strategy (2016-2020) and the South Dublin County Cultural and Creativity Strategy (2018-2022) and any superseding plans and strategies. **Source:** Community Section Review and Update.
COS12: Places of Worship	✓	-	Planning Department, and SDCC Community / Public Realm.	New permissions as needs arise. **Source:** Planning Indicators.
COS13: Burial Grounds	✓	-	SDCC Community / Public Realm / Environment Section.	Environment / Community Sections - as needs are identified. **Source:** Planning Indicators.
COS14: Fire Stations	✓	-	SDCC Environment Section.	As need arises in consultation with Dublin Fire Brigade. **Source:** Consultation with Dublin Fire Brigade.

Chapter 9 – Economic Development and Employment

Policy Ref.			Implementation	Monitoring (Key Performance / Data Source)
EDE2: Overarching	✓	✓	Planning Department, Economic, Enterprise, Tourism Development and Grange Castle Business Park and LECP.	Employment Growth at Strategic Employment Locations, Planning Consent Standards, preparation of new SDCC LECP. **Source:** CSO data and SDCC.
EDE2: Green Economy	✓	✓	Planning Department, LECP, Economic, Enterprise, Tourism Development and Grange Castle Business Park.	National, Regional and Local Energy data. **Source:** CODEMA, CARO and CSO data.
EDE3: Innovation Economy	✓	-	Planning Department, LECP, Economic, Enterprise, Tourism Development and Grange Castle Business Park.	Increase in IDA supported companies within SDCC / IDA Employment Growth at Strategic Employment Locations. **Source:** SDCC and CSO data.
EDE4: Urban Growth	✓	-	Planning Department, LECP, Economic, Enterprise, Tourism Development and Grange Castle Business Park.	Quantum of non-employment development permitted in employment zoned lands. **Source:** Planning Data (APAS).
EDE5: Building on Clusters	✓	-	Planning Department, LECP, Economic, Enterprise, Tourism Development and Grange Castle Business Park.	Employment Growth at Strategic Employment Locations. **Source:** CSO data.
EDE6: A Learning Economy	✓	-	Planning Department, LECP, Economic, Enterprise, Tourism Development and Grange Castle Business Park.	Educational attainment of SDCC residents. **Source:** CSO data.

EDE7: Space Extensive Land Use	✓	-	Planning Department.	Percentage of permissions where the development successfully fulfills objectives under policy EDE7. **Source:** Planning Department.
EDE8: Retail Overarching	✓	-	Planning Department.	Retail Completions in Town Centres, and Populations and Employment Growth in County Towns. **Source:** Planning Data (APAS), CSO data, and Planning Department.
EDE9: Tallaght TC	✓	-	Planning Department.	Population and Employment Growth in County towns. **Source:** CSO data.
EDE10: Liffey Valley MRC	✓	-	Planning Department.	Population and Employment Growth in County towns. **Source:** CSO data.
EDE11: Clondalkin	✓	-	Planning Department.	Population and Employment Growth in County towns. **Source:** CSO data.
EDE12: District Centres	✓	-	Planning Department.	Population and Employment Growth in County towns, and preparation of LAPs / Frameworks Plans. **Source:** CSO data and Planning Department.
EDE13: Village Centres	✓	-	Planning Department.	Population and Employment Growth in County towns. **Source:** CSO data and Planning Department.
EDE14: Local Centres	✓	-	Planning Department.	Population and Employment Growth in County towns. **Source:** CSO data and Planning Department.
EDE15: Retail Warehousing	✓	-	Planning Department.	Retail Completions by Location. **Source:** Planning Data (APAS).
EDE16 / 17: Retail	✓	-	Planning Department.	Development Management Standards / SDCC. **Source:** Economic Baseline Data prepared as part of CDP and Planning Data (APAS).

EDE18: Rural Economy	-	✓	Planning Department, Economic, Enterprise and Tourism Development.	Employment Growth and Diversification within Rural Locations. **Source:** Census Data, Planning permissions, and Teagasc Data.
EDE19: Tourism Infrastructure	✓	✓	Planning Department Economic and Enterprise, Tourism Development.	Development Management Standards / SDCC. **Source:** Achievement of Tourism Strategy Objectives, and Economic Development / Tourism / Public Realm Data.
EDE20: Greenways, Trails and Loops	✓	✓	Planning Department, Economic, Enterprise and Tourism Development.	Completion of Walkways, Cycleways and Greenways / SDCC. **Source:** Economic Development / Tourism / Public Realm Data.
EDE21: Tourism and Leisure Activities	✓	-	Planning Department.	Monitoring Planning Permissions for new facilities, and Event Licencing Data. **Source:** Planning Department Data / Economic Development / LECP Data.
EDE22: Heritage, Culture and Tourism	✓	✓	Planning Department, Economic, Enterprise, Tourism Development and Grange Castle Business Park.	Monitoring Planning Permissions for new facilities, and Event Licencing Data. **Source:** Planning Department Data / Economic Development / LECP.
EDE23: PROW	✓	-	Planning Department.	Identification and Establishment of Public Rights of Way. **Source:** Planning Department.
EDE4: PAR	✓	-	Planning Department.	Creation of Permissive Access Routes. **Source:** Planning Department.
EDE25: Mineral Extraction	-	✓	Planning Department, Economic, Enterprise, Tourism Development and Grange Castle Business Park.	Permissions / Completions / Standards. **Source:** Planning Data (APAS).
EDE26: Major Accidents	-	-	Planning Department.	Development Permissions / Completions within Seveso Zones. SDCC. **Source:** Planning Data (APAS).

Chapter 10 - Energy

Policy Ref.			Implementation	Monitoring (Key Performance / Data Source)
E1: Overarching	-	✓	SDCC Cross Departmental Climate Change Team.	SDCC CCAP 2019-2024 through which the European, National and Regional Climate Action Programme are implemented. Internal Climate Change Action Team Tracker System which monitors all Climate change actions. **Source:** SDCC Climate Action Team and yearly report on progress presented to Council.
E2: Energy Profile	-	✓	DCC Cross-Departmental Climate Change Team.	Reduce energy demand in the County with support of EMRA, the Dublin Energy Agency (Codema), CARO through SDCC CCAP 2019-2024. Internal Climate Change Team Tracker System monitors all Climate change actions across the Council. Yearly report on progress presented to Council. **Source:** SDCC Climate Change Team and tracker updates.
E3: Building Performance	-	✓	Building Regulations.	**Source:** BCMS.
E4: Electric Vehicles	-	✓	Planning Department.	Planning Permissions. **Source:** Planning Data (APAS).
E5: District Heating	-	✓	Cross Departmental Climate Change Team.	Implementation of HeatNet in Tallaght and identification of de-carbonisation zone. **Source:** SDCC Climate Change tracker updates and yearly reports.
E6: Heat Recovery	-	✓	Planning Department.	Planning permissions granted and use of Heat Recovery in Council Building Stock. **Source:** Planning Data (APAS) and yearly update on achieving targets in SDCC carried out by Codema (Dublin Energy Agency).

E7: Solar Energy	-	✓	Planning Department and Use of solar technology in Council Building Stock.	Number of planning permissions for solar installations on existing buildings or commercial solar farm applications. **Source:** Planning Data (APAS) and yearly update on achieving targets in SDCC carried out by Codema (Dublin Energy Agency).
E8: Wind Energy	-	✓	Planning Department.	Review of Wind Energy Strategy and number of planning permissions informed by Wind Energy Strategy. **Source:** Wind Energy Strategy reviewed.
E9: Micro Wind	-	✓	Planning Department.	Planning permissions granted. **Source:** Planning Data (APAS).
E10: Micro Hydro	-	✓	Planning Department and Council supported projects.	Planning permissions granted. **Source:** Planning Data (APAS).
E11: Green Infrastructure	✓	✓	Planning Department.	Planning consents complying with GI requirements of Chapter 12: *Implementation and Monitoring*. **Source:** Planning Data (APAS).
E12: Decarbonising Zones	-	✓	SDCC CCAP 2019-2024.	SDCC Climate Change Team, supported by other Council Departments including planning. **Source:** Climate Change Team and action tracker. Decarbonisation zone identified.
E13: Economic and Social Benefits	-	✓	Planning Department.	Planning permissions for energy related businesses (Estimate of No. Of employees). **Source:** Planning Data (APAS).

Chapter 11 – Infrastructure and Environmental Services

Policy Ref.			Implementation	Monitoring (Key Performance / Data Source)
IE1: Overarching	-	✓	Planning Department.	Appropriate management of development within environmental legislation. **Source:** EPA Monitoring Data and Planning Data (APAS).

IE2: Water Supply and Wastewater	-	✓	Co-ordination with relevant stakeholders including Irish Water, plan-making and operational works.	Delivery of strategic water and wastewater infrastructure. **Source:** Irish Water.
IE3: Surface and Groundwater	-	✓	Planning Department.	Number of permissions for new developments which include on-site wastewater treatment facilities. Number of planning applications where SuDS applied. **Source:** EPA Monitoring Data, Planning Data (APAS), and inclusion of policy and objectives in area plans.
IE4: Flood Risk	✓	✓	Co-ordination with relevant stakeholders including the OPW. Planning Department.	Progression of the flood relief schemes approved in the ten-year Programme of Investment in Flood Relief Measures, and compliance with the Flood Risk Management Guidelines at site and plan level. **Source:** OPW data, EPA data, and Planning Data (APAS).
IE5: ICT	✓	✓	Co-ordination with relevant stakeholders. Planning Department.	Number and percentage of households with access to broadband. **Source:** Census.
IE6: Waste Management	-	✓	Planning Department.	Conformity with Regional Waste Management Plan. **Source:** Planning Data (APAS), Regional Waste Management Plan Reports, and planning conditions reviewed.
IE7: Environmental Quality	-	✓	Planning Department and co-ordination with relevant stakeholders including the EPA.	Air Quality Measurements and Noise Action Plan reviewed. **Source:** EPA and SDCC.

IE8: Casement Aerodrome	-	-	Planning Department and co-ordination with relevant Stakeholders.	Air Quality Measurements and Noise Monitoring. Review standard planning conditions in relation to aerodrome/airport development. **Source:** EPA, SDCC, and Planning Data (APAS).
IE9: Weston Airport	-	-	Planning Department and co-ordination with relevant Stakeholders.	Air Quality Measurements, Noise Monitoring, and review standard planning conditions in relation to aerodrome/airport development. **Source:** EPA, SDCC and Planning Data (APAS).
IE10: Dublin Airport	-	-	Planning Department and co-ordination with relevant Stakeholders.	Air Quality Measurements, Noise Monitoring, and review standard planning conditions in relation to aerodrome / airport development. **Source:** EPA, SDCC and Planning Data (APAS).
IE11: Helipads	-	-	Planning Department.	Review standard planning conditions in relation to helipads. **Source:** Planning Data (APAS).
IE12: Noise	-	✓	Planning Department.	Noise Monitoring and review standard planning conditions in relation to aerodrome / airport development. **Source:** EPA, SDCC and Planning Data (APAS).

Appendix 12 - Our Neighbourhoods

Actions for the Neighbourhoods are contained within the policies in each chapter.