Core Strategy and Settlement Strategy

Vision

Maximise the potential of the County to deliver a compact settlement form in line with National and Regional population targets, with a strong focus on regeneration and the redevelopment of brownfield over greenfield lands.

2.0 Introduction

The purpose of this Chapter is to set out the Core Strategy for the Plan which has informed the overall vision for future development within the County up to 2028. Climate Action is integrated as a central overarching theme for all aspects of the Development Plan, a key element of which is compact growth.

The Core Strategy is made up of the settlement hierarchy and growth strategy for South Dublin County and is an essential part of the Plan demonstrating that the quantum and location of development in the County is in line with National and Regional planning policy.

Following the adoption of the County Development Plan, the Core Strategy was updated in 2026 in accordance with the *National Planning Framework - First Revision 2025* which set national and regional targets for population and housing growth and the *NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025)* issued under Section 28 which translated national housing growth targets to housing growth requirements at a local authority level.

2.1 Climate Action

The promotion of a compact urban form of development is a central part of mitigating climate change. The policies and objectives of this Core Strategy seek to provide for a consolidated urban form within existing settlements that are integrated with existing and planned public transport and the delivery of social and physical infrastructure. Such measures set the tone for the delivery of successful and sustainable communities within the County over the lifetime of this Plan and beyond.

In applying this approach, alongside the various other components in the Development Plan, it is our aim to strive towards the delivery of connected neighbourhoods and the 10-minute settlement concept. This would provide for community facilities and services that are accessible within a 10-minute walk or cycle from home or accessible via public transport services connecting people to larger scaled settlements where such services are available.

This is promoted through a combination of the compact settlement form contained in the plan's Core Strategy and Settlement Strategy, and the policies and objectives to promote active travel and public transport set out in Chapter 7: *Sustainable Movement*.

2.2 Executive Summary

This Core Strategy and Settlement Strategy quantitatively demonstrates how much land is required to meet the residential and employment needs of a growing population up to 2028. To provide for the level of growth envisaged when the Plan was adopted in 2022 and the increased housing growth requirements set out in National policy in 2025, a need for 19,570 new homes between 2022 to 2028 within the County has been identified.

Taking account of completed units between 2022 and Q3 2025 (7,931 units) there is an overall requirement of 11,699 new homes between 2025 and 2028 set by the *NPF Implementation: Housing Growth Requirements Guideline*s.

A Settlement Capacity Audit, including infrastructure, planning and deliverability analysis, was carried out by the Planning Authority on existing zoned lands. There is a total of 838 hectares of land capacity in the County with the potential for 57,106 dwellings. Of this, it is estimated that 282 hectares with potential for 21,695 dwellings is long-term zoned potential deliverable primarily beyond 2040 and it is estimated that there is 556 hectares of zoned land capacity with potential for 35,411 dwellings deliverable over the current and subsequent Development Plan periods.

The SCA forecasts that of the current zoned land capacity, 9,613 new dwellings on approximately 160 hectares of land could be delivered to the end of 2028 on a business-as-usual model. This equates to an anticipated shortfall of 2,000 dwellings to the 2028 baseline housing growth requirements in the *NPF Implementation: Housing Growth Requirements Guidelines.*

The *NPF Implementation: Housing Growth Requirements Guidelines* provide for 'additional provision' of up to 50% additional lands above the baseline housing growth requirements to allow for flexibility in the delivery of lands. Taking the requirement of 11,699 dwellings and the maximum additional provision (5,850 dwellings), the Plan can provide for 17,549 dwellings to 2028.

Considering the forecast housing supply and the baseline housing target including the maximum additional provision, the SCA identified the potential to zone additional lands with equivalent capacity for approx. 7,900 units.

Therefore, additional zoned land capacity of approx. 149 hectares with the potential capacity for 6,900 new dwellings has been identified and incorporated into the Core Strategy as part of Variation No. 2, to accommodate the identified 2,000-unit shortfall and build-in 41% additional provision.

With this additional provision built-in, the enhanced land capacity sufficient to accommodate 16,513 new homes between 2025 and 2028 should provide sufficient additional and alternative zoned lands to achieve the baseline housing growth requirement. The Core Strategy (Table 11) demonstrates how this target can be met up to 2028 taking into consideration units under construction. It has been developed by applying a four-step approach to the identification and assessment of lands capable of meeting this housing requirement.

1. Land Capacity Study	2. Infrastructure Assessment	3. Planning Assessment	4. Deliverability Analysis	

2.3 Statutory Context

The Planning and Development Act, 2000, as amended (the Act) places an obligation on the Planning Authority to prepare a 'Core Strategy' which articulates an evidence-based strategy for the spatial development of the County within the period of the Development Plan.

The principle of the Core Strategy therefore is to demonstrate that Development Plan, its objectives and the Housing Strategy are consistent, as far as practicable, with National and Regional development objectives. These objectives were set out in the National Planning Framework (2018), the National Planning Framework First Revision (since 2025) and the Regional Spatial and Economic Strategy (2019) and prevailing Ministerial Guidelines with specific reference to Specific Planning Policy Requirements and emerging National Planning Policies and Measures and National Planning Policy Guidance.

The Act requires a Core Strategy to include a settlement hierarchy; evidence-based population and housing targets for urban areas (cities, towns and villages) and rural areas; to demonstrate how zoning proposals accord with national and regional policy; and to demonstrate regard for the Retail Planning Guidelines for Planning Authorities, DECLG (2012).

While the Act does not expressly require the Core Strategy to contain information concerning other land uses, such as employment and commercial, the Guidance Note on Core Strategies, DECLG (2010) recommends that Planning Authorities undertake an appropriate level of analysis to ensure that sufficient lands are zoned at suitable locations, taking account of higher-level planning policies and required physical infrastructure.

Further to the above, the Core Strategy is to be represented in the written statement by Core Strategy tables, and by a diagrammatic map or other such visualisations.

2.4 Strategic Context

The parameters within which the Planning Authority frames the Core Strategy are defined within National and Regional planning policy frameworks comprising:

- *Project Ireland* 2040*: National Planning Framework*;
- *The Eastern and Midlands Regional Spatial and Economic Strategy* 2019-2031, including the Dublin Metropolitan Area Strategic Plan; and
- Section 28 Ministerial Guidelines including Specific Planning Policy Requirements outlined under Section 28(1) of The Act.
- Section 25 National Planning Statements including National Planning Policies and Measures set out under the Planning and Development Act 2024 (as amended).

Each of these documents and the parameters they set are discussed in turn as follows:

2.4.1 National Planning Framework (Project Ireland 2040)[1]

The *National Planning Framework* (NPF), initially published in 2018, supported by the National Development Plan (NDP), was the Government's high-level strategic plan for shaping the future growth and development of the country to the year 2040.

The *National Planning Framework – First Revision* ('the Revised NPF') was published in April 2025. The Revised NPF takes account of changes that occurred since its original publication in 2018 and establishes the framework to plan for an additional 950,000 people in Ireland between 2022 and 2040. To accommodate this increased population the Revised NPF targets the delivery of housing to accommodate approximately 50,000 additional homes nationally per annum to 2040.

The Revised NPF provides the basis for the review and updating of regional strategies and local authority development plans. In July 2025 new housing targets from the Revised NPF were set out for each local authority in section 28 Guidelines, *NPF Implementation: Housing Growth Requirements*.

The Revised NPF continues to be centred around ten National Strategic Outcomes (NSOs) which are supported by ten Strategic Investment Priorities under the National Development Plan – Figure 1. Development Plans must align with these NSOs, which are underpinned by National Policy Objectives (NPOs). The preparation of the County Development Plan has been informed by these NSOs and related NPOs.

These NSOs incorporate the ten UN Sustainable Development Goals (SDGs) as outlined in the introduction. By complying with the National Planning Framework, the Development Plan in turn, aligns with the UN SDGs.

The NPF's number one strategic objective, Compact Growth, sets a clear development outcome to grow our existing urban areas creating a priority to build on brownfield / infill development first, before considering greenfield lands.

This approach seeks to make the optimum use of existing infrastructure and encourage more people, jobs and activity into existing built-up urban and settlement areas ensuring that, when it comes to choosing a home, there are viable attractive alternatives available.

1 External Link to the Revised National Planning Framework - https://cdn.npf.ie/wp-content/uploads/National-Planning-Framework-First-Revision-April-2025-1.pdf

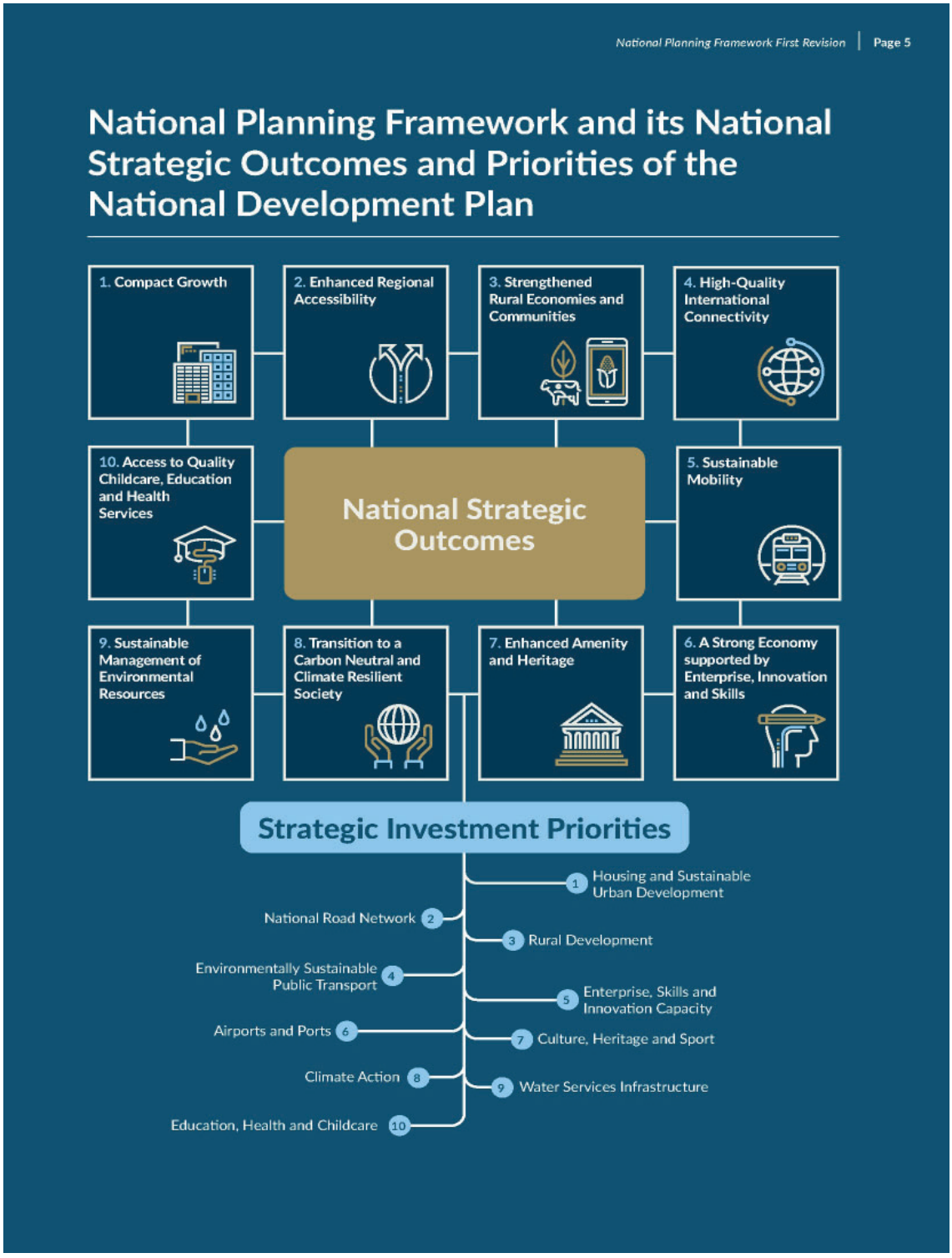


Figure 1: National Strategic Outcomes and Strategic Investment Priorities, Source: NPF First Revision (April 2025)

On this basis, the parameters set for the Core Strategy will focus future population and employment in a manner that complies with the National Policy Objectives of the NPF.

2.4.2 Ministerial Guidelines

The Department of Housing, Local Government and Heritage (the Department) over the lifetime of different governments has produced various Ministerial Guidelines, known as Section 28 Planning Guidelines, to inform and guide local authorities in carrying out their duties.

The contents of the following Guidelines have informed the Core Strategy and the policies and objectives of the Development Plan:

- *Housing Supply Target Methodology for Development Planning, Guidelines for Planning Authorities,* December 2020 and its replacement*, the NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities,* July 2025*;*
- *Development Plans - Guidelines for Planning Authorities*, June 2022;
- *Planning Design Standards for Apartments – Guidelines for Planning Authorities,* 2025;
- *Urban Development and Building Height Guidelines,* 2018*;*
- *Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change,* 2017*;*
- *Sustainable Residential Developments in Urban Areas, May 2009* and its replacement, *the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities,* 2024;
- *The Planning System and Flood Risk Management – Guidelines for Planning Authorities,* 2009
- *Appropriate Assessment of Plans and Projects in Irelands – Guidance for Planning Authorities,* 2009*;* and the
- *Implementation of the SEA Directive: Guidelines for Regional Authorities and Planning Authorities,* 2004 *and as updated* 2022.

The Planning and Development (Amendment) Act, 2018 introduced a requirement for Planning Authorities to implement Specific Planning Policy Requirements (SPPRs) where they are set out in Guidelines, in the performance of their functions. A statement of compliance with the various Section 28 Ministerial Guidelines and associated SPPRs is contained within Appendix 1.

2.4.3 Eastern and Midland Regional Spatial and Economic Strategy 2019-2031 (RSES)

The *Eastern and Midland Regional Spatial and Economic Strategy* 2019-2031 (EMRSES) is a strategic plan to support implementation of Project Ireland 2040 (NPF and NDP) and the economic policies and objectives of the Government, by providing a long-term strategic planning and economic framework for the development of the region.

The RSES sets out a settlement and economic growth strategy to ensure the needs of the Region's citizens are met providing for access to housing, employment opportunities and services, ease of travel and overall well-being.

This approach is guided by sixteen Regional Policy Objectives (RPOs) which are aligned with the UN Sustainable Development Goals, the EU thematic objectives and the National Strategic Outcomes (NSOs) of the NPF to set the framework for City and County Development Plans. By ensuring this alignment is maintained to a local level, the Regional Assembly can assist local authorities in aligning with EU priorities to leverage funding and partnership opportunities.

The RSES policy framework for the region is first divided into three Functional Urban Areas (FUA)[2] comprising: The Dublin Metropolitan Area (DMA), the Core Region and the Gateway Region and extends across local and regional boundaries. Figure 2 below illustrates the extent of the FUA for the Eastern Region which frames the settlement strategy for Development Plans to follow. All of South Dublin County is located within the Dublin Metropolitan Area with a significant area of the County also within the settlement identified as Dublin City and Suburbs. The development within the DMA forms a central part of the policy within the RSES guided by the Dublin Metropolitan Area Strategic Plan (MASP).



The Regional settlement strategy comprises seven levels with Dublin City and Suburbs forming the top-level settlement for the region. For South Dublin County, Dublin City and Suburbs is the only regionally identified settlement within the County.

The settlement hierarchy of the RSES requires each Local Authority to identify settlements which are either: Self-Sustaining Growth Towns, Self-Sustaining Towns, Towns and Villages and / or Rural areas. Newcastle, Rathcoole, Saggart and Brittas

2 As set out in the National Planning Framework, the Functional Urban Area is defined by the standardised EU/OECD definition as those Electoral Districts from which at least 15% of the relevant city areas workforce is drawn.

are identified settlements in the Census outside Dublin City and Suburbs but their settlement type is not identified within the RSES, this being left to the Development Plan.

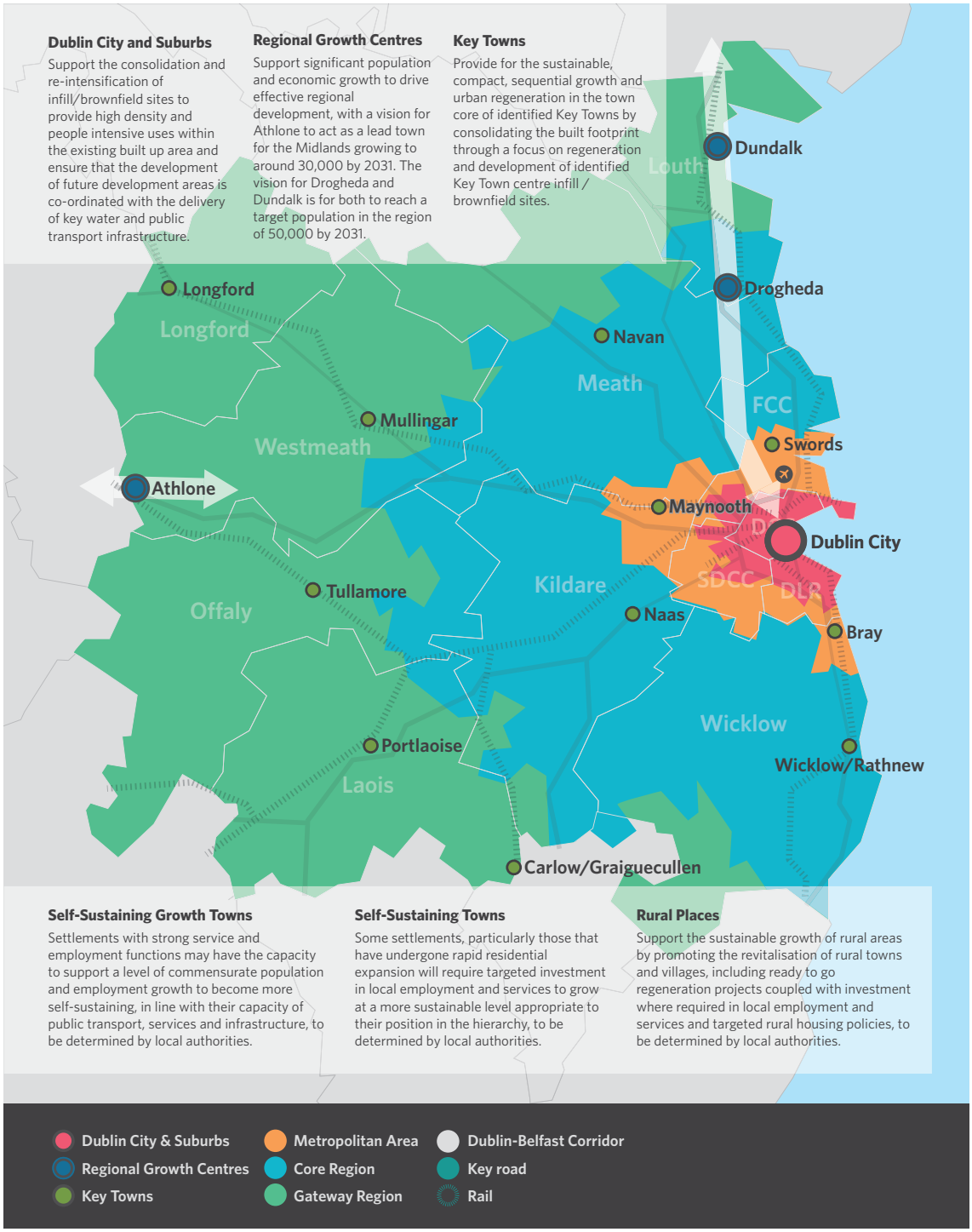


Figure 2: RSES Settlement Strategy, Source: Eastern and Midlands Regional Spatial and Economic Strategy 2019

Under the RSES, RPO 3.2 requires local authorities in preparing their core strategies to set out measures to achieve compact urban development targets of at least 50% of all new homes within or contiguous to the built-up area of Dublin City and Suburbs and a target of at least 30% for other urban areas. The extent of the Dublin City and

Suburbs boundary within the DMA is shown under Figure 3 below and comprises the majority of South Dublin County's existing urban environment.



Figure 3: Area of Dublin City and Suburbs and MASP boundary. Source: EMRSES, 2019

The RSES includes population figures for the Region, the parameters of which are set out under Appendix B of the EMRSES, which envisages South Dublin County to grow by an additional 50,233 persons from 2016 to 2031 as illustrated under section 2.5.2 below. For South Dublin County up to 2028, the targeted population growth is an additional 45,002 persons. The RSES growth strategy for meeting the needs of the existing and future population was based on the availability of land, resources, environment and infrastructure capacity. A part of this growth strategy is to deliver sustainable growth of the DMA through the Dublin Metropolitan Area Strategic Plan (MASP).

As of early 2026, the RSES has not been updated to reflect the Revised NPF.

2.4.4 Dublin Metropolitan Area Strategic Plan (MASP)

Forming a part of the RSES, the Dublin Metropolitan Area Strategic Plan (MASP) sets out a 12 to 20-year strategic planning and investment framework for the Dublin Metropolitan area. The MASP is an integrated land use and transportation strategy for the Dublin Metropolitan Area that sets out:

- A vision for the future growth of the metropolitan area;
- Large scale strategic residential employment and regeneration; and
- A sequence of infrastructure priorities.



Figure 4: Strategic Development Areas and Corridors, MASP, Source: EMRSES 2019

As the MASP is an integrated land use and transportation strategy it provides a regional level framework which aligns population and employment growth with associated transport and infrastructure investment priorities. This is identified through strategic residential and employment areas. The Strategic Corridors and areas of relevance for South Dublin County are set out as follows:

1. The South West Corridor (Kildare line, DART expansion and Luas Red Line).
2. The City Centre within the M50 area (Multi modal).

South West Corridor

The South West Corridor is divided between the two rail lines (Luas Red Line and Kildare line).

Along the Kildare line, the MASP identifies residential development at Adamstown SDZ and the phased development at Clonburris SDZ in addition to a new residential community at Kilcarbery and the promotion of and development at Grange Castle Business Park for employment. Irish Rail are currently preparing a Railway Order to progress the application to upgrade capacity and electrify the Kildare line as far as Hazelhatch.

Along the Luas Red Line, the MASP identifies residential and mixed-use development through the regeneration of brownfield lands in Tallaght and the re-intensification of older industrial estates at Naas Road / Ballymount. The new district at Fortunestown is identified for residential growth.

City Centre within the M50

As part of the City Centre within the M50 area, the MASP identifies the significant brownfield lands at the Naas Road (City Edge) within South Dublin County and Dublin City, with potential for residential development and more intensive employment / mixed uses. The framework for the Core Strategy and Settlement Strategy below incorporates each of these strategic growth corridors / areas identified in the MASP.

2.5 Population and Housing Data

This section sets out the information used to inform the preparation of the Core Strategy for the Development Plan period 2022-2028. This part examines historical and current available information in relation to population and housing and targets set by National and Regional Planning policy context.

2.5.1 South Dublin County Population - Baseline

South Dublin County experienced continued population growth over the last 10-20 years. There has been an overall increase of +26.06% (+62,240 persons) between 2002 and 2022, as illustrated under Table 1.

Table 1: South Dublin County Population (persons) Trend 2002-2022, CSO

Year	Population	Change (No.)	Change (%)
2002	238,835	+20,107	+9.19%
2006	246,935	+8,100	+3.39%
2011	265,205	+18,270	+7.39%
2016	278,767	+13,562	+5.11%
2022	301,075	+22,308	+8%
2002-2022	-	+62,240	+26,06%

Understanding the spatial pattern of growth provides a picture of the pressures on existing need for infrastructure / services. Table 2 illustrates the growth in population between 2006 and 2022 within the County.

The historic trend shows that South Dublin County has grown by +13.5% or 35,870 persons over an eleven year period. However, despite this general growth, there was an overall decline in rural population between 2011 and 2022. This is primarily due to the expansion of urban settlements to encompass previously rural areas.

The accompanying Housing Strategy and Interim Housing Needs Demand Assessment (HNDA) set out under Appendix 11 has examined the demographic changes and age profile of the County up to 2028, informing housing need.

Table 2: South Dublin County Urban, Rural and Settlement Populations (2006-2022)

Settlement / Area	2006	2011	2016	2022	2022 % share of County	06-22 Change (No.)	06-22 Change (%)
South Dublin County[3]	246,935	265,205	278,767	301,075	100%	+54,104	+21.9%
Urban	240,607	259,729	273,215	296,173	98.34%	+55,566	+23.1%
Dublin City and Suburbs[4]	235,306	251,505	262,638	281,282	93.41%	+45,976	+19.5%
Saggart	868	2,144	3,133	4,573	1.52%	+3,705	+426.8%
Rathcoole	2,927	3,421	4,351	5,792	1.92%	+2,865	+97.9%
Newcastle	1,506	2,659	3,093	4,526	1.50%	+3,020	+200.5%
Rural	6,328	5,476	5,552	4,902	1.63%	-1,426	-22.5%

2.5.2 Population – Projections

Population Projections (in effect at the time the Plan was made)

The RSES, guided by the National Planning Framework Implementation Roadmap (the Roadmap), has set low and high population projections for the region up to 2026 and 2031. This is broken down for each Local Authority and for South Dublin County; the high population target has been chosen for the Development Plan period.

3 Urban / Town Area: Towns with a settlement boundary with a total population of 1,500 + persons.
4 Dublin City and Suburbs area – See Appendix 2B for further detail.

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

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

The Roadmap provides scope to South Dublin County to bring forward the 2031 population figures by up to 25% by 2026. In terms of 'Headroom', the Roadmap indicates that an additional 50% growth is already accounted for in the National population targets up to 2026. Thus, the application of 50% growth beyond the Plan period is already accounted for in the targets.

Translating the high RSES projection figures, including the frontloading up to 2026, population projections for the Development Plan period to 2028 is shown under Table 4. The remaining 2026 to 2028 figure was calculated on the basis of a pro rata average year (2 year) of the remaining balance between 2026 and 2031.

Table 4: 2022-2028 Population Projections - Adjusted

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

The population projections for the County over the plan period 2022-2028 have been applied in accordance with the RSES which has been guided by the National Planning Framework Implementation Roadmap. The Roadmap acknowledges the transition of implementing Development Plans and provides scope to bring forward population figures of +25% up to 2026. This simply allows the 2031 targets to be front loaded, it does not provide for the exceedance of the 2031 high figure. The Roadmap outlines South Dublin as a County where this adjustment can be applied. The 2022-2028 Development Plan has applied this population adjustment in light of strong construction activity, completed residential units since 2016 and the continued demand for housing within the County.

Revised Population Projections (2025)

Since the Plan was adopted in 2022, Census 2022 results have been published which show the population of the County at 301,075 people.

The *National Planning Framework – First Revision (2025)* provides revised national, regional and city level population projections to 2040. The *NPF Implementation:*

Housing Growth Requirements - Guidelines for Planning Authorities (2025) translates these into average annual housing growth requirements for each local authority. Population projections at a local authority level via the RSES are not yet available as the RSESs have not yet been updated to reflect the Revised NPF.

2.5.3 South Dublin County Housing - Baseline

In 2016, there were 98,387 residential units within South Dublin County. Of this figure, 3,495 units were vacant representing 3.6%. While new housing units accounted for just 1,089 units between 2011 and 2016, a reduction of vacant units (1,730 units) increased the active housing stock by 2,819 units. This rate of vacancy falls on the lower side of the range of 2.5% to 6%[5] which is considered to be normal in a properly functioning housing market.

Table 5: South Dublin County Housing Stock (2002-2016)

Year	Total Housing Stock	Vacant (%)	Change (No.)	Change (%)
2002	76,666	2,146 (2.8%)	-	-
2006	87,484	5,424 (6.2%)	+10,818	+14.1%
2011	97,298	5,225 (5.4%)	+9,814	+11.2%
2016	98,387	3,495 (3.6%)	+1,089	+1.12%
2002-2016	-	+1,349	+21,721	+28.3%

Table 6 illustrates the growth in housing and vacancy levels between 2011-2016 within the different settlement areas.

In the five years 2011-2016, 4,549 units were newly occupied either through occupation of previously vacant houses or new build. Of the new housing stock, 86% was located within Dublin City and Suburbs, followed by 8% in Rathcoole 4.5% in Saggart and 1.5% in Newcastle. It is noted that Saggart's housing stock increased by 51% between 2011 and 2016 because of reduced vacancy.

Table 6: South Dublin County Housing and Vacancy (2011-2016)

Type	2011		2016		2011-2016 - Change (No.)		2011-2016 - Change (%)	
	Units	Vacant	Units	Vacant	Units	Vacant	Units	Vacant
County	92,073	5,225 (5.7%)	94,892	3,495 (3.7%)	+2,819	-1,730	+3.1%	-33.1%
Total Urban	90,483	5,016 (5.5%)	93,270	3,328 (3.6%)	+2,787	-1,688	+3.1%	-32.7%
Dublin City and Suburbs	86,695	4,49 (5.2%)	89,125	3,033 (3.4%)	+2,430	-1,462	+2.8%	-32.5%
Saggart	1,167	282 (24.2%)	1,294	152 (11.8%)	+127	-130	+10.9%	-46.1%

5 Page 15 of the National Vacant Housing Reuse Strategy 2018-2021, available at: https://www.housing.gov.ie/sites/default/files/publications/files/national_vacant_housing_reuse_strategy_0.pdf

Type	2011		2016		2011-2016 - Change (No.)		2011-2016 - Change (%)	
	Units	Vacant	Units	Vacant	Units	Vacant	Units	Vacant
Rathcoole	1,456	111 (7.6%)	1,679	80 (4.8%)	+223	-31	+15.3%	-27.9%
Newcastle	1,165	128 (11%)	1,172	63 (5.4%)	+7	-65	+0.6%	-50.8%
Rural	1,590	209 (13.1%)	1,622	167 (10.3%)	+32	-42	2%	-20.1%

In 2022, there were 106,074 residential units within South Dublin County. Of this figure, 3,899 units were vacant representing 3.68%. This represents an increase in South Dublin County's housing stock by 7,867 since 2016 (an increase of 7.81%) and a slight increase in the vacant housing stock, noting that this is still below what might be considered normal vacancy rates.

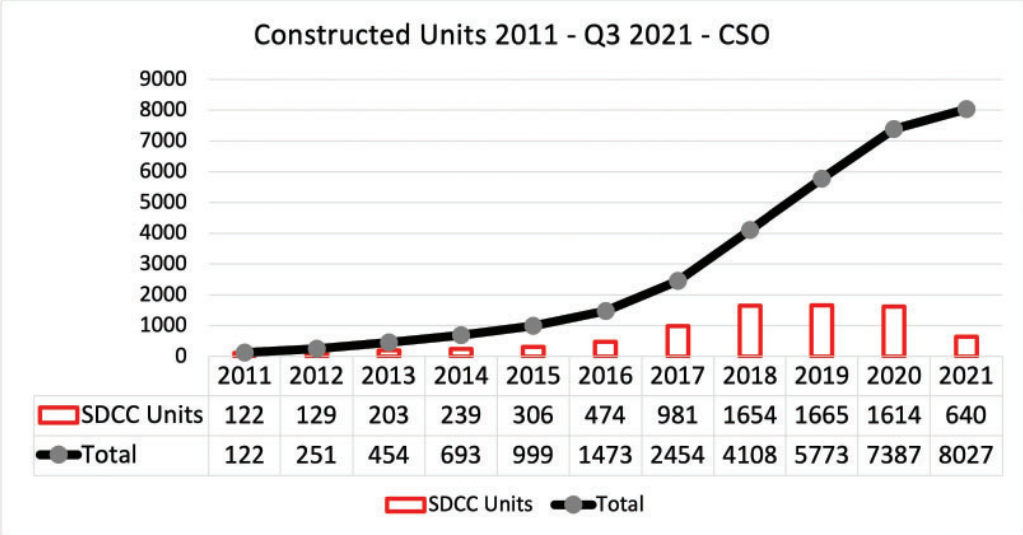
2.5.4 Planning and Construction Activity

Planning and Construction Activity (in effect at the time the Plan was made)

The monitoring of construction and planning activity is an invaluable tool to ensure a clear understanding of housing delivery and the type of planning permission and commencements at different locations across the County. There are a number of data sources in relation to housing activity available. Principal sources used are; SDCC figures supplied to the Housing Supply Coordination Taskforce (HTF), the Building Control Management System (BCMS) commencements and the Central Statistics Office (CSO).

The Housing Taskforce (HTF) tracks the quantum of residential development for 10 or more units in the four Dublin Local Authorities on a quarterly basis, since 2016. It provides detailed insight into planning and construction activity in the residential sector and the inter-relationship between same.

The Central Statistics Office (CSO) quarterly reports monitor housing completions. The information is also broken up by Eircode for spatial locations and for each Local Authority. As required under the Housing Supply Guidelines discussed below, the CSO data forms the benchmark for constructed units and guides the formation of this Core Strategy. Figure 5 illustrates how completed units have increased between 2017 and Q3 2021 with 6,554 units constructed over that period. Between 2017 and Q3 2021 inclusive, as construction activity recovered after the economic crash, an average of 1,311 units were completed a year. The years 2018-2020 as development picked up before the impact of Covid, reached an average of 1,644 units a year.



	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
SDCC Units	122	129	203	239	306	474	981	1654	1665	1614	640
Total	122	251	454	693	999	1473	2454	4108	5773	7387	8027

Figure 5: Constructed Units in SDCC and Cumulative Total 2011 – Q3 2021, Source: CSO, NDQ06

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

Strategic Housing Developments (SHDs) comprise a total of 66% of the total units with permission. A significant quantum was granted since Q4 2019 with the final SHDs still in the process at the same time as large scale residential development (LSRD) commences in its place.

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

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

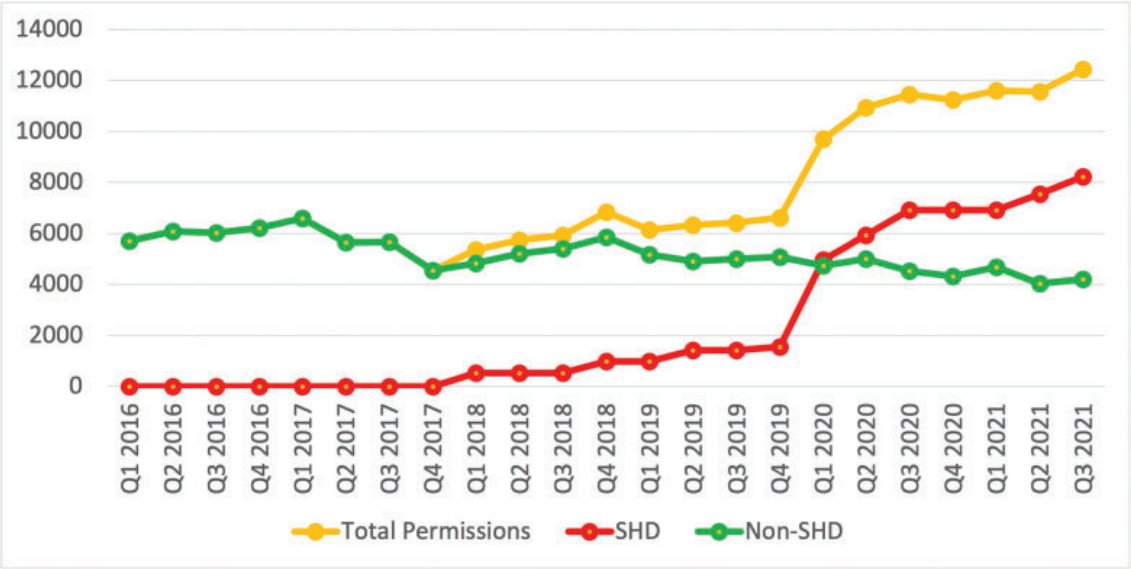


Figure 6: Quantum of Planning Permissions (Units) within South Dublin (Source: HTF Series 2016 – Q3 2021)

Figure 7 below illustrates the number of sites with extant planning permission and of these, the quantum which are under construction per quarter since 2016 in South Dublin. The average trend indicates that less than half (circa 46%) of all sites with planning have commenced development. This could reflect a range of factors including market forces, permission sought to increase land value for re-sale, issues with sourcing the appropriate level of funding to commence construction, capacity of construction industry, and so on. While COVID-19 has influenced this gap in terms of commencements and the gap remains significant, there are signs of a slight increase in commencements towards mid 2021. This will continue to be monitored.

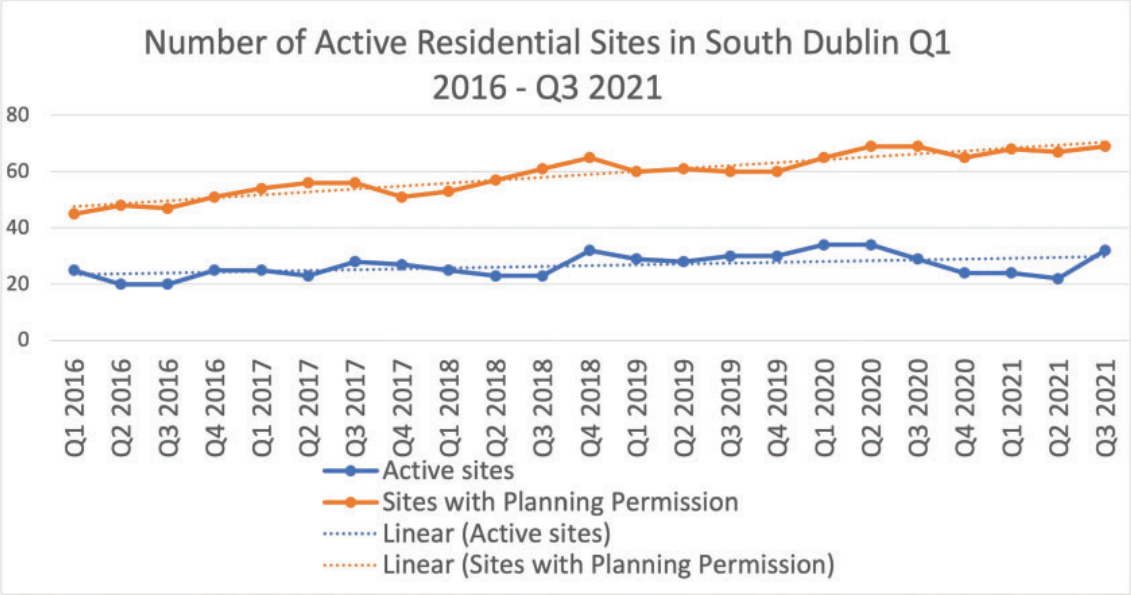


Figure 7: Construction Activity of Residential Sites in South Dublin County (Source: HTF Series 2016 – Q3 2021)

Based on these trends, it can be assumed that South Dublin County will have, on an

ongoing basis, a quantum of sites that are suitable for residential development and that have the benefit of planning permission, which may not be brought forward for development within the lifetime of the Plan, or sites which may not come forward for planning at all.

Planning and Construction Activity (2025)

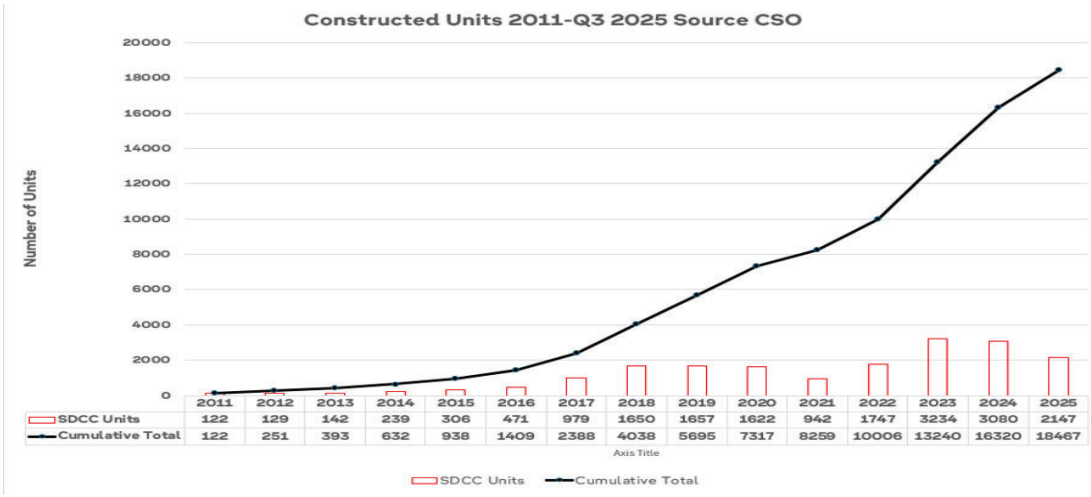


Figure 7.1: Constructed Units in SDCC and Cumulative Total 2011 – Q3 2025, Source: CSO[6]

Based on Central Statistics Office (CSO) New Dwelling Completions data, since the Development Plan was adopted in 2022, average annual completion levels have been consistent at approx. 2,600 dwellings per annum. At the end of 2025, there was permission for 12,616 dwelling units in South Dublin, almost 5,000 of which were under construction on 50 active sites.

2.5.5 Housing Supply Targets

Housing Supply Targets (in effect at the time the Plan was made)

The Department of Housing, Local Government and Heritage issued Section 28 Guidelines titled: "Housing Supply Target Methodology for Development Planning", in December 2020 ('the Supply Guidelines') to assist in providing Planning Authorities with the figures and methodology to incorporate national and regional population and housing projections into their statutory functions.

The Supply Guidelines, informed by research carried out by the Economic and Social Research Institute (ESRI), outlined that of the three options put forward by ESRI in their projections; the option to be used by local authorities in their Core Strategy was the NPF 50:50 City scenario. Table 7 showed the overall target for housing for South Dublin County for the Development Plan period at the time the Plan was made.

6 Note: CSO New Dwelling Completions data is derived from ESB Networks electricity connection records and may differ slightly from SDCC or Housing Supply Coordination Task Force monitoring due to methodological differences.

Table 7: South Dublin Housing Demand Figures 2022-2028* (as of Q3 2022)

South Dublin County Council		Annual Average	Total Households
A	ESRI NPF scenario projected new household demand 2017 to 2028	1,806	21,680
B	Actual new housing supply 2017-end of Q3 2022	1,432	8,154
C	Homeless households**, and estimated unmet demand as of Census 2016	N/A	2,050
D	Housing Demand Q3 2022 – Q3 - 2028 = Total (A-(B-C)) / 6yrs	2,613	15,576

*Methodology based on Housing Supply Guidelines issued by Department of Housing, Local Government and Heritage

** Homeless figure as per the ESRI data and has not increased to date.

As outlined in Figure 5, South Dublin County's annual rate of construction between 2017 and Q3 2021 inclusive was on average 1,310. However, this was below the overall average demand for the County for 2017-2031 of 1,832 units a year set out by the ESRI in '*Projected Housing Demand by Local Authority Area* 2020-2031*, ESRI NPF Scenario Housing Supply Target*'. The shortfall, as result, has been carried forward into the years leading up to and the lifetime of the Development Plan period up to 2028 requiring on average 2,613 housing units a year.

The required housing figures, in the context of the NPF 50:50 scenario and units completed is outlined in Figure 8. The specific calculations and methodologies in arriving at the above figures, in line with the Ministerial Guidelines, is set out under Appendix 2B. Appendix 2B of the CDP sets out the methodology for arriving at the figures in Table 7, as adopted in 2022.

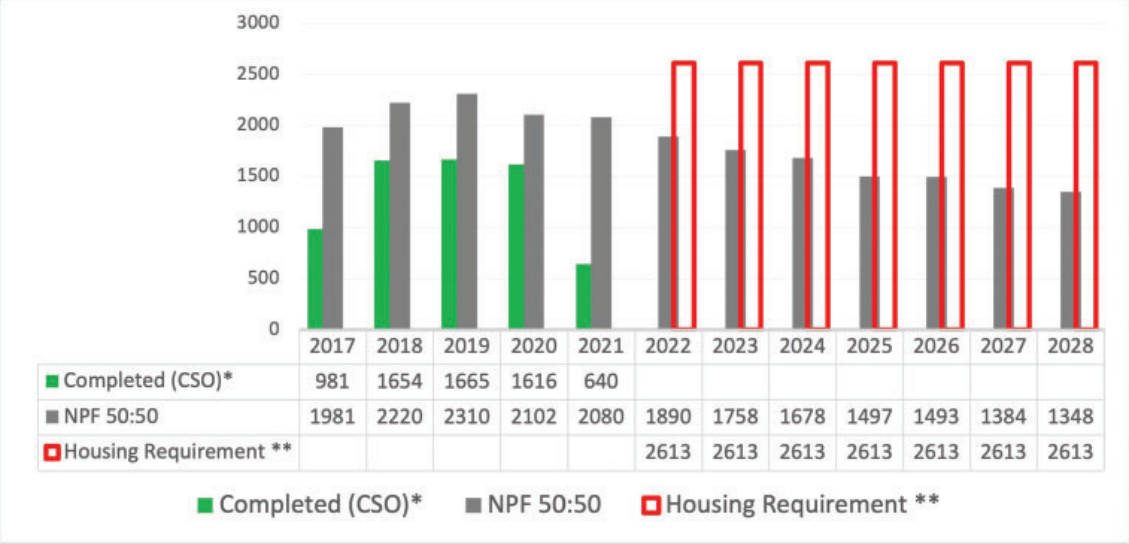


Figure 8: South Dublin County Council – Average Annual Housing Supply Requirement up to 2028. *CSO figures for the County indicate that 640 units have been constructed between Q1 and Q3 2021. **It is estimated that a further 1600 units will be delivered between Q3 2021 and Q3 2022 when the plan comes into effect. (as of Q3 2022)

Revised Housing Growth Requirements (2025)

The *NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities* (July 2025) interprets the national housing growth requirements set out in the Revised NPF (2025) and provides average annual housing growth requirements for each local authority to be implemented through development plans. Appendix A of the Guidelines provides the following housing growth requirement for South Dublin County Council:

Table 7.2: South Dublin County Council Housing Growth Requirement – extract from Appendix 1 of the NPF Implementation: Housing Growth Requirements Guidelines (2025)

Existing Annual 2020 Housing Requirement (Housing Supply Target)	1,932
Adopted Development Plan – Annual Housing Requirements (Housing Supply Target)	2,596
New Annual Housing Growth Requirement 2025 to 2034	3,270
New Annual Housing Growth Requirement 2035 to 2040	2,414

To give effect to these Ministerial Guidelines, the housing growth requirement for South Dublin County Council were updated for the remaining duration of the Plan period.

In addition to the annual housing growth requirements up to 2034 and 2040, the guidelines include Policy and Objective 2 which requests local authorities to reflect additional provision of land of up to 50% over and above what is required to meet the requirements set out in Appendix 1 of the guidelines. Additional provision does not change the baseline housing growth requirements but is a measure to provide additional flexibility in achieving the requirements.

Having regard to the housing growth requirements set out in the *NPF Implementation: Housing Growth Requirements Guidelines* plus the 50% maximum allowable additional provision, the equivalent total housing requirement for the County to relevant periods are set out in Table 7.3.

Table 7.3: Housing growth requirement and maximum additional provision for South Dublin County Council, 2025

Housing Growth Requirement (No. of dwellings equivalent)	**2025-28**	**2029-30**	**2031-34**	**2035-40**
Annual baseline housing growth target	3,270	3,270	3,270	2,414
Cumulative baseline housing growth target (less completed in Q1 and Q2 2025)	11,699	18,239	31,319	45,803

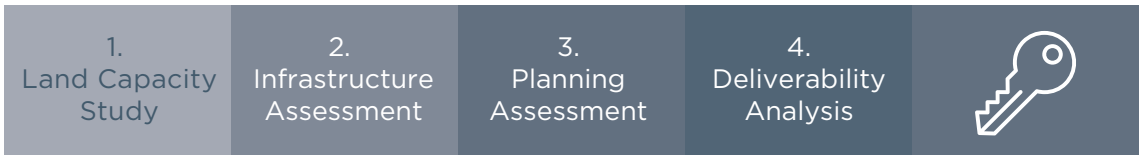
Maximum additional provision (50% above baseline requirement)	5,850	9,120	15,660	22,902
Maximum Housing Growth Requirement and Additional Provision	17,549	27,359	46,979	68,705

2.6 Core Strategy

This Section of the Chapter sets out the following elements that comprised the preparation of the Core Strategy:

- → Land capacity - available land for development
- → The Planning, Infrastructure and Deliverability of available land; and
- → Proposed land for the Development Plan period.

This Core Strategy section has been prepared in the Context of Sections: 2.3 (Statutory Context), 2.4 (National, Regional and Ministerial Planning Policy), and 2.5 (Population and Housing data) of this Chapter.



Following the publication of the National Planning Framework - First Revision 2025 and the *NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities* (2025) which translated national housing targets to housing growth requirements at a local authority level, the planning authority undertook a review of the adequacy of existing zoned lands under the current County Development Plan 2022-2028 to cater for the new housing growth requirements and the potential for 'additional provision' as set out in Appendix 1 of the Guidelines. There was a particular focus on the likelihood that lands identified for residential development within the plan will come forward for development within the remaining period of the plan. This review included an updated Settlement Capacity Audit (SCA) on existing lands zoned for residential development.

2.6.1 Land Capacity Study

The Development Plan is tasked with ensuring that sufficient and suitable land is zoned for residential use, or for a mixture of residential and other uses, to meet the requirements of the projected population and to ensure that a scarcity of such land does not occur at any time during the period of the Development Plan.

The *NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities* (2025) require planning authorities to ensure that there is sufficient zoned land within the current Development Plan to meet the **revised** housing growth

requirements and to consider as an immediate priority the suitability of lands for development over a 12 year plus period (to encompass the remaining period of the current adopted plan and the lifespan of the new 10-year development plan).

In response to the *NPF Implementation: Housing Growth Requirements Guidelines* (2025) and having regard to the *Development Plans Guidelines for Planning Authorities* (2022) and the *Sustainable Residential Development and Compact Settlement Guidelines* (2024), a Settlement Capacity Audit ('SCA') was carried out in 2025 to establish the revised housing growth requirement for the County and to review the development capacity of all undeveloped and/or underdeveloped zoned lands with potential for residential or mixed-use development within the County. The SCA comprised of a land capacity audit, infrastructure assessment, planning assessment and deliverability analysis to ascertain the adequacy of existing zoned lands to achieve the revised housing growth requirements.

The SCA builds upon and updates the methodology and output of the Land Capacity Study that was carried out for the County Development Plan 2022-2028 (see Appendix 2). Informed by SDCC's Housing Supply Monitor which records completions, construction activity and planning activity for residential development in the intervening period, the status of existing zoned lands was determined as: under construction, planning permission but not commenced, zoned lands without planning permission and long-term zoned potential (that is, zoned, but likely to be developable over a longer timeframe of primarily beyond 2040). The SCA assessed the development potential of all relevant currently zoned lands in the 2022-2028 County Development Plan (including RES, RES-N, REGEN, TC, DC, LC, VC and SDZ lands).

The SCA methodology, summarised in Appendix 2 (Part 3), reflects lessons learned since the initial Land Capacity Study and relevant Ministerial Guidelines parameters for urban design and higher densities as set out in the *Sustainable Residential Development and Compact Settlements Guidelines* (2024). Where relevant, the capacity audit reflects the parameters of statutory planning frameworks for the Strategic Long-Term Development Areas of Adamstown SDZ, Clonburris SDZ and Tallaght Town Centre LAP, as well as the City Edge Strategic Framework.

The SCA is a point-in-time assessment, valid as of Q3 2025, and based on notional development potential assumptions at a high level.

The SCA identified a total potential residential yield on current zoned land of 57,106 dwellings across 838 hectares, summarised by status in Table 7.4, including the currently estimated residential development capacity of existing Strategic Long-Term Development Areas (SDAs).

In line with the *Development Plans - Guidelines for Planning Authorities* (2022) and the *NPF Implementation: Housing Growth Requirements Guidelines* (2025), it is recognised that lands that are not likely to be developed within the plan period may be identified for the purposes of residential development as 'long-term strategic and sustainable development sites'.

In this Development Plan such sites are termed "Strategic Long-Term Development Areas" (SDAs) and they include major urban regeneration and/or transport orientated development sites which may be delivered over a longer timescale than a single development plan period. This reflects their significant scale, complexity and the need for alignment of development with investment in infrastructure and services. The *NPF Implementation Guidelines* (2025) set out that such SDAs may be considered as further 'additional provision' over and above the baseline housing growth requirements and the up to 50% 'additional provision'.

In line with the *NPF Implementation Guidelines* (2025), SDCC has forecast the likely deliverability of lands within the current Development Plan period, up to 2040 (reflecting the Revised NPF target year and broadly reflecting the current and subsequent 10-year plan) and beyond 2040.

The SCA identified 21,695 dwellings across 282 hectares are estimated to be long-term zoned land capacity, reflecting lands expected to come forward around 2040 and beyond. These lands are typically developable over a longer timeframe given their scale, complexity and need for alignment with significant investment in infrastructure and services. The long-term zoned land capacity is primarily in City Edge and Tallaght LAP Regen lands which are forecast to deliver housing within the current Development Plan, the subsequent Development Plan and beyond 2040.

Excluding the long-term zoned land capacity, the SCA identified available zoned land capacity of 35,411 dwellings across 556 hectares developable within the lifetime of the current and subsequent Development Plan periods.

These figures exclude housing completions since adoption of the Development Plan up to Q3 2025. SDCC Housing Monitoring indicates that 7,931 dwellings have been completed in the current Development Plan period up to, and including, Q3 2025.

Table 7.4: Zoned Land Capacity and Status as of Q3 2025

Status	Total no. Dwellings	Total Area (Hectares)	SDAs[7]	Non SDAs[7]	Average Densities
Under Construction	5,540	96	3,633	1,907	58 dph
Permitted	6,994	136	4,043	2,951	52dph
Zoned Available Non-Strategic	5,951	121	0	5,951	49dph
Zoned Available Strategic	16,926	203	16,926	0	83dph
Total Zoned land Capacity	**35,411**	**556**	**24,602**	**10,809**	**64dph**
Long-term Zoned Potential (beyond 2040)	21,695	282	19,170	2,525	77dph

7 Strategic Development Areas

Total Long-term Zoned Land Capacity (up to and beyond 2040)	**57,106**	**838**	**43,772**	**13,334**	**68dph**

The distribution of undeveloped capacity across settlements and Neighbourhood Areas, including greenfield and brownfield components, is set out in Table 9.

Existing Strategic Long Term Development Areas (Existing SDAs)

As indicated above, South Dublin County has strategic long term development potential within the Strategic Development Zones (SDZs) and zoned regeneration areas. These areas provide a strategic quantum of development for South Dublin along existing and planned rail corridors which are identified as key residential and employment growth areas within the Metropolitan Area Strategic Plan. Table 8 below illustrates the remaining unit capacity of these lands from 2025.

Table 8: Total Land Capacity within Strategic Development Areas, 2025

Settlement	Strategic Development Zones (SDZs)	Overall Unit Capacity from 2025	Total Land (Hectares)	
			Brownfield	Greenfield
Dublin City and Suburbs (Within and Contiguous)	Adamstown SDZ Planning Scheme	3,281	0.8	46.9
	Clonburris SDZ Planning Scheme	6,938 – 10,306	9.4	170.2
	City Edge lands*	22,100*	239.9	8.4
	Tallaght Town Centre Local Area Plan	7,777 – 10,521	75.3	0.8
Totals		40,096-46,208	325.4	226.3

**Final figure will be subject to the City Edge statutory plan.*

Significant areas of these lands have been excluded from the land capacity over the Development Plan period except where it is considered a percentage of development can occur within that timeframe. The total capacity for the SDA lands identified as being deliverable over the remaining Development Plan period is included in the land capacity figures in Table 9. This figure for SDA lands is informed by an understanding of the pipeline and potential for housing delivery on Council owned lands, historical trends of housing delivery on SDA lands within South Dublin and by delivery of similarly designated sites within the region.

It is recognised that a wide range of elements can influence the deliverability of strategic long term development areas, including market viability, site assembly, public / private funding streams, timelines and funding for delivering physical infrastructure, and pressure for piecemeal sites coming forward.

Having regard to the numerous variants, the need for developing a plan-led approach to these strategic lands is critical to their successful growth in a manner which contributes towards Quality Design and Healthy Placemaking in line with the

provisions of Chapter 5 of this plan. In this regard, SDZ schemes are in place for Adamstown and Clonburris. Tallaght Town Centre is subject to a Local Area Plan adopted in 2020, extended in 2025 to align with the expiry of this Development Plan.

The City Edge lands form a significant landbank within both South Dublin and Dublin City Council. The development of the City Edge lands, as noted under the RSES, is a medium to long-term infrastructure sequence with potential for residential development and more intensive employment / mixed uses. The development of this area requires significant investment and site assembly to enable the full development potential and will be subject to a Statutory Plan in collaboration with Dublin City Council, which will be informed by a Strategic Framework. The full build out of these lands will take time, and ensuring it is plan-led is central to the successful development of the County and the wider region.

Policy CS1: Existing Strategic Development Areas
Prioritise housing and employment growth within the identified residential and employment growth areas set out under the Metropolitan Area Strategic Plan.
CS1 Objective 1: To ensure a sustainable and plan led allocation of housing and employment growth within the strategic development areas of South Dublin County in line with the provisions of the MASP.
CS1 Objective 2: To support continued collaboration between infrastructure providers, state agencies and local authorities to inform cross sectoral investment plans and capital spending plans to accelerate the development of strategic development areas and secure the best use of public lands in the Dublin Metropolitan Area – consistent with RPO 5.1.
CS1 Objective 3: To seek funding from appropriate sources, including central government funding mechanisms, to secure the delivery of National Strategic Outcomes for the strategic development areas under the National Planning Framework.

Policy CS2: City Edge Regeneration Lands
Deliver a development framework for the regeneration of the City Edge lands in conjunction with Dublin City Council which underpins the strategic aims of the National Planning Framework and Regional Spatial and Economic Strategy
CS2 Objective 1: To prepare a Local Area Plan or other appropriate mechanism for the zoned Regeneration (REGEN) lands and other lands at Naas Road / Ballymount as defined by the City Edge Project boundary. The LAP or equivalent will commence in 2022 and provide a framework for the sequential and phased development of the lands, integrating sustainable transport, land use and blue and green infrastructure. The City Edge Strategic Framework will inform this Statutory Plan.

CS2 Objective 2:
To facilitate a co-ordinated approach and vision to any future sustainable development of the City Edge area in collaboration with Dublin City Council and all relevant stakeholders, including the local community and existing businesses having regard to their operational needs, and ensure that the needs of the existing and new community will be met, and the provision of necessary community and physical infrastructure is delivered in tandem with any new development.

Future Strategic Long-Term Development Areas (Future SDAs)

The *NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities* (2025) sets housing growth requirements to 2040 and requests that planning authorities consider the long-term housing needs of the County for the remaining period of the current adopted plan and the lifespan of the new 10-year development plan.

It is important to give clear strategic direction to future development locations under the next 10-year County Development Plan to enable the lead in time necessary for preparatory work by SDCC, utility providers, landowners and other key stakeholders to plan for release of such lands as the need arises in the 2030s. Lands are therefore identified in this Plan as Future Long-Term Strategic Development Areas ('Future SDAs') which will provide for housing needs in future development plans. While the lands are identified as Future SDAs under this Development Plan, they are subject to future rezoning.

The following locations are identified as Future SDAs:

- Belgard Road
- Adamstown South and West
- Grange Castle / R136

Detailed analysis will be undertaken to inform a future rezoning and to implement a plan-led approach to development to ensure that Future SDAs serve the housing growth requirements and other land use needs of the County as part of the next Development Plan period.

Policy CS2A: Future Strategic Long-Term Development Areas

To progress a plan-led approach to Future Strategic Long-Term Development Areas ('Future SDAs') to provide for the long-term housing growth and other land use requirements of the County beyond the current Development Plan period (subject to future rezoning) at the following locations:

- Belgard Road West
- Adamstown South and West
- Grange Castle / R136

CS2A Objective 1:
To commence preparatory studies and analysis of the Future SDAs, as identified on the development plan maps, to understand the existing land uses and ecological sensitivities and to inform the preparation of future proposals for rezoning to meet the needs of the County through an holistic approach to plan making. The exact lands to be brought forward as future rezoning may change according to the outcome of these studies.

CS2A Objective 2:
To ensure that future plan-led holistic development of the Future SDAs is not compromised by premature development.

CS2A Objective 3:
To ensure development of Future SDAs (subject to rezoning) for residential and other uses will be in accordance with an approved plan-led approach, such as a Priority Area Plan or otherwise equivalent appropriate mechanism, which will align housing delivery, including investigating the feasibility of providing a minimum of20% of units as fully accessible and identifying a unit target to be designed for specialist housing units in accordance with the relevant SDCC Housing Delivery Action Plan, with, inter alia, climate action objectives, supporting infrastructure, sustainable transport options, educational and community facilities, public open space, green infrastructure networks, cultural heritage and no net loss of important ecological features as surveyed, identified and mapped by a qualified ecologist.

CS2A Objective 4:
To include an Area-Based Transport Assessments (ABTA) in cooperation with the NTA and Transport Infrastructure Ireland (TII) as part of the plan-led approach to Future SDAs.

CS2A SLO1:
To protect and enhance the Green Infrastructure Corridor along the western boundary with Kildare and protect the Grand Canal Corridor pNHA as part of any future development proposals for these lands to the south and west of Adamstown SDZ. Appropriate ecologically informed buffers for GI corridor and the Grand Canal pNHA will form part of any such proposal.

CS2A SLO2:
To carry out a study of the lands at Grange Castle / R136 to identify their future reallocation for alternative uses while retaining a 18 hole municipal golf course function within the lands and considering flood risk assessment, existing green infrastructure and riparian corridors.

CS2A SLO3:
The Area-Based Transport Assessment for these lands shall include an assessment of DART+ Southwest, Luas to Lucan, road infrastructure and existing bus services serving Adamstown and Clonburris at the early stages of the ABTA process for the purpose of identifying transport options for assessment at the later stages of the ABTA regarding sufficiency to serve existing and future transport demand scenarios.

CS2A SLO4:
To ensure that the plan-led approach for any future Strategic Development Area within Adamstown South and West (Outer) includes investigation of the need for an additional rail station and appropriate community, recreation, and leisure infrastructure to serve the lands, including an evidence based assessment of the need for a public swimming pool, a multi-sport campus comprising indoor and outdoor facilities, a Garda Station, and health facilities having regard to any deficits that may exist in the surrounding area and to the needs of the relevant stakeholders, and where considered such infrastructure is required, the appropriate delivery mechanisms for same.

Current Land Capacity

Following the updated SCA carried out in 2025, and excluding the long-term zoned land capacity, there is current zoned land capacity of 35,411 dwellings across 555.7 hectares considered to be developable within the lifetime of the current and subsequent Development Plan periods. The breakdown of the capacity per neighbourhood area is set out under Table 9 below.

Table 9: Capacity of undeveloped lands within South Dublin likely to be developable within the current and subsequent Development Plan periods, excluding long-term zoned potential

Greenfield sites	Brownfield sites

Settlement Type	Settlement Name	Residential and Mixed-Use (HA)		Residential and Mixed-Use (Units)		Total Potential (HA)	Total Potential (Units)
Dublin City and Suburbs	Tallaght	24.3	41.5	821	4,938	65.8	5,759
	Naas Road / Ballymount (City Edge)	1.1	63.5	129	7,694	64.6	7,823
	Templegoue, Walkinstown, Rathfarnham, Firhouse	64.1	9.6	2,329	786	73.7	3,115
	Clondalkin, Clonburris and Grange Castle	186.3	22.7	9,777	1,117	209.0	10,894
	Lucan, Adamstown, Palmerstown	52.6	9.9	3,433	717	62.5	4,150
	Citywest	30.6	0.3	1,955	13	30.9	1,968
Sub-total of Dublin City and Suburbs		359.0	147.5	18,444	15,265	506.4	33,709
Self-Sustaining Growth Town:		18.9	1.7	531	67	20.6	598
Newcastle							
Self-Sustaining Growth Town:		17.8	3.2	579	132	21.0	711
Rathcoole							
Self-Sustaining Town:		6.9	0.8	353	40	7.7	393
Saggart							
Sub-total of Towns		43.6	5.7	1,463	239	49.3	1,702
Sub-total of Urban Area		402.6	153.2	19,907	15,504	555.7	35,411
A - Total Capacity South Dublin County						555.7	35,411

2.6.2 Tiered Approach to Land Zoning

Ahead of the Development Plan being adopted in 2022, an Infrastructural Assessment of available lands was undertaken, guided by the requirements of the NPF and relevant guidelines and circulars in place at the time. The methodology and findings of this Infrastructure Assessment is set out under Appendix 2 of the Development Plan.

The infrastructural assessment in 2021 determined that all existing zoned lands with potential to deliver homes could be categorised as either Tier 1 or Tier 2 lands in line with the NPF criteria capable of facilitating a potential total of 23,730 units.

Further to the *NPF Implementation: Housing Growth Requirements Guidelines* (2025), the SCA carried out in 2025 included an updated Infrastructure Assessment of the available developable lands guided by the requirements of the relevant Ministerial Guidelines and NPO 101 of the Revised NPF. Further detail of the 2025 assessment is provided in Appendix 2 Part 3 of the Development Plan.

The purpose of the infrastructure assessment is primarily to:

- Identify the strategic infrastructure projects that are of significance to the growth of the County and to the wider region,
- Identify the infrastructure requirements necessary to support growth at a local Neighbourhood Area level, and
- In accordance with NPO 101 of the Revised NPF, apply a tiered approach to sites to differentiate between Tier 1 zoned land that is serviced and Tier 2 zoned land that is serviceable within the life of the plan.

All of the lands categorized as 'Total Current Zoned Land Capacity' are classified as Tier 1 and Tier 2 when considering the timescales involved in the current CDP and the subsequent CDP.

- Tier 1 lands had the potential to accommodate: 21,325 dwellings on c.343 hectares and
- Tier 2 lands had the potential to accommodate: 14,086 dwellings on c.213 hectares.

There are a number of plans/projects that are necessary to facilitate the long-term growth of the County in line with National policy and to address foreseeable infrastructural constraints at a local and regional level. These have been considered in the forecasting of housing delivery to relevant time periods up to 2040, detailed further in Section 2.6.4.

It is critical for the achievement of SDCC's housing growth requirements, particularly from 2028 onwards, that the strategic infrastructure projects and local neighbourhood area projects, as highlighted in the Development Plan appendices, are delivered upon.

2.6.3 Planning Analysis

Ahead of the Development Plan being adopted in 2022 and further to the Infrastructural Assessment carried out at that time, a further planning analysis was carried out. This assessed existing zoned lands in respect of their ability to contribute towards National Strategic Outcomes relating to compact growth, enhanced regional accessibility, sustainable mobility, climate action and a transition to a lowcarbon and climate resilient society (Appendix 2 refers).

The result of this further planning assessment indicates that all lands currently zoned and identified as being capable of delivering residential development within the County were capable of contributing in a positive manner to the achievement of the above NSOs.

Further to the *NPF Implementation: Housing Growth Requirements Guidelines* (2025), the SCA carried out in 2025 included an updated Planning Assessment of the available developable lands. Further detail of the 2025 assessment is provided in Appendix 2 Part 3 of the Development Plan.

The purpose of the Planning Assessment is primarily to identify locations which are considered to be well located / serviced from a sustainable planning perspective and to identify existing constraints and requirements to inform policy.

The vast majority of lands in both the 'Current Zoned Land Capacity' and the 'Long-Term Zoned Potential' received a positive planning score indicating that they were capable of delivering residential development within the County in a manner which contributes positively to the achievement of the shared goals outlined in the Revised NPF, RSES and the CDP in relation to Compact Growth, Accessibility, Sustainable Mobility, Climate Action and a transition to a low carbon climate resilient society.

Lands amounting to c.12 hectares with potential residential yield of 457 dwellings received a low score, indicating that further work is required to address locational requirements, such as proximity to services, retail and public transport.

2.6.4 Deliverability Analysis

To deliver the supply targets it considered necessary to facilitate a choice in sites that come forward recognising that not all sites may be available within the plan period.

Key to ensuring this flexible approach and alignment with National and Regional Planning Policy is the Council's Active Land Management objective to monitor construction and planning activity throughout the County at a settlement level as outlined under section 2.6.7: Monitoring of Growth / Active Land Management of this Chapter. The Core Strategy figures for each neighbourhood area serve as a benchmark for monitoring to ensure compliance with National and Regional figures.

Ahead of the Development Plan being adopted in 2022 and further to the Infrastructural and Planning Assessments carried out at that time, consideration was also given to ensuring that the delivery of housing to meet the needs of current and future population in line with national targets can be sustainably achieved.

In this regard the balance between the deliverability of units and avoiding an overly rigid identification of specific capacity lands forms a key part of the Core Strategy. The Development Plan, when adopted in 2022, prioritised growth of undeveloped lands across the Neighbourhood Areas with a focus on compact growth and past construction and deliverability. While there was an excess of zoned lands to meet the housing targets at that time, it was recognised that it was necessary to provide choice and flexibility having regard to numerous deliverability challenges.

The challenge of deliverability of zoned lands is recognised in the *NPF Implementation Housing Growth Requirements Guidelines* (2025): *"Where the planning authority considers that lands may not come forward for development within the remaining*

period of the existing plan, it may be necessary to consider the zoning of alternative lands where there is capacity to deliver housing in the short to medium term."

As part of the SCA in 2025, a forecasting exercise was carried out which aimed to estimate the deliverability of existing zoned lands for housing supply within the current and subsequent development plan periods. This built on the earlier analysis carried out in 2022 when the Plan was initially adopted and made estimates and assumptions on the basis of various considerations, including:

- 91% of current zoned land capacity is within or directly contiguous to Dublin City and Suburbs with almost half of that identified as brown field. Such lands can present challenges in terms of contaminated sites, landownership and site assembly, phasing and sequencing;
- The housing data and trends within the County indicate that less than half of all sites with permission are activated at any given time while the remainder may take time to commence based on a range of factors (for example, raising of funding, potential market changes) or that permissions may not be implemented at all during their lifetime;
- The infrastructure, planning and deliverability assessments; and
- Anticipated phased delivery in adopted statutory plans or non statutory frameworks and other known constraints to be addressed.

As set out in Table 9.1 and 9.2, the SCA forecasts that of the total current zoned land capacity, 9,613 new dwellings on approximately 160 hectares of land could be delivered to the end of 2028 on a business-as-usual model. This equates to an anticipated shortfall of 2,000 dwellings to 2028 to achieve the revised baseline housing growth requirements set in the *NPF Implementation: Housing Growth Requirements Guidelines.*

This presents a challenge which the Council recognises and seeks to address through a flexible approach to provide for delivery has been incorporated into the Plan through Objective CS3 Objective 3. The Council's Active Land Management monitoring of construction and planning activity against Core Strategy figures throughout the County at a settlement level is also key to ensuring a flexible approach and alignment with National and Regional Planning Policy.

Key to delivering upon the revised housing growth requirements it is considered necessary to facilitate a choice in sites that come forward recognising that not all sites may be available within the plan period. In this regard, it is necessary to increase the availability of readily deliverable additional and alternative zoned lands for residential development.

Table 9.1: Estimated Forecast of Existing Zoned Land Capacity Delivery, as of Q3 2025 (no. of dwellings)

	2025-2028	2029-2030	2031-2034	2035-2040	TOTAL
SDAs	7,706	4,034	7,719	5,143	**24,602**
Non-SDAs	1,907	1,495	2,990	4,417	**10,809**
Forecast Land Capacity Delivery	**9,613**	**5,530**	**10,710**	**9,560**	**35,411**
Cumulative Forcast Land Capacity Delivery	**9,613**	**15,142**	**25,852**	**35,411**	

Table 9.2: Estimated Forecast of Existing Zoned Land Capacity Delivery to 2028 by CDP Settlement and Neighbourhood Area

Greenfield sites	Brownfield sites

Settlement Type	Settlement Name	Residential and Mixed-Use (HA)		Residential and Mixed-Use (Units)		Total Potential (HA)	Total Potential (Units)
Dublin City and Suburbs	Tallaght	6.0	10.2	202	1,217	16.2	1,419
	Naas Road / Ballymount (City Edge)	0	5.5	0	672	5.5	6,72
	Templegoue, Walkinstown, Rathfarnham, Firhouse	8.5	1.3	310	105	9.8	415
	Clondalkin, Clonburris and Grange Castle	61.7	7.5	3,237	370	69.2	3,607
	Lucan, Adamstown, Palmerstown	30.3	5.7	1,976	413	36.0	2,389
	Citywest	8.3	0.1	528	4	8.4	532
Sub-total of Dublin City and Suburbs		114.8	30.3	6,254	2,780	145.1	9,034
Self-Sustaining Growth Town:		5.2	0.5	147	19	5.7	166
Newcastle							
Self-Sustaining Growth Town:		3.0	0.5	97	22	3.5	119
Rathcoole							
Self-Sustaining Town:		5.1	0.6	264	30	5.7	294
Saggart							
Sub-total of Towns		13.4	1.6	508	71	15.0	579
Sub-total of Urban Area		128.2	31.9	6,763	2,850	160.1	9,613
A - Total Capacity South Dublin County						**160.1**	**9,613**

2.6.4(a) Land Capacity and New Zoning Requirements

When the Plan came into effect in 2022 it was identified that, excluding lands identified for strategic long-term development that will happen beyond the timescale of this Development Plan, there was potential for 21,490 units on 428 hectares of developable land within the lifetime of the Development Plan period. There was no requirement to zone additional land based on population and housing targets set by the Ministerial Guidelines and the NPF Roadmap in place at that time.

Since then, through the adoption of the Revised NPF, reflecting new Census 2022 data, and the publication of the NPF Implementation: Housing Growth Requirements Guidelines, the new housing growth requirements have been significantly increased at a national and local level with a recognition of the need to plan for 2040, as well as the short-term.

As outlined in Section 2.6.1, excluding the long-term zoned land capacity, there is zoned land capacity of 35,411 dwellings across 556 hectares developable within the lifetime of the current and subsequent Development Plan periods.

As summarised in Tables 10 and 11 of Section 2.6.4, the SCA forecast that of the total current zoned land capacity, 9,613 new dwellings on approximately 160 hectares could be delivered to the end of 2028 on a business-as-usual model. This represents a shortfall of c.2,000 new dwellings to achieve the revised housing growth requirements to 2028. Therefore, there is a requirement to zone additional lands to provide sufficient suitable options to serve the needs of the population and housing growth requirements as set out in the Ministerial Guidelines.

In order to identify suitable lands, a high-level assessment of preference was followed, aligned with the shared national, regional and local goals primarily around Compact Growth, Accessibility, Sustainable Mobility, Climate Action and a transition to a low carbon climate resilient society. Early alternatives were considered as part of the Strategic Environmental Assessment process.

This prioritised existing brownfield or underutilised lands within the built-up footprint of Dublin City and Suburbs and locations for large-scale transport orientated development.

A criteria-based approach was adopted to the assessment of lands either identified by SDCC or identified to SDCC during a nonstatutory consultation held in October/ November 2025. In summary, the assessment focussed on:

- → The potential capacity of the lands to contribute to South Dublin's revised housing growth requirements and the 'additional provision' to provide for suitable flexibility; and
- → The planning and infrastructure assessment criteria used for the SCA, as referenced in Sections 2.6.2 and 2.6.3, as well as an "Other Suitability" category (relating to deliverability, specific social infra structure and site constraints), see Appendix 2 Part 3.

Following this review process, additional lands comprising of approx. 149 hectares with the indicative capacity for 6,900 new dwellings were zoned for residential purposes. These lands are summarised in Table 10.

The zoning of additional lands addresses the anticipated need for additional and alternative lands to achieve the baseline housing requirements and includes the maximum 'additional provision' as provided for in the *NPF Implementation: Housing Growth Requirements Guidelines* to 2028, while taking into account the anticipated delivery on currently zoned lands up to 2030.

In reviewing the Core Strategy, the Planning Authority utilised the additional provision allowance for the Development Plan period in light of the urgent need to increase housing delivery, the existing and forecast housing need, the need to plan for unforeseen circumstances and to optimise the ability to deliver on the housing requirements of the Revised NPF. The need for future levels of additional provision will be determined as part of the preparation of subsequent Development Plans.

Table 10: Capacity of additional zoned lands in the South Dublin County Development Plan 2022-2028 as of 2026 in response to the *NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities* (2025)

		Greenfield sites		Brownfield sites			
Settlement Type	**Settlement Name**	**Residential and Mixed-Use (HA)**		**Residential and Mixed-Use (Units)**		**Total Potential (HA)**	**Total Potential (Units)**
Dublin City and Suburbs	Tallaght	8.5	0	237	0	8.5	237
	Naas Road / Ballymount (City Edge)	0	0	0	0	0	0
	Templegoue, Walkinstown, Rathfarnham, Firhouse	14.9	1.1	681	30	16.0	711
	Clondalkin, Clonburris and Grange Castle	3.2	10.3	234	428	13.5	662
	Lucan, Adamstown, Palmerstown	48.5	13	2,868	1,161	61.5	4,029
	Citywest	0	0	0	0	0	0
Sub-total of Dublin City and Suburbs		75.0	24.4	4,020	1,619	99.4	5,639
Self-Sustaining Growth Town:	Newcastle	20.2	6.5	451	116	26.7	567
Self-Sustaining Growth Town:	Rathcoole	2.0	0	69	0	2.0	69
Self-Sustaining Town:	Saggart	20.8	0	625	0	20.8	625
Sub-total of Towns		**43**	**6.5**	**1,145**	**116**	**49.5**	**1,261**
Sub-total of Urban Area		**118**	**31**	**5,165**	**1,735**	**149**	**6,900**

Land Capacity Sites

The below map Figure 9 illustrates all of the zoned land within the County with potential for residential development, inclusive of zoned land as of 2022 when the Plan came into effect and the additional zoned land as of the Variation No. 2 to the Development Plan in 2026. This includes all lands with potential for residential development across all statuses, including currently under construction, planning permission but not commenced, zoned without planning permission, newly zoned land and long-term zoned potential (that is, zoned but likely to be developable over a longer timeframe approximately 2040 and beyond).

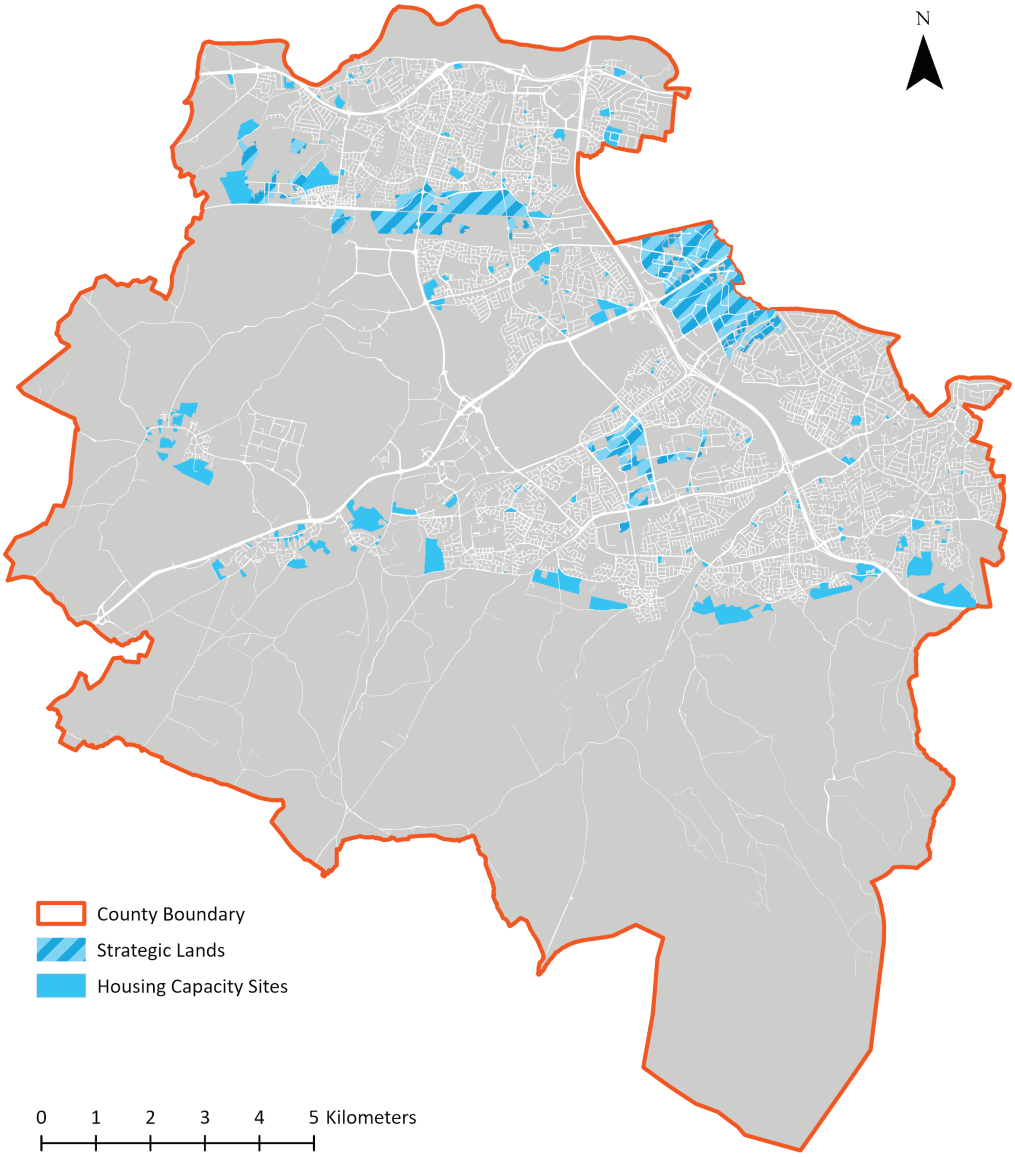


Figure 9: Housing Capacity Sites

2.6.5 Core Strategy – 2022-2028 Development Plan

Table 11 sets out the Core Strategy for this Development Plan. Figure 10 represents a diagrammatic map of the Core Strategy.

In line with the above, the Core Strategy figures set out in Table 11 factors in forecast delivery of sites where housing is under construction, sites with planning permission but not commenced, zoned available lands (including newly zoned lands as of Variation No. 2 in 2026) and a proportion of deliverable units in Existing SDAs.

Growth was allocated based on an estimated year on year unit delivery within each Neighbourhood Area based on the considerations set out above.

This has been guided by the housing capacity of existing undeveloped zoned land in South Dublin, and the need for housing units set by the Ministerial Guidelines and other planning policy documents set out under Sections: 2.3 (Statutory Context), 2.4 (Strategic Context - National, Regional and Ministerial Planning Policy), 2.5 (Population and Housing Data), 2.6 (Core Strategy) of this Chapter.

Table 11: Core Strategy Table Q4 2025 to 2028

Greenfield sites				Brownfield sites			
Settlement Type	**Settlement Name**	**Residential and Mixed-Use (HA)**		**Residential and Mixed-Use (Units)**		**Total Potential (HA)**	**Total Potential (Units)**
Dublin City and Suburbs	Tallaght	14.5	10.2	439	1,217	24.7	1,656
	Naas Road / Ballymount (City Edge)	0	5.5	0	672	5.5	672
	Templegoue, Walkinstown, Rathfarnham, Firhouse	23.4	2.3	991	135	25.8	1,126
	Clondalkin, Clonburris and Grange Castle	64.8	17.8	3,471	798	82.7	4,269
	Lucan, Adamstown, Palmerstown	78.8	18.7	4,844	1,574	97.5	6,418
	Citywest	8.3	0.1	528	4	8.4	532
Sub-total of Dublin City and Suburbs		189.8	54.7	10,274	4,399	244.5	14,673
Self-Sustaining Growth Town:		25.4	7.0	598	135	32.4	733
Newcastle							
Self-Sustaining Growth Town:		5.0	0.5	166	22	5.5	188
Rathcoole							
Self-Sustaining Town:		25.9	0.6	889	30	26.5	919
Saggart							
Sub-total of Towns		56.4	8.1	1,653	187	64.5	1,840
Sub-total of Urban Area		246.2	62.8	11,928	4,585	309	16,513

Note 1: The equivalent density figures set out in Table 11 align with the recommended density ranges in the *Sustainable Residential Development and Compact Settlement Guidelines* (2024)

Note 2: The allocation for Rural Housing and Population growth is based on new housing delivery over the previous plan period and will be managed through the rural settlement policy.

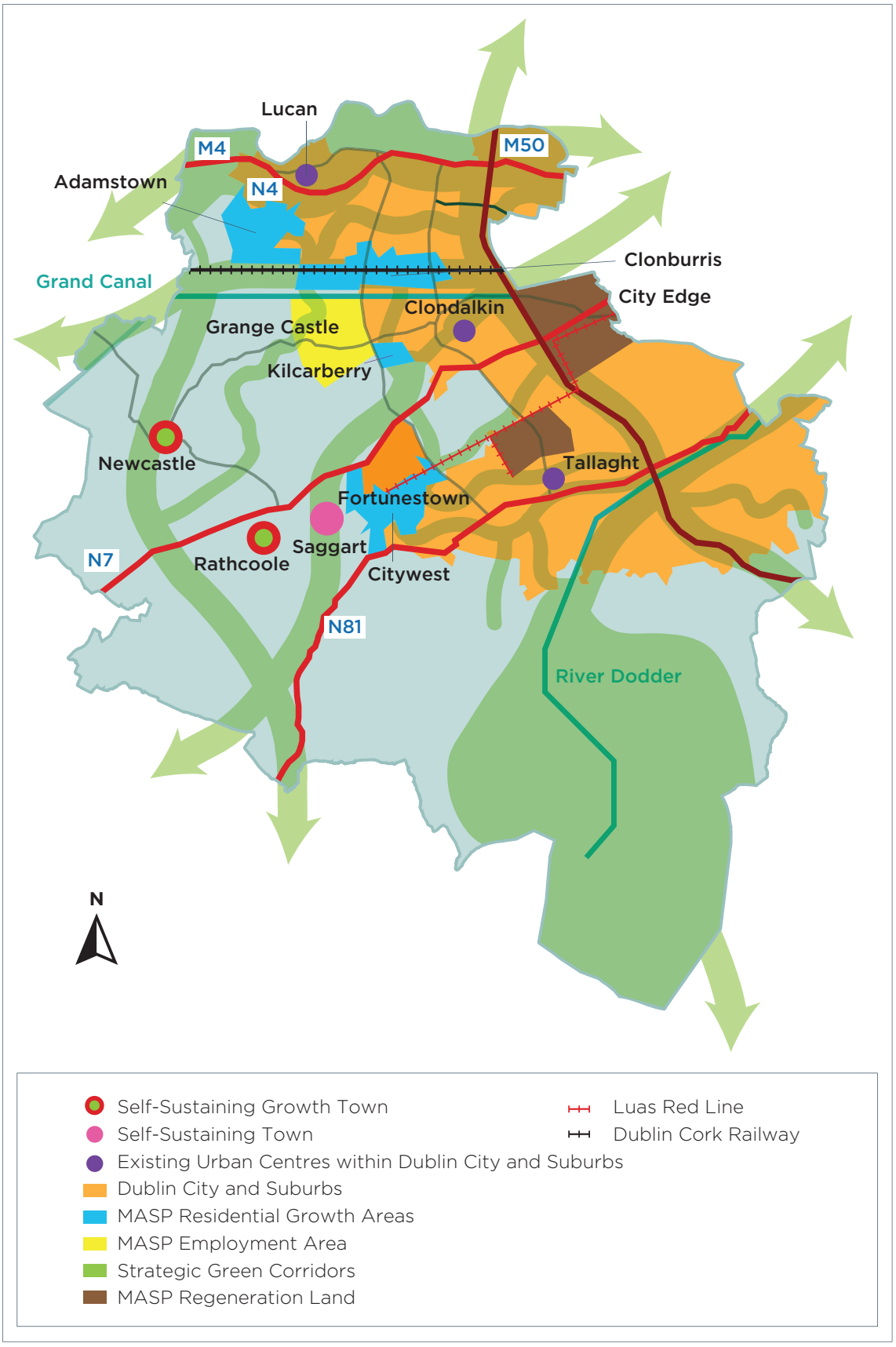


Figure 10: South Dublin County Core Strategy Map 2022-2028

Home Built Year 2017 – Q1 2021
Home Under Construction Q3 2021

15,576 Housing Need

on **428** Hectares of Land

Homes Built 2017 – Q3 2021
6,554

Under Construction Q3 Housing Task Force Returns
2,438

Dublin City & Suburbs

+14,527 units
(93% of total housing units)
consistent with NPO 2a, 3a, 3b and RPO 3.2

Population Growth
+42,088
(90.5% of total population)
consistent with NPO 2a, 3a, 3b and RPO 3.2

Saggart

New Homes within the settlement boundary:
+250 (100%)
consistent with NPO 3a, NPO 3c, RPO 3.2

Population Growth
+13% in line with NPO 7 and NPO 9

Newcastle

New Homes within the settlement boundary :
+737 (100%)
consistent with NPO 3a, NPO 3c, RPO 3.2

Population Growth
in line with NPO 7 and NPO 9 **+35%**

New Homes within the settlement boundary:
+498 (100%)
consistent with NPO 3a, NPO 3c, RPO 3.2

Rathcoole

Population Growth
+31% in line with NPO 7 and NPO 9

2.6.6 Housing Strategy

South Dublin County's Housing Strategy and Interim HNDA 2022-2028 has been prepared and is contained in Appendix 11 of this written statement. This supports and guides the policies set out under Chapter 6: *Housing*.

The Housing Strategy is based on the overall population and housing land requirements set out in the Core Strategy and is informed by prevailing national and regional planning and housing policy including Age Friendly Guidance.

The Strategy recognises the ageing demographics throughout the County. The Council's approach to addressing the changing demographic is set out through various measures, including a mix of house types and tenures; adaptable, universal designed homes; and delivery of projects that are required to serve the needs of the County's current and projected population and age profile. The measures aim to maximise the efficiency of existing housing stock through the promotion of right sizing, measures to address housing segregation; and mechanisms to provide social and affordable housing.

2.6.7 Monitoring of Growth / Active Land Management

As set out in Table 9, South Dublin County has a physical excess of zoned lands to meet the population and housing targets set out under national and regional policy. These lands are located, for the most part, within existing built-up areas in Dublin City and Suburbs and will, therefore, support compact growth.

The Core Strategy strikes a balance between having a physical excess of zoned lands and being able to deliver new development to meet the needs of citizens. The deliverability analysis, outlined above, has sought to address this by recognising that in an urban environment, there will be market constraints to delivery at any given time. However, anticipating the market and delivery of specific sites is not an exact science. In this regard, a degree of flexibility has been built into the distribution of the housing and population targets, in line with national and regional policy, to ensure an adequate supply to meet demand. This flexibility requires close monitoring of housing delivery, taking account of the function of each settlement.

For monitoring at a settlement scale, the policy of this plan is to monitor each settlement, with Dublin City and Suburbs settlement as one area, with options to transfer a portion of the allocated units from one neighbourhood area to another, subject to considering a number of key criteria during the lifetime of the Development Plan. This enables for flexibility in terms of locating new housing and allows time to lapse for planning permissions which have not delivered.

Equally, the Council will actively pursue active land management measures provided for under legislation, to ensure that land hoarding is discouraged, and that development potential is released through available mechanisms and initiatives including through central or other funding. These measures are discussed in the following sections.

Policy CS3: Monitoring Population and Housing Growth
Promote and facilitate housing and population growth in accordance with the overarching Core Strategy to meet the needs of current and future citizens of South Dublin County.
CS3 Objective 1: To ensure that sufficient zoned land is available to satisfy the housing and population requirements of the County, as set out under the Ministerial Guidelines for Housing Supply and the Regional Spatial and Economic Strategy, over the lifetime of the Plan and to ensure that brownfield sites are prioritised for development over greenfield sites in line with the Regional Strategy.
CS3 Objective 2: To implement a robust monitoring process for all housing delivery including the performance of large-scale housing developments (Schemes for 100 units+) for each neighbourhood area and settlement within the County to allow for ongoing assessment of delivery targets whilst ensuring overdevelopment does not occur in any particular area and to ensure that the delivery of necessary infrastructure is possible to ensure the sustainability of communities.
CS3 Objective 3: To provide for flexibility in achieving the housing supply targets and meeting housing demand, the Council will consider the re-distribution of housing and population figures within the settlement and Neighbourhood Areas. In this regard, where a site greater than 0.25ha has the potential to exceed the allocation for a particular Neighbourhood Area as set out under Core Strategy Table 11, the applicant must demonstrate to the Planning Authority that the proposal is aligned with the overall growth target for the County, any necessary investment in infrastructure and the provision of employment together with supporting amenities and services. The Council will monitor the delivery of housing units to ensure general compliance with the Core Strategy and housing supply targets for the County and to inform the redistribution potential outlined above.
CS3 Objective 4: To maintain and further expand the database of greenfield, brownfield and infill sites as part of the active land management process.
CS3 Objective 5: To create and maintain a data base of land zoned for residential development that has not yet been developed including, where available, information on why this land has not been developed so as to inform future zoning and de-zoning decisions.
CS3 Objective 6: To ensure the phased development of new housing areas in tandem with the delivery of physical and social infrastructure provision as identified within Local Area Plans or as informed by assessments carried out by the Planning Authority.

Vacant Sites

Vacant development sites are both a challenge and an opportunity for the County to provide additional housing, employment and other uses. Active land management, including the implementation of the vacant site levy, is key to realising the vision and objectives of the Core Strategy.

The Urban Regeneration and Housing Act, 2015 provides for a levy to be applied on vacant sites in residential and regeneration zoned lands, which are suitable for housing but are not coming forward for development. The Act sets out two classes of land to which the levy may apply:

Residential land, under Section 10 (2)(a) and Section 10(2)(h) of the Planning Act 2000 (as amended).

In accordance with the Urban Regeneration and Housing Act, 2015, it is a key pillar of the Development Plan to promote the appropriate development and renewal of areas that are in need of regeneration, identified having regard to the Core Strategy, in order to prevent:

- adverse effects on existing amenities in such areas, in particular as a result of the ruinous or neglected condition of any land;
- urban blight and decay;
- anti-social behaviour; or
- a shortage of habitable houses or of land suitable for residential use or a mixture of residential and other uses.

Under Housing Policy Objective 15.2 of Housing for All, a new tax to activate land for residential purposes, and which will in time replace the Vacant Site Levy, has been introduced by the Department of Finance and the Revenue Commissioners in conjunction with the Department of Housing, Local Government and Heritage. The Residential Zoned Land Tax provisions of the Finance Act 2021 set out criteria to facilitate the identification of lands which fall within the scope of the tax, the aim of which is to activate and bring forward the development of housing on lands that are suitably zoned and serviced, as indicated on maps to be prepared by planning authorities for their respective functional areas. These maps are to be based on the local authority development plan and where relevant, local area plan zoning maps. The Residential Zoned Land Tax will come into operation on 1st February 2024 and will replace the Vacant Site Levy, which will remain operational until the new tax measure comes into effect.

In a similar manner, Derelict Sites can have a negative impact on the social, visual and commercial aspects of a neighbourhood. The Council will investigate and prioritise reports of dereliction and take relevant and stringent action, in accordance with the Derelict Sites Act 1990 (the Act), in an effort to have the dereliction abated and ensure re-use of existing urban lands throughout the County.

Compulsory Purchase Orders

Where the context so requires and once identified, the use of Compulsory Purchase Orders (CPOs) will be pursued in as timely a manner as possible under the relevant legislation, for the betterment of the community as part of Active Land Management measures.

Funding

To secure the delivery of National Strategic Objective 1: Compact Growth, Project Ireland 2040 established two tailored funding mechanisms which the Government has committed to providing. The Rural Regeneration and Development Fund (RRDF) supports rural renewal for suitable projects in towns and villages with a population of less than 10,000, and outlying areas. The Urban Regeneration and Development Fund (URDF) supports compact sustainable development, through the regeneration of cities and large towns.

It will be an objective of the Council to continue to avail of opportunities to draw down such funding to unlock strategic development lands and compact forms of development.

Policy CS4: Active Land Management
Facilitate the re-use and regeneration of vacant sites and landbanks through various measures to promote compact urban growth in line with the Core Strategy.
CS4 Objective 1: To implement the Vacant Site Levy for vacant development sites, as appropriate, in the County and to continue to make publicly available a register of vacant sites, as set out in the Urban Regeneration and Housing Act, 2015 (or any superseding Act).
CS4 Objective 2: To promote the delivery of residential development through active land management measures and a co-ordinated planned approach to developing appropriately zoned lands at key locations, including regeneration areas, vacant sites and under-utilised areas.
CS4 Objective 3: To deliver development through the compulsory purchase of land as part of active land management where the context requires for compact growth and for the benefit of the common good.
CS4 Objective 4: To secure funding from appropriate sources, including central government funding mechanisms, to secure the delivery of National Strategic Outcomes under the National Planning Framework.
CS4 Objective 5: To ensure that the long-term vacant houses in St Maelruan's Park will no longer be left vacant and allowed to go into a state of disrepair.

2.6.8 Employment Lands

The *Guidance Note on Core Strategies* (2010) states that Planning Authorities should undertake an appropriate level of analysis to ensure that sufficient lands are identified for employment purposes at suitable locations, taking proper account of national planning policies.

The employment strategy is informed by an evidence-based approach which considers both existing land use zoning for employment purposes, and the requirement for additional employment lands based on population and employment growth assumptions.

South Dublin County is an integral part of the Dublin region, a city region of international scale and importance. There is a flow of employees across the various counties of the Eastern and Midlands Region and industries tend to cluster based on geographical characteristics, with Dublin City centre serving as the commercial core. In South Dublin County, economic activity is focused into employment lands that are proximate to key centres of population and into the main urban centres. Chapter 9: *Economic Development and Employment* of this plan, which includes the retail strategy, continues to promote the location of employment to such centres and through policies and objectives, encourages and supports the economic development of the County in a sustainable and climate friendly manner.

To attract new foreign direct investment (FDI) to the County along with other indigenous investment, there is a need for a sufficient supply of high-quality, marketable, serviced lands and premises. The identification of the existing availability of such sites and the future requirement for same is key to the future economic development of the County. South Dublin has not sought to 'over zone' lands and has carried out analysis to ensure that an adequate, varied and flexible range of lands are available. Research which informed this Plan is available as an accompanying document to the Development Plan.

Baseline Analysis

In terms of available lands for development of employment, SDCC carried out an analysis of available lands which have potential to generate jobs. Based on this analysis, there is a total capacity to develop 627ha to facilitate further employment. This land is made up of:

- 554ha of land zoned for Enterprise and Employment EE);
- 58.27ha of land in Local, Village, District and Town Centres (zoned LC, VC, DC, and TC);
- 7.6ha of employment generating lands within Strategic Development Zones;
- 5.8ha of land zoned Major Retail Centre (MRC); and
- 1.2ha zoned Retail Warehousing (RW).

Based on an assessment of employment on the existing zoned land, there is potential for 31,977 jobs assuming an average of 51 jobs per hectare. In addition to the above, there is 425ha of Regeneration (REGEN) zoned brownfield land forming part of the Tallaght Town Centre LAP and the City Edge area. While these lands currently provide a relatively low density of employees to land area, there is significant scope for re-intensification to accommodate higher density employment through a mix of uses while creating a more compact and efficient urban form.

Employment Projections

In line with the RSES and NPF, the Eastern and Midlands Region will accommodate approximately 320,000 additional people at work[8] from 1 million in 2016 to 1.34 million people by 2040. In 2016, South Dublin County represented 11.8% (118,002 / 1,000,805) of the region's resident workforce.

In forward planning the jobs required during the lifetime of the Plan, South Dublin County Council worked in conjunction with the National Transport Authority in estimating projected jobs within the County up to 2040. In line with the National Planning Framework and growth under the Government's 50:50 City Scenario, it is anticipated that South Dublin County will need to cater for an additional 36,678 jobs up to 2040. This equates to an average year on year growth of 1,528 jobs a year over a 24-year period. Applying this average growth up to 2028, equates to an additional 18,336 jobs (+22%) resulting in a total of 102,963 jobs. Table 12 sets out these figures.

Table 12: Employment Projections for South Dublin 2016-2028

	2016	2028	Growth (No.)	Growth (%)	Year on Year Average Increase
Jobs	84,627[9]	102,963	+18,336	+22%	1,528

Based on the need to provide additional jobs in the County and maintain existing jobs through the potential re-location of some business from the current brownfield regeneration lands at Tallaght and City Edge, the available capacity of employment lands is considered sufficient to meet the needs for the Development Plan period.

8 Section 6.1 of the Regional Spatial and Economic Strategy and NPO 1c of the National Planning Framework

9 Source: EMRA - Socio-Economic Evidence Baseline Report, available at: https://emra.ie/dubh/wp-content/uploads/2017/12/EMRA-Economy-and-Employment.pdf

Policy CS5: Lands for Employment
Ensure that sufficient serviced lands continue to be available in the right place for employment generation over the lifetime of the Development Plan.
CS5 Objective 1: To focus high intensity employment generating uses around high-capacity public transport nodes.
CS5 Objective 2: To ensure that, insofar as possible, space extensive enterprise is located on lands which are outside the M50 and which do not compromise labour intensive opportunities on zoned lands adjacent to public transport.
CS5 Objective 3: To support mixed use employment activities in our urban areas in accordance with the settlement and retail hierarchies.
CS5 Objective 4: To monitor and further develop the database of employment lands within the County.
CS5 Objective 5: To ensure that a section of any lands zoned EE or REGEN are set aside for local enterprise hubs for developing businesses or for shared workspaces serving people who are unable to work from home but who want to carry out their work close to where they live.
CS5 Objective 6: To ensure, that as part of the two-year statutory review of the Development Plan, an evidence-based analysis of employment lands, including the potential for agri-hub employment, will be undertaken and should there be evidence for the need for further employment zoning within the lifetime of the Plan, a Variation to the Plan will be immediately initiated informed by: → Analysis of the type of employment need → Analysis of the appropriate location(s) to serve such need and the appropriate zoning objective → Relevant National and Regional policy and proper planning and sustainable development.

2.7 Settlement Strategy

South Dublin County's Settlement Strategy is guided by the policy framework set out at National and Regional levels. It seeks the consolidation of the existing urban footprint, focusing population and jobs primarily within our urban centres, towns and villages consistent with NPO 3a, 3b and 3c of the NPF. The Development Plan recognises that there is a need to successfully respond to the ever-changing demands, pressures and expectations for our urban fabric, prioritising the most efficient use of existing social and physical infrastructure. In doing so, promoting mixed-use compact growth will create a more resilient, healthy, and liveable environment which positively influences the quality of peoples lives.

This Development Plan provides a neighbourhood led focus that looks towards creating well designed successful and sustainable communities that will support vibrant places to live, work, visit, socialise and invest in. The Neighbourhoods within the overall settlement strategy are set out below and are discussed in turn under Sections 2.7.1 and 2.7.2 of this Chapter (below).

The function and role of each settlement within the County is set out in Section 2.7. The targeted population distribution proposed by the Development Plan Core Strategy for each settlement is set out in Table 13. Dublin City and Suburbs settlement is targeted to grow by 42,088 persons or 16% up to 2028 from 2016. This growth amounts to 90.5% of the total population growth for South Dublin up to 2028 while the allocated housing for the settlement represents 93% of the total growth. Both figures exceed the minimum requirement of 50% population and housing growth within cities and their suburbs in accordance with NPO 2a, 3a, 3b and RSO 3.2.

Table 13: Settlement Strategy - Population Allocation up to 2028

Settlement Type	Settlement Name	Census 2016	Existing Pop share (%)	Growth up to 2028	Share of Growth (%)	Growth as proportion of 2016 population	2028 Population (No.)	Proposed Pop share (%)
Urban Aggregate Area		273,215	98%	44,910	99.94%	16.5%	319,705	98.3%
Dublin City and Suburbs[10]	South Dublin DC and S	262,638	94.2%	42,088	90.5%	16%	304,726	93.7%
Self-Sustaining Growth Towns	Newcastle[10]	3,093	1.1%	1,094	3%	35%	4,187	1.5%
	Rathcoole[11]	4,351	1.6%	1,339	3%	31%	5,690	2%
Self-Sustaining Town	Saggart	3,133	1.1%	398	1%	12.7%	3,587	1.1%
Aggregate Rural Area		5,552	2%	27	0.1%	0.5%	5,579	1.7%
South Dublin County		278,767	100%	+45,002	100%	16%	323,769	100%

The housing and thus population growth for the smaller settlements (Saggart, Newcastle and Rathcoole) reflects the current construction activity, extant planning permissions and sites funded by central government. The growth envisaged in these towns has regard to NPO 7 and NPO 9 of the NPF. In recognition of the anticipated growth for Newcastle and Rathcoole, the Development Plan has been supported by a settlement-based analysis in line with the RSES Appendix A. This identifies the assets in each settlement and opportunities to ensure further growth is provided for in tandem with social and physical infrastructure. In line with National and Regional policy, the rate of growth planned within these settlements is expected to facilitate opportunities for the delivery of required social and physical infrastructure to meet demand and in line with the settlements characteristics.

10 Newcastle, Rathcoole and Saggart figures relate to the lands within and contiguous to the CSO defined boundary.

11 The population figures recognise planning permissions under construction and permission not yet commenced.

Table 14: RSES Settlement Hierarchy relating to South Dublin County Council

Level	Settlement Typology	Description	South Dublin	South Dublin County Neighbourhood Areas
1	Dublin City and Suburbs	International business core with a highly concentrated and diversified employment base and higher order retail, arts, culture and leisure offer. Acts as national transport hub with strong inter and intra-regional connections and an extensive commuter catchment.	Palmerstown, Lucan, Clondalkin, Tallaght,	City Edge
				Firhouse / Templeogue / Walkinstown / Rathfarnham
			Templeogue, Ballyroan, Ballycullen, Ballyboden, Knocklyon, Edmondstown, Firhouse, Ballycullen and parts of Greenhills, Walkinstown, Terenure and Rathfarnham, and Citywest area.	Tallaght
				Lucan / Palmerstown (Including Adamstown / and Environs)
				Clondalkin / Clonburris / Grangecastle and Environs
				Citywest Area within the wider Citywest / Saggart / Newcastle / Rathcoole NA
4	Self-Sustaining Growth Towns	i) Self-Sustaining Growth Towns with a moderate level of jobs and services – includes sub-county market towns and commuter towns with good transport links and capacity for continued commensurate growth to become more self-sustaining.	Rathcoole Newcastle	**Newcastle** / Saggart / **Rathcoole** / Citywest
	Self-Sustaining Towns	ii) Self-Sustaining Towns with high levels of population growth and a weak employment base which are reliant on other areas for employment and / or services and which require targeted 'catch up' investment to become more self-sustaining.	Saggart	Newcastle / **Saggart** / Rathcoole / Citywest
5	Towns and Villages	Towns and villages with local service and employment functions.	None identified in South Dublin.	
6	Rural	Villages and the wider rural region.	Rural area	Uplands Rural Area

In accordance with the principles of sustainable development, and NPO 3b of the NPF; future growth within the County will be prioritised in the Dublin City and

Suburbs area first to encourage population growth close to existing and planned employment, services, key transport infrastructure and local amenities. This will ensure a critical mass of people to continue the viability of such services. In this regard, higher densities should be applied to the Dublin City and Suburbs settlement with a graded reduction in the lower level settlements in line with prevailing Ministerial Guidelines.

The smaller towns in the County have increased substantially in population over the 10-year period up to 2016. This development plan will encourage sustainable forms of development in accordance with NPO 7 and 9 within these settlements, by focusing on the development of main streets and lands closest to the town core. This approach is in line with NPO 3c and will result in the creation of vibrant areas while also supporting the surrounding rural hinterland.

The strategic role, function and corresponding development objectives for each settlement are set out below. Settlement growth is guided by the overarching principles of Climate Change and Quality Design and Healthy Placemaking. Appendix 12 *Our Neighbourhoods* outlines how each area functions within the overall settlement hierarchy and details the key policies and objectives which will contribute towards achieving successful and sustainable neighbourhoods within the County.

The policies and objectives set out below relate to the principles of development expressed as the County Settlement Hierarchy and the role of each settlement in accommodating future growth in line with National and Regional policy. The subsequent chapters within the Plan set out how development can achieve these principles through integrated land use and transportation / mobility, good quality housing, community infrastructure provision, environmental considerations and wider infrastructure needs.

Policy CS6: Settlement Strategy - Strategic Planning Principles
Promote the consolidation and sustainable intensification of development within the urban settlements identified in the settlement hierarchy.
CS6 Objective 1: To implement the Growth Strategy detailed in the RSES and in particular, the delivery of sustainable growth in the Metropolitan Area through the Dublin Metropolitan Area Strategic Plan (consistent with RPO 3.1)
CS6 Objective 2: To promote compact growth and to support high quality infill development in existing urban built-up areas by achieving a target of at least 50% of all new homes to be located within or contiguous to the built-up area of Dublin City and Suburbs (consistent with NSO 1, RSO 2, NPO 3b and RPO 3.2).
CS6 Objective 3: To promote compact growth and to support high quality infill development in existing urban built-up areas, outside Dublin City and Suburbs, by achieving a target of at least 30% of all new homes to be located within or contiguous to the CSO defined settlement boundaries (consistent with NPO 3b and RPO 3.2).

CS6 Objective 4:
To promote higher densities (50+ units per hectare) subject to meeting qualitative standards at appropriate locations, in urban built-up areas, especially near urban centres and / or high-capacity public transport nodes in line with prevailing Section 28 Ministerial Guidelines and where it can be demonstrated that the necessary infrastructure is in place or can be provided to facilitate the development.

CS6 Objective 5:
To design future development in a manner that facilitates sustainable travel patterns, with a particular focus on increasing the share of active modes (walking and cycling) and public transport use and creating a safe attractive, universally-accessible street environment for pedestrians and cyclists, where adequate transport links are in place, or will be situated, close to new developments and to existing developments which need them.

CS6 Objective 6:
To support, through the compact growth model in the Core Strategy and settlement strategy and by ensuring population growth and plot densities are sustainable, the just transition to a climate resilient, biodiversity-rich, environmentally sustainable and carbon neutral economy before 2050.

2.7.1 Dublin City and Suburbs

The Dublin City and Suburbs settlement is the only nationally and regionally defined settlement within South Dublin County. The total area of the settlement covers 319 square kilometres taking in the four Dublin Local Authorities. For South Dublin County, it is home to 262,638 persons or 94% of the population (CSO, 2016) and is targeted to accommodate more than 92% of South Dublin's population growth up to 2028.

The characteristics of the neighbourhoods within this settlement are unique and provide individual strengths and opportunities which the Plan must protect and enhance in order to contribute towards the creation of great places in which to live, work, socialise and invest.

The County is underpinned by an urban hierarchy from the towns, to the traditional villages, supported by a range of district and local centres. Table 14 of this Chapter lists the urban centres within the settlement with Tallaght, Clondalkin and Lucan forming the larger centres, critical for delivering services, retail and economic activity interconnected with existing and planned transportation. The continued development of the various urban centres in Dublin City and Suburbs will provide for new mixed-use development as the engine to drive growth in the urban environment. A key component of this Development Plan is to support the consolidation of these key urban areas with more local day to day services focused within local centres as the plan strives towards a 10-minute settlement concept in line with the provisions of the RSES.

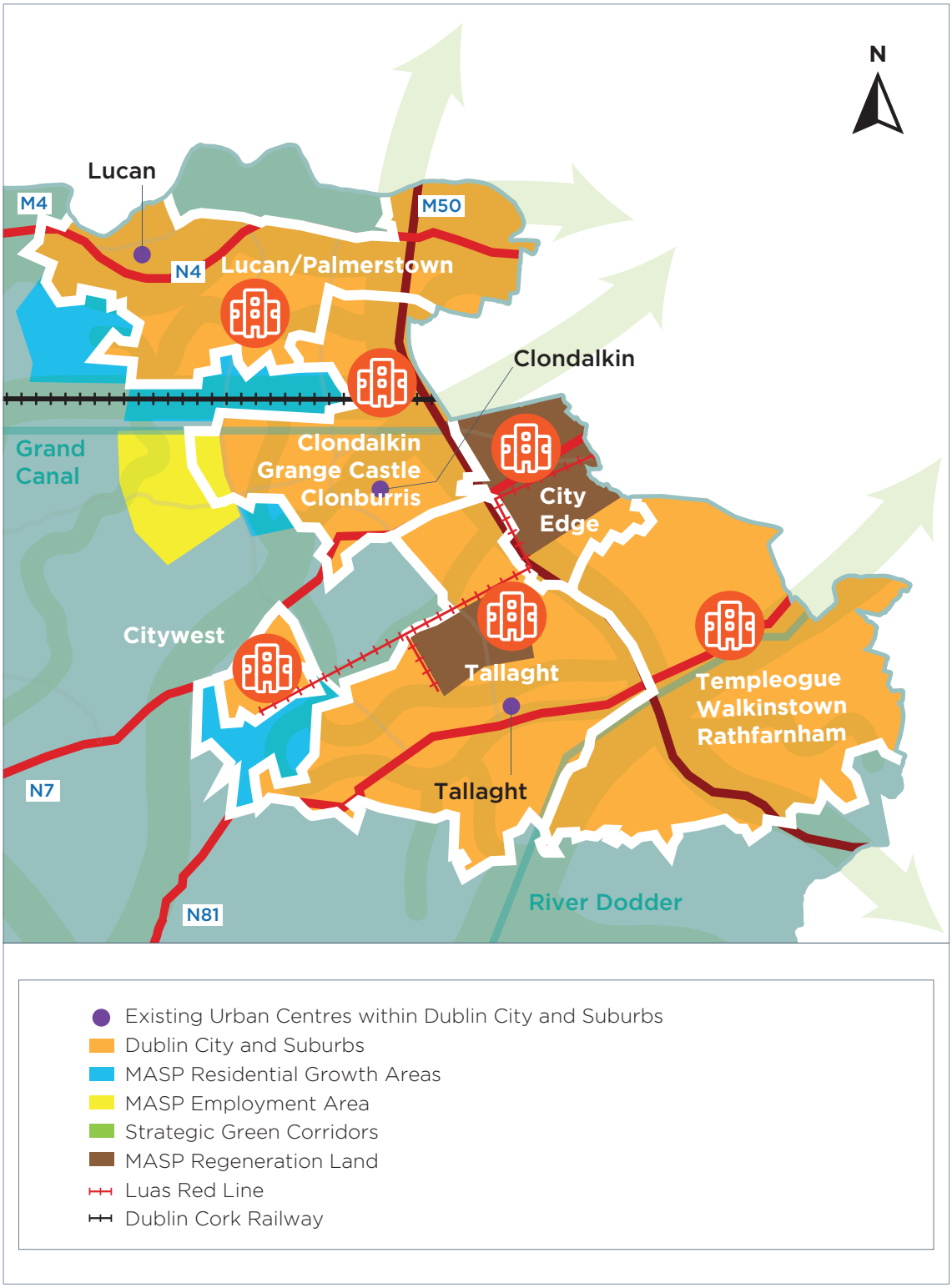


Figure 11: Dublin City and Suburbs settlement boundary

Key Urban Centres within Dublin City and Suburbs

Tallaght

Tallaght is the County Town and the administrative capital of South Dublin County. It is also designated as a Level 2 Retail Centre in the Regional Spatial and Economic Strategy. Situated 12 kilometres from Dublin City, it is in close proximity to the N7 economic corridor, which is a key national transport corridor and also has a direct Luas connection and bus links to Dublin City. Tallaght is a significant settlement in regional terms with a rich historic core along the village main street. The town includes major shopping facilities, civic offices and associated commercial, financial, cultural and community facilities including a Technological University, a Regional Hospital and employment areas in Cookstown and Broomhill.

Clondalkin

The settlement of Clondalkin is situated 11 kilometres west of Dublin City. Clondalkin is a secondary administrative centre for South Dublin County and a Level 3 Retail Centre in the Regional Spatial and Economic Strategy. Its historic and wider town centre includes shopping facilities, civic and administrative services and associated commercial, cultural and community facilities. Outside of the centre, the area is characterised by low density suburban neighbourhoods that are based around a polycentric network of local retail centres. There is significant potential for development on brownfield lands adjacent to Clondalkin Town Centre.

Lucan

Lucan is situated 14 kilometres to the west of Dublin City along the N4 economic corridor. It is characterised by an historic village core surrounded by generally low-density suburban neighbourhoods based around a polycentric network of local retail centres and a level 3 district centre. The area is served by high frequency bus routes to Dublin City. The Dublin – Kildare rail line serves communities, including Adamstown, to the south of Lucan. Employment is provided for locally through mixed use retail and commercial areas adjacent to the village core. Grange Castle and other business parks provide employment to the south. The GDA Transport Strategy proposes a Luas line to Lucan from Dublin City and upgrading of the Kildare line as far as Hazelhatch involving electrification and high-frequency commuter services.

Wider Dublin City and Suburbs area

A key component of this Development Plan is to support the consolidation of the key urban areas with more local day to day services focused on the existing villages, district centres and local centres. It is envisaged that the development of the wider settlement area will largely be provided for through infill and brownfield growth.

The urban nature of the Dublin City and Suburbs settlement has developed over time to incorporate the six historic villages of Clondalkin, Lucan, Palmerstown, Rathfarnham, Tallaght and Templeogue and their unique characteristics. As the suburbs of Dublin developed, so new local and district centres were formed, each with their own identity and sense of place supporting the residential areas. Such areas include Knocklyon, Edmondstown, Ballyboden, Firhouse, Ballyroan, Ballycullen, and those parts of Greenhills and Walkinstown which are within South Dublin but straddle the County boundary.

The relatively new district area, in Fortunestown / Citywest has been developing over the last number of years at a significant pace and is subject to a Local Area Plan. Its proximity to the Citywest Business Park has facilitated the delivery of housing and jobs beside each other which is supported by the Red Luas Line. The level 3 District Centre of Citywest shopping centre forms the centre of the new district area within and contiguous to the Dublin City and suburbs boundary. It has been one of the most active areas in terms of the delivery of housing for the County during the 2016-2022 Development Plan period. The delivery of commensurate levels of social and physical infrastructure to match recent and continued growth will be promoted in this area.

Strategic Development Zones (SDZ)

Lands at Adamstown are subject to an approved SDZ Planning Scheme (2014, as amended). Adamstown represents a major expansion of the footprint of Lucan to the west of the County along the Dublin - Cork rail corridor. To progress development in this new settlement, the Council has actively sought to deliver on the phasing requirements of the SDZ, including successfully bidding for funding for parks, roads and other infrastructure under the LIHAF and URDF mechanisms.

Lands at Clonburris have an approved SDZ Planning Scheme (2019) and represent a major expansion of the footprint of Clondalkin along the Dublin-Cork rail corridor. The Council will continue to actively promote the delivery of sufficient public transport and road capacity, in tandem with future development of the SDZ. In this regard, significant funding has been achieved through the URDF to provide infrastructure to facilitate early development during the lifetime of the Development Plan.

In accordance with Section 169(9) of the Planning and Development Act, 2000 (as amended), Planning Schemes form part of the County Development Plan for the area and any contrary provisions of the Development Plan are superseded by the Planning Scheme.

Regeneration Areas

As set out in the Core Strategy, there are two large scale regeneration areas within the County which currently accommodate low density industrial lands that are close to existing and planned transport nodes. These areas are City Edge within lands at Naas Road / Ballymount and the Cookstown and Broomhill Industrial estates in Tallaght and are designated with the regeneration 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*).

The delivery of these areas may require a longer lead in time as described in the Core Strategy above. With this understanding the role such areas play, while significant, will take time to transition from underutilised urban areas beside high-capacity transport to residential and employment growth areas. Ensuring that the development of such areas is planned and co-ordinated in a manner which is capable of delivering successful and sustainable new neighbourhoods is a key objective of this plan.

Policy CS7: Consolidation Areas within the Dublin City and Suburbs Settlement
Promote the consolidation and sustainable intensification of development within the Dublin City and Suburbs settlement boundary.
CS7 Objective 1: To promote more intensive population and employment uses focussing on good community, civic and school facilities, good quality streets and spaces whereby existing and new neighbourhoods are knitted together alongside essential infrastructure and amenities that are required to develop sustainable communities and employment within the key urban centres, consistent with RPO 4.3.
CS7 Objective 2: To promote and support the regeneration of underutilised industrial areas designated with the regeneration 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*').
CS7 Objective 3: To promote and support the development of undeveloped infill and brownfield zoned lands and to promote pre-application consultation in accordance with Section 247 of the Planning and Development Act, 2000 (as amended) (consistent with RPO 4.3).
CS7 Objective 4: To promote and facilitate development at the Strategic Development Zones at Adamstown and Clonburris, in accordance with their planning scheme and associated phasing requirements, whilst adapting to and facilitating emerging transport service level pattern needs.
CS7 SLO 1: To provide low density housing on these zoned lands to the east of no. 36 Ash Park Court to a maximum of one housing unit, subject to all normal planning application requirements, ensuring the protection of nearby trees.

CS7 SLO2:
Development on RES zoned lands at Finnstown Castle shall comply with the following:
1. Development may not commence until Dart+ Southwest has commenced construction.
2. An infrastructure masterplan shall be submitted to the planning authority as part of a planning application for residential development, addressing the water and wastewater network upgrades as necessary to serve the subject lands while demonstrating that the needs of zoned lands in the surrounding area, including Clonburris SDZ, are not compromised. To be agreed with Uisce Éireann in advance of submission of a planning application.
3. Through appropriate studies or otherwise and having regard to the cumulative development potential around and including the subject lands, planning applications for residential development on the subject lands shall be informed by and address, inter alia:
a. Retention and enhancement of the hedgerow and tree line on the northwestern boundary of the site as recorded on 1st Edition OS maps,
b. A Social Infrastructure Audit and provision within development proposals to address any needs identified,
c. A Transport and Traffic Assessment detailing the impact of the proposed development and measures to alleviate its impact,
d. A Design Statement outlining how the proposal responds to the setting and special interest of the Protected Structure and its curtilage,
e. A Public Open Space Audit to inform proposals for public open space and recreational facilities, and
f. Provision for direct active travel connections from the subject lands into Adamstown SDZ.

CS7 SLO3:

Development on RES-N zoned lands to the west of Adamstown SDZ shall comply with the following:

1. Development may not commence until Dart+ Southwest has commenced construction.
2. An infrastructure masterplan shall be submitted to the planning authority as part of a planning application for residential development, addressing the water and wastewater network upgrades as necessary to serve the subject lands while demonstrating that the needs of zoned lands in the surrounding area, including Clonburris SDZ, are not compromised. To be agreed with Uisce Éireann in advance of submission of a planning application.
3. A masterplan for the lands, integrated with the existing parameters of the Adamstown SDZ Planning Scheme, shall be prepared by the planning authority or in consultation with, and approved by, the planning authority in advance of the submission of a planning application for residential development on the subject lands. Having regard to the cumulative development potential around and including the subject lands, the masterplan shall be informed by and address, inter alia:
    a. Retention and enhancement of the east-west hedgerow in the northern part of the site as recorded on 1st Edition OS maps, unless required for wider movement needs,
    b. A Social Infrastructure Audit and provision within development proposals to address any needs identified,
    c. A Transport and Traffic Assessment detailing the impact of the proposed development and measures to alleviate its impact,
    d. A Public Open Space Audit to inform proposals for public open space and recreational facilities,
    e. Provision for future infrastructure and access connections to lands to the south and west, including reservation for a future vehicular bridge over the railway line, unless determined otherwise in writing by the planning authority; and
    f. Ensure adequate educational capacity for sites adjacent to Adamstown are catered for in consultation with the Department of Education and Youth.

CS7 SLO4:

Development on RES-N zoned lands north of Tubber Lane shall comply with the following:

1. Development may not commence until Dart+ Southwest has commenced construction.
2. Development may not commence until Tobermaclugg Park, a phasing requirement of the Adamstown SDZ Planning Scheme, has commenced construction.
3. An infrastructure masterplan shall be submitted to the planning authority *as* part of a planning application for residential development, addressing the water and wastewater network upgrades as necessary to serve the subject lands while demonstrating that the needs of zoned lands in the surrounding area, including Clonburris SDZ, are not compromised. To be agreed with Uisce Éireann in advance of submission of a planning application.
4. A masterplan for the lands, integrated with the existing parameters of the Adamstown SDZ Planning Scheme, shall be prepared by the planning authority or in consultation with, and approved by, the planning authority in advance of the submission of a planning application for residential development on the subject lands. Having regard to the cumulative development potential around and including the subject lands, the masterplan shall be informed by and address, inter alia:
    a. Retention and enhancement of the north-south hedgerow as recorded on 1st Edition OS maps, unless required for wider movement needs,
    b. Retain woodland as area of importance for wildlife and a key stepping stone in the wider ecological network; any interventions in or adjacent to the woodland should be informed by an EcIA and generally support the maintenance of such habitat as a refuge for wildlife,
    c. Lighting design and implementation should be informed by ecological surveys and seek to minimise impacts on wildlife via sensitive design in line with Institute of Lighting Practice Note 23/8 and any superseding guidance,
    d. Ensure compliance with G13 (Riparian Corridors) in relation to any watercourses on site,
    e. A Social Infrastructure Audit and provision within development proposals to address any needs identified, and to provide the planning framework to address social infrastructure and proactively engage with the relevant state agencies,
    f. A Transport and Traffic Assessment detailing the impact of the proposed development and effective measures to alleviate its significant impact, carefully informed by a variety of options which can confidently be demonstrated as being capable of being implemented successfully by experts and stakeholders in the relevant field, ensuring practical applicability and positive outcome delivered as part of development, phased or otherwise, to provide access to high-capacity public transport as defined in the Sustainable Residential Development and Compact Settlement Guidelines,

g. A Public Open Space Audit to inform proposals for public open space and recreational facilities, having regard to environmental sensitivities and ensuring the provision of an appropriate balance of passive and active amenity in the public open space; and
h. Ensure adequate educational capacity for sites adjacent to Adamstown are catered for, in consultation with the Department of Education and Youth.

CS7 SLO5:
Development on RES zoned lands on Edmondstown Road shall comply with the following:

a. A local centre to serve the day-to-day needs of surrounding residents shall be provided unless otherwise agreed in writing by the planning authority,
b. A Design Statement shall be prepared as part of a planning application for the subject lands outlining how the proposal responds to the setting and special interest of the Protected Structure and its curtilage,
c. Retention and enhancement of the existing hedgerows as recorded on 1st Edition OS mapping,
d. Any road upgrades required to facilitate public transport to serve proposed residential development on these lands shall be delivered to provide for public transport improvements in advance of occupation of any units and measures to ensure the extension of public transport to this area and further north as far as the lands south of the M50 agreed with the NTA.

CS7 SLO6:
To ensure that any future development has regard to the boundary with and protection of the amenity and function of Edmondstown Golf Course.

CS7 SLO7:
Development on RES zoned lands between Elder Heath and Kiltipper Road shall comply with the following:

1. A Transport and Traffic Assessment shall be carried out and submitted to the planning authority as part of a planning application for residential development on the subject lands, addressing access to and from the subject lands, measures to alleviate the impact of the proposed development on the surrounding road network, proposals to upgrade Kiltipper Road where necessary and active travel links from the subject lands to the surrounding area, and
2. Existing hedgerows shall be retained insofar as possible within development proposals and the north-south hedgerow representing the townland boundary of Oldbawn-Killinarden shall be protected.

CS7 SLO8:
In tandem with, or prior to, development of the RES zoned lands to the south of Coldcut Road at the Dublin City Services Sports and Social Club, details as to how public access, permeability and recreational facilities will be improved on the remaining OS zoned lands shall be agreed with the planning authority.

CS7 SLO9:
A phasing and delivery plan for the REGEN zoned lands between the N7 and Knockmeenagh Lane shall be prepared by the planning authority or in consultation with, and approved by, the planning authority in advance of a planning application for development on the subject lands. It shall be integrated with adjoining land uses, deliver on the parameters of the Knockmeenagh Framework site in the Clondalkin Local Planning Framework, including an evidence-based investigation of the potential for delivery of an all weather pitch on the lands in addition to the Artificial Grass Pitch Programme, and include a transport and movement plan, in liaison with TII, NTA and landowners and agreement with TII and the NTA.

CS7 SLO10:
To ensure that any planning application on these lands adequately addresses vehicular access from the existing road network having regard to the need to protect the residential amenity of the adjoining area and safeguard the function of the national road network.

CS7 SLO11:
a. Residential development on these lands shall have regard to the requirements of the Department of Education and Youth and any planning application on this site shall be accompanied by evidence that sufficient primary and secondary school capacity is available in the wider area to serve existing and proposed development.
b. Ensure that future masterplans and development proposals for residential development within Liffey Valley MRC maximises opportunities for basement or undercroft car parking provision where feasible, to minimise the extent of surface level parking and maximise the availability of land for public open space, community facilities, active travel infrastructure, landscaping, biodiversity measures and high-quality public realm.
c. Residential development on these lands shall include the provision of a multi purpose community centre unless otherwise agreed by the Planning Authority.

2.7.2 Self-Sustaining Growth Towns / Self-Sustaining Town

An analysis of the lower tier settlements was carried out to determine their scale, function and role within the overall County having regard to the RSES settlement hierarchy descriptions. Asset-based assessments were carried out for Newcastle and Rathcoole and these are set out under Appendix 2B. The assessment uses a combination of evaluation of the social, economic and natural assets and potential that is available within the settlement. The methodology undertaken is based on the guidance under Appendix A of the Regional Spatial and Economic Strategy.

The South Dublin County settlement strategy identifies Newcastle and Rathcoole as Self-Sustaining Growth Towns based on past and targeted growth. Saggart is identified as a Self-Sustaining Town as described below.

Saggart - Self-Sustaining Town

The Saggart settlement had a population in 2016 of 3,133 which is targeted to grow by 454 persons (14%) to 3,587 persons by 2028. Taking this growth over the plan period alongside estimated growth between 2017 and Q3 2022 of 244 people this equates to an overall growth of 698 (22%) persons over the period 2017 to 2028. Therefore, while the settlement has a low target population, its position in the settlement hierarchy reflects significant growth in the last twenty years and its integral connection to the growing Citywest / Fortunestown area to the east. The jobs to residents ratio in 2016 was 0.195[12] which typically indicates a net-outflow commuter settlement dependent on other areas for jobs. However, taking account of employment in close proximity at Citywest and Greenogue, the ratio does not reflect the proximity to the settlement of these locations for employment.

The settlement is within reasonable walking / cycling distance of the Saggart Luas Stop at Fortunestown / Citywest. The Citywest Business Campus located 2.3km north-east of the settlement provides employment opportunities outside the immediate settlement, but within walking and cycling distance. Similarly, the level 3 District Centre at Fortunestown provides additional services and retail outside, but accessible to, the core village area of Saggart.

In line with Regional Strategic Outcomes 1, 2 and 3 of the RSES the sustainable development of Saggart will support economic and regeneration opportunities while also strengthening rural networks and communities.

Policy CS8: Saggart
Support the sustainable long-term growth of Saggart by focusing growth within and contiguous to the village core to create a critical mass of population and jobs based on local demand and the ability of local services to cater for sustainable growth levels.
CS8 Objective 1: To facilitate the commencement and completion of development on zoned residential lands within and contiguous to the settlement boundary facilitating connections to the village core and other areas to provide for active travel and the provision of necessary open space and community amenities in close proximity.
CS8 Objective 2: To support well-designed infill development along the main street and core village area of Saggart.
CS8 Objective 3: To proactively support and promote the highest levels of services, social infrastructure, facilities, retail and economic activity to meet the needs of current and future growth in line with the scale and function of Saggart within the settlement hierarchy.

12 Saggart resident workers: 1,579 persons with 308 jobs within the settlement boundary, Source: National Planning Framework, 2018.

CS8 SLO1:
To facilitate the delivery of residential lands at Mill Road Saggart which fully integrates with the adjoining lands to the south and in tandem with the delivery of a park space centrally located on the subject lands, a play space, creche, the integration of strong cycling and pedestrian permeability proposals agreed to the satisfaction of the Planning Authority and the provision of appropriate noise mitigation measures along the northern boundary.

CS8 SLO2:
Development on RES-N zoned lands on the former golf course of the Citywest Hotel shall be in accordance with a masterplan for the lands to be prepared by the planning authority or in consultation with, and approved by, the planning authority, in advance of the submission of a planning application for residential development informed by and addressing, inter alia:

a. An Ecological Impact Assessment to ascertain usage of the site and surrounding lands by mobile species, EcIAs to be undertaken by appropriately experienced and qualified ecologists and prepared in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine (CIEEM, 2018) and any superseding guidance;
b. Lighting design and implementation should be informed by ecological surveys and seek to minimise impacts on wildlife through sensitive design in line with Institute of Lighting Practice Note 23/8 and any superseding guidance;
c. Transport and Traffic Assessment detailing the impact of the proposed development and measures to alleviate its impact;
d. Provision for a direct active travel link through the subject lands between Mill Road and Garter Lane;
e. A site-specific FRA addressing both the ornamental surface water features within the site and the unmodelled watercourse to the south;
f. An analysis of the existing water features to include for their incorporation as part of wider nature-based solutions to surface water management where feasible and appropriate; and
g. Provision for a community centre / sports hall of approximately 1500sqm, or as agreed with the Planning Authority.

Newcastle - Self-Sustaining Growth Town

The Newcastle settlement had a population in 2016 of 3,093 which is targeted to grow between the period 2022-2028 by 1,094 persons (35%) to 4,187 persons by 2028. Taking this growth over the plan period alongside estimated growth between 2017 and Q3 2022 of 935 people this equates to an overall growth of 2,049 (65%) persons over the period 2017 to 2028. On this basis, the settlement can be categorised as a medium sized town. The jobs to residents ratio in 2016 was 0.215[13] which indicates a net-outflow commuter-based settlement which is dependent on other areas for jobs. However, as set out in the asset-based analysis in Appendix 2B, the nearby Greenogue and Baldonnell Business Parks provide local jobs within close

13 Newcastle resident workers: 1,441 persons with 310 jobs within the settlement boundary, Source: National Planning Framework, 2018.

proximity to the settlement increasing this ratio to circa. 2.25.

The growth in Newcastle is mainly focused on the adopted Local Area Plan.

The overarching principle for the town is to improve the social and physical services to provide for the growing population. A phased sequential approach to development from the village core to the north and south recognises the ongoing construction activity and the delivery of key infrastructure identified in the Newcastle Local Area Plan.

Newcastle has limited public transport provision and social services to date. Some improvements will be made as BusConnects brings improved services and overall accessibility to Celbridge, Dublin City Centre, Grange Castle, Hazelhatch train station and Saggart Luas Stop. The electrification and upgrading of the Kildare line to a high-frequency Dart service as far as Hazelhatch station will also benefit Newcastle. The settlement needs to develop at an incremental pace, based on the delivery of social, physical and transport infrastructure and services, supported by the LAP. The capacity of zoned lands is considered to be sufficient to meet long term demand for the settlement.

Policy CS9: Newcastle
Support the sustainable long-term growth of Newcastle by focusing development growth within the current settlement boundary and based on the ability of local services to cater for sustainable growth levels.
CS9 Objective 1: To ensure that development proposals provide for infrastructure including community buildings, sports pitches and service provision in line with population growth as set out in the Newcastle LAP (2012 extended to December 2022) or any succeeding plan.
CS9 Objective 2: To support well designed infill and brownfield development on zoned lands along the main street, in particular where it provides for improved services, commercial, retail or mixed use provision to meet the needs of the growing population.
CS9 Objective 3: To proactively support and promote the highest appropriate levels of services, social infrastructure, facilities, retail, open space amenity and economic activity to meet the needs of current and future growth in line with the scale and function of Newcastle within the settlement hierarchy.
CS9 Objective 4: To facilitate and commit to the delivery of new residential development in a coordinated manner, ensuring alignment with investment infrastructure and supporting amenities and services. Such measures shall be delivered through appropriate phasing in line with CS9 SLO1, SLO2, SLO3 and SLO4.

CS9 SLO1:
To facilitate and commit to the delivery of Phase 1 residential lands at Burgage North in tandem with the delivery of 2 new street connections to main street and the provision of a new local park c. 0.3ha.

CS9 SLO2:
To facilitate and commit to the delivery of Phase 1 residential lands at Burgage North to the north of St. Finian's Community Centre which reserve suitable lands to facilitate the extension of the existing community centre.

CS9 SLO3:
A sequentially phased programme to be submitted alongside any planning application on the subject lands which provides for the delivery of the following in tandem with development or as described 1) No more than 200 units to be permitted before the commencement of the remaining lands of c. 1.4ha to provide for the full Taobh Chnoic Park to the south 2) Urban Park / Square c. 1ha in size (Burgage South Park) to the satisfaction of the planning authority, 3) East-West Link Street, 4) Sean Feirm Park c. 0.2ha in size, 5) a portion of Tower House Park c. 0.1ha. All applications shall demonstrate to the satisfaction of the Planning Authority how they are supporting the delivery of North South Street connections to the Main Street.

With regards delivery of a new primary school at Taobh Chnoic, the timing of this will be subject to educational needs in consultation with the Department of Education. Prior to completion of 200 units confirmation to be provided from the Department of Education on the transfer of lands to provide for the school, subject to their confirmation of need.

CS9 SLO4:
To commit to only facilitate the delivery of Phase 2 residential lands once identified infrastructure comprising of the Urban Park / Square c. 1ha in size, the additional 1.4ha for Taobh Chnoic Park and the East / West Link Street required within Phase 1 have been delivered to the satisfaction of the Planning Authority.

CS9 SLO5:
Development on RES-N zoned land south of Ballynakelly shall be in accordance with a masterplan for the lands to be prepared by, or in consultation with, the planning authority and approved by the Council in advance of the submission of a planning application for residential development which provides for, inter alia:
1.Delivery of a public park of a minimum of 2 hectares in tandem with, or prior to, development of the site,
2.Reservation of a secondary school site of 3 hectares unless otherwise agreed in writing by the planning authority having regardto the requirements of the Department of Education and Youth,
3.Active travel connections to the existing Taobh Chnoic Park and land to the east; and
4.Use of the existing unfinished structure on site in an early phase of development in a sustainable manner which is compatible with neighbouring residential uses, with consideration given to the facilitation of uses such as sports / community space where feasible.

CS9 SLO6:
No development shall commence until a masterplan has been agreed with the planning authority showing how approximately 2ha maximum of land within the RES zoning will be integrated as part of housing development to deliver a sports centre / facility for local sports club including pitch, clubhouse and training pitches.

Rathcoole - Self-Sustaining Growth Town

The Rathcoole settlement had a population in 2016 of 4,351 which is targeted to grow by 1,339 persons (31%) to 5,690 persons by 2028. Taking this growth over the plan period alongside estimated growth between 2017 and Q3 2022 this equates to an overall growth of 2,093 (48%) persons over the period 2017 to 2028. Therefore, the town can be categorised as a medium sized town. The jobs to residents ratio in 2016 was 0.44314 which indicates a net-outflow commuter settlement dependent on outlying areas for jobs. However, as set out in the asset-based analysis in Appendix 2B, there is a substantial employment base in close proximity to Rathcoole within industrial lands to the north at Greenogue and Baldonnell in addition to the Citywest Business Campus to the east.

This level of growth is based on a phased approach to development to ensure alignment with investment in infrastructure and the provision of employment, together with supporting amenities and services.

Rathcoole has limited public transport provision and social services to date. Some improvements will be made as BusConnects brings improved services and overall accessibility to Celbridge, Dublin City Centre, Grangecastle, Hazelhatch train station and Saggart Luas Stop. It is important that Rathcoole develops at an incremental pace, based on the delivery of social, physical and transport infrastructure and services. The capacity of zoned lands is considered to be sufficient to meet long term demand for the settlement.

Policy CS10: Rathcoole
Support the sustainable long-term growth of Rathcoole by focusing development growth along the main street based on local demand and the ability of local services to cater for sustainable growth levels.
CS10 Objective 1: To facilitate the commencement and completion of development on zoned residential lands within and contiguous to the settlement boundary of Rathcoole which recognises natural heritage assets and facilitates connections to the village core and other areas to provide for active travel opportunities.
CS10 Objective 2: To support well-designed infill development along the main street and core village area of Rathcoole.
CS10 Objective 3: To proactively support and promote the highest levels of services, social infrastructure, facilities, retail and economic activity to meet the needs of current and future growth in line with the scale and function of Rathcoole within the settlement hierarchy.
CS10 Objective 4: To facilitate the delivery of new residential development in a coordinated manner, ensuring alignment with investment infrastructure and supporting amenities and services. Such measures shall be delivered through appropriate phasing in line with CS10 SLO1 and SLO2.
CS10 SLO 1: To ensure that the provision of a primary school, library hub, 2 full sized GAA pitches and 1 junior pitch and associated pavilion, access road and open space is provided in tandem with new residential development having regard to the provisions of GI7 SLO2.
CS10 SLO 2: To ensure the delivery of the necessary upgrades to the existing road to the west of the site being delivered in tandem with development. Development shall also provide for an appropriately landscaped riparian corridor along the eastern boundary of the subject lands and associated landscaping throughout the site.

2.7.3 Rural Areas

For the purposes of planning policy, 'rural' comprises areas with a population of less than 1,500 people, including small settlements and individual dwellings in the countryside outside settlement boundaries with a population greater than 1,500 persons, as defined by the CSO from the most recent census.

The RSES MASP defines the entire County as being within the Dublin Metropolitan Area and as such, the rural areas of South Dublin County are under strong urban influence for housing. The Development Plan will manage the growth of areas that are under strong urban influence, in accordance with the *Sustainable Rural Housing*

Guidelines (2005, or as may be updated) to avoid over-development, while sustaining vibrant rural communities in line with NPO 15 and NPO 19. The Development Plan reflects this by having a carefully defined Rural Settlement Strategy set out under Chapter 6: *Housing*.

Policy CS11: Rural Areas
Recognise that the rural area of South Dublin County is an area under strong urban influence for housing and restrict the spread of dwellings in the Rural 'RU', Dublin Mountain 'HA-DM', Liffey Valley 'HA-LV' and Dodder Valley 'HA-DV' zones based on the criteria set out in the Rural Settlement Strategy contained within Chapter 6: *Housing*.
CS11 Objective 1: To implement the Rural Settlement Strategy contained in Chapter 6: *Housing*.
CS11 SLO 1: To restrict development to low density, 1 or 2 storey residential in keeping with the existing character of the surrounding houses whilst having regard to airport restrictions.



2.8 Climate Action Audit

Climate Action Audit

Source of Green House Gases (GHGs)	Measure to Address Climate Impacts
The potential sources of GHGs from development in the absence of a Core Strategy and Settlement Strategy for the plan principally arises from: → Development of greenfield edge of city / town sites to accommodate population and employment growth. → Uncoordinated development and public transport infrastructure provision. → Facilitating inefficient and mono-use land use in urban areas, → Increased distances between homes and jobs. → Locating development within or close to flood zones, SACs, SPAs and sensitive Ecological Corridors. → Increased impact on the wider environment and biodiversity through urban sprawl and increased land take.	This Chapter of the Development Plan contains policies and objectives which promote measures that have the potential to reduce our negative climate impact in the following ways: → 99.9% of all population and housing growth will take place within or contiguous to the urban settlement boundary [1]; → 92% of population and 93% of housing growth will occur within and / or contiguous to the Dublin City and suburbs settlement boundary; → 71% of new housing and population growth is within the MASP strategic development areas; → The location of people and jobs in close proximity is promoted, especially when close to high-capacity public transport; → The development of brownfield sites / infill and regeneration is supported; → The Core Strategy and Settlement Strategy align with the Greater Dublin Area Transport Strategy 2022-2042; → By promoting compact growth the Plan prevents urban sprawl and the resultant impact on the environment biodiversity, allowing for greater potential for nature based solutions to flooding and other ways of working with nature to the benefit of humans; → The Plan supports and incorporates the ecosystems approach to development. 1] Defined by Census 2016.

