

# Housing

## Vision

Ensure the delivery of high quality and well-designed homes in sustainable communities to meet a diversity of housing needs within the County.

# 6.0 Introduction

Homes are the cornerstone of our experience of everyday life from which strong communities can emerge. Ensuring that appropriate policy supports and design standards are in place contributes towards creating a good quality of life for citizens in the right locations.

South Dublin's population is to grow by an additional 45,002 persons up to a total population of 323,769 persons by 2028. Ensuring the diverse range of needs is met, not only for this population growth but also for the existing population forms a key overarching consideration of this Development Plan.

In the context of this population growth, South Dublin will need almost 15,500 new homes by the end of 2028, over 2,500 per year. Ensuring this level of additional homes are of the highest quality and are in the right location while making sure services which provide support, like education, transport, retail and other services are within easy walking distance (10-minutes) promoting sustainable travel movements is a central challenge for growth going forward.

The spatial approach to the Development Plan is to make the most efficient use of land and existing infrastructure by focusing development on urban infill and brownfield lands thereby reducing urban sprawl.

In anticipation of this population growth, the Development Plan is supported by a Housing Strategy and Interim HNDA. Future housing provision will take account of the housing needs of the County's population and in particular changing demographic factors such as: the countywide decline in average household size as the population of people aged over 65 is projected to increase by 51% from 2016-2031, an increase of 30% of the 15-24 age group, the rising affordability issues in the County over the plan period and a trend showing that pre-family groups are locating in newly constructed homes at the edges of the County since 2016.

It is important that the County has housing that is affordable and attractive to all who want to live in South Dublin which provides for a variety of housing typologies and tenures which are adaptable, flexible, and meet family needs and the changing needs of people throughout their lives.

This will be delivered in the context of ensuring that high quality homes are designed and delivered which are energy efficient and serve the needs of a diverse population.

## 6.0.1 Planning Policy Context

Development Plan policies and objectives must be consistent with national and regional policy as set out in the *National Planning Framework* (NPF) and the *Regional Spatial and Economic Strategy* (RSES).

National Strategic Outcome 1 of the NPF seeks to carefully manage the sustainable growth of compact cities, towns and villages rather than continuing the sprawl of

urban development as a top national priority. It recognises that all urban settlements contain opportunities which need a streamlined and co-ordinated approach in investment, enabling infrastructure and supporting amenities. The development of these areas can add value to existing places and create more attractive environments to live and work which are centrally located, suitable to the required needs and capable of re-use to provide housing. A number of objectives in these documents are particularly relevant to the area of Housing:

- **National Planning Objective (NPO) 28** - *Plan for a more diverse and socially inclusive society that targets equality of opportunity and a better quality of life for all citizens, through improved integration and greater accessibility in the delivery of sustainable communities and the provision of associated services.*

- **NPO 42 (Revised NPF)** - *To target the delivery of housing to accommodate approximately 50,000 additional homes per annum to 2040.*

- **NPO 33** - *Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.*

- **NPO 34** - *Support the provision of lifetime adaptable homes that can accommodate the changing needs of a household over time.*

- **Regional Planning Objective (RPO) 9.1** - *Local authorities shall ensure the integration of age friendly and family friendly strategies in development plans and other relevant local policy and decision making, including provision for flexible housing typologies, buildings and public spaces that are designed so that everyone, including older people, disabled people and people with young children can move around with ease, avoiding separation or segregation.*

- **RPO 9.2** - *Support local authority and sectoral initiatives to increase active participation and social integration of minority groups, including non-Irish nationals and Travellers.*

- **RPO 9.4** - *Design standards for new apartment developments should encourage a wider demographic profile which actively includes families and an ageing population.*

- **RPO 9.12** - *In Planning policy formulation and implementation local authorities and other stakeholders shall be informed by the need to cater for all levels of disability, through the appropriate mitigation of the built environment, and in particular for the needs of an ageing population.*

There are many other relevant national and regional policy objectives. These are referenced by number within individual Development Plan policies and objectives in this Chapter and are set out in full at Appendix 7.

### 6.0.2 Housing, Healthy Placemaking and Climate Action

Housing should be delivered in a manner which facilitates the needs of a diverse range of people, providing a balance in terms of unit mix and tenure types. The design, function and layout of housing schemes, when done well, contributes significantly towards the delivery of healthy placemaking.

Locating new housing in the right location ensures ease of movement by active modes to existing amenities, services and places of work. This facilitates a move away from car-based and unsustainable travel patterns thereby reducing emissions.

Housing layout and design considerations can also contribute positively towards climate adaptation by ensuring new development is sited away from areas at risk of flooding, while the design, orientation and building materials used can ensure energy efficient homes are delivered.

## 6.1 Housing Strategy and Interim Housing Need and Demand Assessment

A Housing Strategy and Interim Housing Need and Demand Assessment (HNDA) for South Dublin has been prepared and is contained within Appendix 11. The preparation of a Housing Strategy is a mandatory requirement of the Planning and Development Act 2000 (as amended) and should be supported by a Housing Need and Demand Assessment (HNDA) in the context of objectives 20 and 37 of the NPF and objective 9.5 of the RSES.

Guidance in relation to the preparation of the HNDA was published by the Department of Housing in April 2021. As per Circular 14 / 2021 the guidance was not available in time for the integration into this Development Plan. Therefore, this Housing Strategy is supported by an Interim HNDA.

Based on the population and housing projections over the lifetime of the Development Plan, the Housing Strategy and Interim HNDA forecasts that 8,415 households will require support from South Dublin County Council up to 2028 which includes households currently on the housing list.

It is anticipated that these households will be accommodated through the various Social Housing Supports (for example, New Build programme, Part V, Leasing, HAP / RAS) during the plan period.

Policies and objectives relating to the output from the Housing Strategy and HNDA are set out below:

| **Policy H1: Housing Strategy and Interim Housing Need and Demand Assessment** |
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| Implement South Dublin County Council Housing Strategy and Interim Housing Needs and Demand Assessment 2022-2028 (and any superseding Housing Strategy agreed by the Council) and to carry out a review of the Housing Strategy as part of the mandatory Two-Year Development Plan review. |
| **H1 Objective 1:**<br>To ensure adequate and appropriate land is zoned to facilitate and implement the aims of the Core Strategy, to deliver affordable sustainable development, and to meet forecast future housing need in the County over the life of the Plan as identified by the Housing Strategy and Interim HNDA. |
| **H1 Objective 2:**<br>To require that 20% of lands zoned for residential use, or for a mixture of residential and other uses for development of 5 or more units or development of units on land greater than 0.1 hectares (or relevant figures as may be revised by legislation) be reserved for social and affordable housing in accordance with the *Affordable Housing Act* 2021 and the *Planning and Development Act* 2000 (as amended). |
| **H1 Objective 3:**<br>To ensure that adequate and appropriate housing is available to meet the needs of people of all incomes and needs including traveller households, older persons, people with disabilities, and the homeless, through an appropriate mix of unit types and tenures provided in appropriate locations and in a manner appropriate to their specific needs. |
| **H1 Objective 4:**<br>To recognise the urgent need for the increased provision of social and affordable housing to ensure that all residents in South Dublin County have access to a home. Such provision shall be made through working with approved housing bodies and co-operatives to provide for social and genuinely affordable housing accommodation to meet housing needs. This shall be carried out through a range of delivery mechanisms including new builds, acquisitions, renovations and acquisitions of vacant homes, cost rental leasing, and housing supports including RAS and HAP or any other mechanism promoted under Government Housing Policy, with priority given to new builds and renovations whenever available. |
| **H1 Objective 5:**<br>To ensure the selection of land or housing units to purchase or lease by the Council, including Part V, promotes the development of sustainable and mixed income communities. |

**H1 Objective 6:**
To provide social and affordable housing over the Plan period to meet forecast future housing need as identified in the Housing Strategy and interim HNDA.

**H1 Objective 7:**
To ensure population growth and increased housing densities take place within and contiguous to Dublin City and Suburbs and the County's town boundaries suited to their strategic regional role, subject to good design and development management standards being met.

**H1 Objective 8:**
To promote the re-use of and reactivation of vacant units within our Urban Areas and pursue as soon as possible, through the application of the vacant site levy in accordance with the Urban Regeneration and Housing Act 2015, and through the implementation of the South Dublin Vacant Homes Strategy and Action Plan 2018-2021. The Council shall review and update this programme as deemed necessary and shall pursue the Compulsory Purchase of long-term vacant sites and units, where feasible.

**H1 Objective 9:**
To implement the policies, objectives and unit target set out under the *South Dublin Traveller Accommodation Programme* (TAP) 2019-2024 and review the programme as required.

**H1 Objective 10:**
To work with Central Government and relevant State Agencies in responding to requirements to support those in need of refuge and long-term housing, as well as ensuring the consistent application of the 'Policy and Procedural Guidance for Housing Authorities in Relation to Assisting Victims of Domestic Violence with Emergency and Long-term Accommodation Needs' or any alternative policy or legislation that is enacted over the lifetime of this Development Plan.

**H1 Objective 11:**
To examine the need to vary the Development Plan, following the publication of the guidance on HNDA methodology issued by the Department of Housing, Local Government and Heritage in April 2021.

**H1 Objective 12:**
Proposals for residential development shall provide a minimum of 30% 3-bedroom units, a lesser provision may be acceptable where it can be demonstrated that:

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

Note: Apartment residential developments shall comply with the *Planning Design Standards for Apartments-Guidelines for Planning Authorities* (2025) (or any relevent superseding National Planning Statement).

**H1 Objective 13:**
To support the provision of a mix of tenure types across the County in creating suitable accommodation for all in promoting sustainable and mixed income communities and discourage an over proliferation of a single tenure (whether private owner occupier, private rental, social rental or affordable purchase and rental) within any local area (within a 10minute walking distance) or Local Electoral Area, having regard to the *Planning Design Standards for Apartments – Guidelines for Planning Authorities (2025)* (or the superseding Planning Design Standards for Apartments National Planning Statement, as applicable) and the provisions of the Housing Strategy and Interim HNDA or any subsequent future Regional based HNDA.

**H1 Objective 14:**
To facilitate, as far as possible, the development of homes for owner-occupiers over institutional investors.

**H1 Objective 15:**
To ensure that a balanced mix of tenure is provided for in the areas zoned for Regeneration in the Tallaght LAP lands and the City Edge area. Such a mix shall take account of the existing or permitted tenure within a ten-minute walking distance of any proposed development and applicants for planning permission shall demonstrate, to the satisfaction of the Planning Authority, that there is no saturation of a single tenure within the defined area.

**H1 Objective 16:**
To support the provision of homeless accommodation and / or support services which is inclusive and treats all persons with dignity and respect in a balanced way located throughout the County and not concentrated in any particular areas and to incorporate consultation with other homeless support services in supporting this service.

**H1 Objective 17:**
To review the South Dublin County Council Housing Strategy 2022-2028 as part of the mandatory Two-year Development Plan Review.

**H1 Objective 18:**
To ensure that where Local Authority public lands zoned Res / Res N or future zoned Res / Res N local authority lands are used to develop housing, that it is used exclusively for the delivery of social, affordable cost rental and affordable purchase homes.

## 6.2 Supply of Housing

The Core Strategy in Chapter 2 identifies capacity for approximately 16,513 units which are serviced and / or serviceable the lifetime of the Plan period. The Housing Need for the County is 11,699 new homes from 2025 to 2028.

In recognising that the County has a surplus of service and serviceable zoned land required to deliver the supply targets but acknowledging that not all of this land may come forward, the Core Strategy incorporates a flexible approach to development

where progress and delivery of units within each Neighbourhood will be monitored to ensure consistency with the overall settlement figures to align with the National and Regional Plans and targets.

Planned growth for the Development Plan period comprises 93% of new homes within the Dublin City and Suburbs settlement through the re-use, infill and consolidation of existing urban areas with sustainable intensification along public transport networks at the 'REGEN' zoned lands, Adamstown and Clonburris SDZs and the new district at Fortunestown.

7% of new homes are planned within the three settlements: Saggart, Newcastle and Rathcoole which will develop at an incremental pace based on the delivery of social, physical and transport infrastructure and services.

| **Policy H2: Supply of Housing** |
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| Ensure that sufficient zoned land continues to be available at appropriate locations to satisfy the housing requirements of the County. |
| **H2 Objective 1:**<br>To maximise the use of existing housing stock, prioritising Council voids, facilitating and promoting upgrade / retrofit of existing stock reducing energy demand and addressing Climate Change in line with the *Energy, Efficiency and Retrofitting Programme* 2021-2030 (or any superseding document). |
| **H2 Objective 2:**<br>To ensure that sufficient zoned land, integrating land use and transport and which can be serviced is available at appropriate locations to satisfy the housing requirements of the County and to support and facilitate the development of housing lands based on the Settlement Strategy outlined in Chapter 2: *Core Strategy and Settlement Strategy*. |
| **H2 Objective 3:**<br>To promote and facilitate the development of infill schemes throughout the County where it has been identified that such schemes will contribute towards the enhancement of communities within the County, working towards an even spread of such schemes across all LEAs, whilst ensuring that sufficient and appropriate public spaces and amenities are preserved in existing residential estates, subject to the protection of residential amenity. |
| **H2 Objective 4:**<br>To promote lifetime housing standards in new homes built in the County in accordance with best practice. |
| **H2 Objective 5:**<br>To ensure the provisions of the Planning and Development Act 2000, as amended are utilised in the control and authorisation of short-term lettings and to prevent an over-concentration of such a use to facilitate the supply of housing. |

**H2 Objective 6:**
To ensure an adequate and appropriate provision of social housing across the County, particularly in relation to 1 bed and 4 bed units, through the building up of public landbanks, facilitation of the transfer of lands and other appropriate mechanisms with third parties (only where necessary) to ensure an appropriate number of and distribution of new social housing, and to avoid additional concentration of social housing above that already in existence.

**H2 Objective 7:**
To promote integration of all tenure types within communities by shifting the areas of focus for the provision of Social Housing to areas of population decline to break down barriers and stigmas that unfortunately exist and promote the re-population of declining communities instead of continuing to develop infill and larger projects in areas of population increase and population pressure, like Tallaght and Clondalkin, where green space is becoming more sparse by the year as a result.



# 6.3 Housing for All

## 6.3.1 Housing for Older People

The projected growth in the 65 and over age group forms the largest change up to 2031 with a projected increase of 56.4% (17,447 persons) by 2031. This is a continuation of the trend from previous years where the cohort increased by 33% between 2011 and 2016 which is an increased rate from the 29% between 2006 and 2011 Census. This represented a 73% growth of this age group over the 10-year period of 2006-2016.

Planning for the housing needs of older people is, more than ever, an important factor and by bringing forward housing solutions which suit their specific physical and social needs sustainable and mixed neighbourhoods can be provided.

The Government's Policy Statement on Housing Options for Our Ageing Population (published in 2018) supports the development of housing and services on centrally located sites within urban areas as research shows that good quality, well connected, urban centres with a range and choice of housing tenures and types actively supports ageing in place.

The Development Plan will seek to address the housing needs of older people within their communities, with the aim of providing a range of attractive accommodation choices for people wishing to rightsize and in turn addressing the underutilisation of larger houses, particularly within more established areas.

Rightsizing is an older person's active, positive choice to move home as a way of improving their quality of life. The ability to rightsize depends on both the availability and accessibility of housing options that people feel would improve their quality of life. This often involves moving to smaller housing units.

As set out under the Programme for Government (2020), it is recognised that a choice of living in appropriate housing, where possible, enables older people to remain in close proximity to their families and community while accessing health and age-related services. This approach has been incorporated into the various South Dublin County Council policy documents.

South Dublin's analysis showed that approximately 12% of current Council housing tenancies are comprised solely of households of one or two persons, all aged 55 or older, and with no other declared occupants, living in three or four-bedroom homes. This breaks down into approximately 700 homes with single occupancy by an older person and almost 500 additional homes occupied by two older persons.

South Dublin's Housing Department has set out policy in this context and is currently proactively promoting rightsizing where appropriate, also referred to as 'Rightsizing at the Right Time' as part of its ongoing efforts to ensure the best use of the Council's social housing stock.

### 6.3.2 Housing for Persons with Disabilities and / or Mental Health Issues

Location is critical when considering housing for older people and people with a disability. Access to public transport, local community services and facilities are significant factors in improving quality of life. In terms of housing design, compliance with Part M of the Building Regulations expands options available to persons with a disability. Support is needed for the concept of independent and / or assisted living for those with a disability, and consideration should be given to the fact that some people require live-in care, when designing adapted housing units. The Council will support development which provides respite and / or residential care at appropriate locations and zonings throughout the County. In all cases, development must be in

accordance with the principles of Universal Design and the National Disability Authority's publication 'Building For Everyone: A Universal Design Approach' and shall have regard to the Government's 'National Disability Inclusion Strategy 2017-2021'.

The Council works in partnership with the Department of Housing, Planning and Local Government and Approved Housing Bodies to deliver and manage social housing. The Council will promote the provision of public (including social and affordable) housing by prioritising sites for servicing that have a potential for public (including social and affordable) housing.

| **Policy H3: Housing for All** |
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| Support the provision of accommodation for older people and people with disabilities and / or mental health issues within established residential and mixed use areas offering a choice and mix of accommodation types within their communities and at locations that are proximate to services and amenities. |
| **H3 Objective 1:**<br>To support housing that is designed for older persons and persons with disabilities and / or mental health issues in residential and mixed-use areas, at locations that are proximate to existing services and amenities including pedestrian paths, local shops, parks and public transport. |
| **H3 Objective 2:**<br>To support housing options for older persons and persons with disabilities and / or mental health issues – consistent with NPO 30 in the NPF, RPO 9.1 and 9.12 of the RSES. |
| **H3 Objective 3:**<br>To provide for the subdivision of large houses or an amalgamation of smaller houses within established areas for the purpose of providing independent, semi-independent or long term care accommodation. Such development should be subject to the car parking standards and the standards on dwelling subdivision as set out under Chapter 12: *Implementation and Monitoring*. A Traffic Impact Statement will be required in the case of major traffic generating developments or where it is considered that there would be a significant impact on the County's road network. |
| **H3 Objective 4:**<br>To support community led housing developments for older persons and social and Council affordable housing in established areas on lands designated with Zoning Objective "OS" (To preserve and provide for open space and recreational amenities), only where the quality and quantum of remaining public open space is deemed to be adequate and the amenities of the area are preserved. |
| **H3 Objective 5:**<br>To actively encourage and directly support the provision of specific purpose-built accommodation, including assisted living units and lifetime housing and adaptation of existing properties as a matter of urgency. |

**H3 Objective 6:**
To promote 'aging in place' and opportunities for right sizing within communities and require an evidence base for proposed new nursing homes in areas which appear to be well served by them.

**H3 Objective 7:**
To ensure that those with specific housing needs, such as older persons, persons with disabilities, homeless persons, Travellers and people leaving Direct Provision, are accommodated in a manner appropriate to their specific needs and in a timely fashion.

**H3 Objective 8:**
To support and facilitate the implementation of the South Dublin Age Friendly Strategy 2020-2024, the National Age Friendly Programme, and Housing Options for Our Ageing Population 2019 and having regard to Age Friendly Ireland's guidelines for Planning Authorities (2021).

**H3 Objective 9:**
To examine within the context of housing policy the future accommodation needs of older members of the LGBT+ community.

**H3 SLO 1:**
To facilitate the provision of older persons and supported living which positively addresses the highly sensitive environmental characteristics of the site in relation to flood risk, the riparian corridor and green infrastructure principles. The scale of any replacement redevelopment must not exceed the existing gross floor space of the existing use on site, discounting the floorspace of the protected structure on site.

**H3 SLO 2:**
To support the development of St. Brigid's Nursing home at Crooksling as a centre that provides for the care of older persons.

## 6.4 Traveller Accommodation

The County's Traveller Accommodation Programme 2019-2024 sets out Council policy regarding the provision of Traveller Accommodation. The Council will, as necessary, continue to update its accommodation programme for the Travelling Community.

**Policy H4: Traveller Accommodation**

Implement the South Dublin County Council *Traveller Accommodation Programme* 2019-2024 (and any superseding programmes agreed by the Council) in accordance with the principles of proper planning and sustainable development.

**H4 Objective 1:**
To implement the South Dublin County Council *Traveller Accommodation Programme* 2019-2024 (and any superseding programme).

**H4 Objective 2:**
To ensure that Traveller Accommodation is located in proximity to services, including public transport, schools, GPs, shops, playgrounds and sports clubs.

**H4 Objective 3:**
To provide long term sustainable Traveller Accommodation developments, while ensuring proper provision of infrastructure.

**H4 Objective 4:**
To ensure that all Traveller Accommodation is provided to the highest standard following detailed consultation with local communities and Traveller advocacy groups.

**H4 Objective 5:**
To ensure that every halting site has basic amenities such as water, ESB, refuse collection and sanitation and are situated to enable as much integration with local communities as possible, that is, access to schools, GPs, shops, playgrounds and sports clubs.

**H4 Objective 6:**
To provide transient sites in accordance with legislation and to liaise with the other Dublin Local Authorities on the need for and, if necessary, identify suitable locations for such provision in order to provide for a coordinated approach in the Dublin Region.

## 6.5 Other Housing Provision

South Dublin seeks to promote equality and progressively reduce all forms of social exclusion and facilitate the needs of all that can experience a sudden need for housing provision. In addition to the range of policies outlined above, the Council will work with other statutory agencies to facilitate and support appropriate accommodation and to improve the range and quality of services available.

**Policy H5: Other Housing Provision**

Support and facilitate relevant agencies in the provision of specific emergency or other forms of housing need as such demand arises.

**H5 Objective 1:**
To facilitate and support relevant agencies in the development of emergency accommodation that is socially inclusive, including hostels for homeless individuals of all genders and families, in a balanced way located throughout the County so as to avoid an over-concentration in any particular area.

**H5 Objective 2:**
To facilitate and support Túsla, the Child and Family Agency, local domestic violence service providers and other relevant agencies in the development of women's refuge within the County to include emergency accommodation and transitional units.

**H5 Objective 3:**
To provide short-term emergency housing to persons who are unable to return to their homes because of domestic violence on a humanitarian basis without having to assess their eligibility for social housing support or include them on the Local Authority's waiting list for housing supports in line with the Department of Housing, Planning, Community and Local Government Policy and Procedural Guidance for Housing Authorities in relation to Assisting Victims of Domestic Violence with Emergency and Long-term Accommodation Needs.

**H5 Objective 4:**
To carry out a review of the requirements for an additional women's refuge in the County to ensure there is a sufficient access to places of safety available to local women and children at risk of the most extreme violence.

## 6.6 Student Accommodation

TU Dublin, Tallaght is the most significant Third Level Institution in the County and Tallaght Hospital is a teaching hospital of national importance. Other major Third Level Institutions within adjoining counties are also proximate to existing settlements within South Dublin County.

In line with the *National Student Accommodation Strategy* (2017), purpose-built student accommodation should be provided on campus or in suitable locations which have convenient access to third level colleges, especially by foot, bicycle and high quality and convenient public transport.

**Policy H6: Student Accommodation**

Support the provision of professionally managed student accommodation for third level students on campus or in suitably accessible locations to third level education.

**H6 Objective 1:**
To support the development of affordable and sustainable student accommodation in and near to the campus of a recognised Third Level Institution or at other suitable locations throughout the County proximate to public transport links and ensuring the protection of our historical villages.

## 6.7 Quality of Residential Development

Good quality housing is key to the delivery of successful and sustainable neighbourhoods as envisaged under the NPF, and the RSES which align with Goal 11 of the UN Sustainable Development Goals to make cities and human settlements inclusive, safe, resilient and sustainable.

Chapter 5 of the Development Plan provides a holistic approach to Quality Design and Healthy Placemaking for all land-uses through the use of 'The Plan Approach'

developed around eight principles which aim to drive and support the vision for South Dublin. In line with these principles this section focuses on creating attractive, connected and functional places to live setting out policies and objectives specific to the quality of housing.

### 6.7.1 Residential Design and Layout

The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DHPLG (2009) advise that residents are entitled to expect that new homes offer a high level of amenity, privacy, security and energy efficiency.

Standards in relation to the quality of residential development including private open space, dwelling unit sizes, privacy and aspect are set out under Chapter 12: *Implementation and Monitoring* of this Plan. Public open space is dealt with in Chapter 8: *Community Infrastructure and Open Space* and Chapter 12. The standards are framed by the policies and objectives set out below.

| **Policy H7: Residential Design and Layout** |
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| Promote high quality design and layout in new residential developments to ensure a high-quality living environment for residents, in terms of the standard of individual dwelling units and the overall layout and appearance of the development. |
| **H7 Objective 1:**<br>To promote a high quality of design and layout in new residential development and to ensure a high-quality living environment for residents, in terms of the standard of individual dwelling units and the overall layout and appearance of the development in accordance with the standards set out in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009) and the accompanying Urban Design Manual – A Best Practice Guide and the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2020), or as may be updated and Chapter 12: *Implementation and Monitoring*. |
| **H7 Objective 2:**<br>To ensure that new residential developments incorporate energy efficiency measures and promote innovation in renewable energy opportunities. |
| **H7 Objective 3:**<br>To support the principle of permeability schemes that provide improved connections between housing estates and their surrounds for walking and cycling, having regard to the National Transport Authority's Permeability Best Practice Guide (2015) or any subsequent guidelines, including the provisions relating to permeability schemes and anti-social behaviour. |

**H7 Objective 4:**
To ensure that residential development provides an integrated and balanced approach to movement, placemaking and streetscape design in accordance with the requirements of the Design Manual for Urban Roads and Streets, DTTAS and DEHLG (2013, updated 2019).

### 6.7.2 Private and Communal / Semi-Private and Public Open Space

The provision of open space that is appropriately designed and located is a key element of high-quality residential environments. Public open space should have active and passive recreational value and should enhance the identity and amenity of an area. Section 8.7, Chapter 8: *Community Infrastructure and Open Space* sets specific policy and objectives in relation to sustainable public open spaces. This section sets out specific policies and objectives relating to private and semi-private or communal open space.

| **Policy H8: Public Open Space** |
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| Ensure that all residential development is served by a clear hierarchy and network of high quality public open spaces that provide for active and passive recreation and enhances the visual character, identity and amenity of the area. |
| **H8 Objective 1:**<br>To ensure that public open space in new residential developments complies with the quantitative and qualitative standards set out in Section 8.7 of Chapter 8: *Community Infrastructure and Open Space* and Chapter 12: *Implementation and Monitoring*. |
| **H8 Objective 2:**<br>To ensure that there is a clear definition between public, semi-private and private open space at a local and district level and that all such open spaces benefit from passive surveillance from nearby residential development. |
| **H8 Objective 3:**<br>To enhance the recreational value of open spaces that serve existing residential areas as part of any future infill developments or where appropriate provide for the upgrade of other parks in the immediate area (applying the 10-minute concept) through a financial contribution in lieu, where a proposed development is not capable of providing the full open space standards on site. |

### 6.7.3 Private and Semi-Private Open Space

The provision of adequate and well-designed private and semi-private open space is crucial in meeting the amenity needs of residents. In schemes that include apartments and duplexes the more limited private open space provision for these units can be successfully augmented by high quality semi-private open spaces that are landscaped to a high quality and offer a range of active and passive uses for residents.

| Policy H9: Private and Semi-Private Open Space |
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| Ensure that all dwellings have access to high quality private open space and semi-private open space (where appropriate) and that such space is carefully integrated into the design of new residential developments. |
| **H9 Objective 1:**<br>To ensure that all private open spaces for houses and apartments / duplexes including balconies, patios, roof gardens and rear gardens are designed in accordance with the qualitative and quantitative standards set out in Chapter 12: *Implementation and Monitoring*. |
| **H9 Objective 2:**<br>To ensure that the design and layout of new apartments, or other schemes as appropriate, ensures access to high quality and integrated semi-private or communal open space that supports a range of active and passive uses. |

### 6.7.4 Internal Residential Accommodation

Dwellings should be of sufficient size and sufficiently adaptable to enable people to live comfortably through different stages of their lives and changing household needs.

| Policy H10: Internal Residential Accommodation |
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| Ensure that all new housing provides a high standard of accommodation that is flexible and adaptable, to meet the long-term needs of a variety of household types and sizes. |
| **H10 Objective 1:**<br>To promote the provision of high-quality houses and apartments / duplexes within sustainable neighbourhoods by achieving the appropriate quantitative and qualitative standards, in accordance with Ministerial Guidelines or National Planning Statements and as set out in Chapter 12: *Implementation and Monitoring*. |
| **H10 Objective 2:**<br>To support the design of adaptable residential unit layouts that can accommodate the changing needs of occupants, through extension or remodelling subject to the protection of residential amenity. |
| **H10 Objective 3:**<br>To strongly encourage the provision of adequate space to allow for individuals to work from home in housing units, including apartments. |

### 6.7.5 Privacy and Security

Privacy and security are important elements of the design in protecting residential amenity, particularly in higher density schemes. Security and privacy can be improved by providing a clear definition between public, semi-private and private spaces. Security can be aided by maximising passive and active surveillance of streets and

spaces.

| Policy H11: Privacy and Security |
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| Promote a high standard of privacy and security for existing and proposed dwellings through the design and layout of housing. |
| **H11 Objective 1:**<br>To ensure there is a clear definition and delineation between private, semi-private (communal) and the public open spaces that serve residential development. |
| **H11 Objective 2:**<br>To ensure that all developments are designed to provide street frontage and to maximise surveillance of streets and the public realm. |
| **H11 Objective 3:**<br>To ensure that private open spaces, where it consists of gardens, are enclosed within perimeter blocks behind the building line and that they are subdivided by suitably robust boundary treatments of a sufficient height and composition to provide adequate privacy and security. In limited circumstances, some discretion may be provided for where the configuration of the space can provide for private and secure space, to a high quality, elsewhere on the site than behind the building line. |
| **H11 Objective 4:**<br>To ensure that opposing balconies and windows at above ground floor level have an adequate separation distance, design or positioning to safeguard privacy without compromising internal residential amenity. |

### 6.7.6 Steep or Varying Topography Sites

The design and siting of new residential development should respond appropriately to the natural topography of its site and improve upon and enhance natural characteristics. This should be based on a thorough site analysis and context review. To minimise ecological and visual impacts, residential development on sites with a steep or varying topography should utilise the natural slope of the landscape and avoid intrusive engineering features.

| Policy H12: Steep or Varying Topography Sites |
|---|
| Ensure that development on lands with a steep and / or varying topography is designed and sited to minimise impacts on the natural slope of the site. |
| **H12 Objective 1:**<br>To ensure that all developments including buildings, streets and spaces are designed and arranged to respond to and complement the site's natural contours and natural drainage features in accordance with the recommendations of the *Urban Design Manual – A Best Practice Guide* (2009). |

**H12 Objective 2:**
To avoid the use of intrusive engineered solutions, such as cut and filled platforms, embankments or retaining walls on sites with steep or varying topography.

## 6.8 Residential Consolidation in Urban Areas

### 6.8.1 Infill, Backland, Subdivision and Corner Sites

In established residential areas sustainable intensification can be achieved through infill development, the subdivision of larger houses, backland development and the development of large corner sites. Sensitive intensification will be important to revitalise areas that have stagnant or falling populations, to secure the ongoing viability of facilities, services and amenities and to meet the future housing needs of the County.

The sensitive intensification of housing development in established areas is supported by the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009), which recognises that the provision of additional dwellings in the suburban areas of towns and cities can revitalise such areas. Standards in relation to residential consolidation are set out under Chapter 12: *Implementation and Monitoring* of this Plan and have been framed by the policies and objectives set out below.

**Policy H13: Residential Consolidation**

Promote and support residential consolidation and sustainable intensification at appropriate locations, to support ongoing viability of social and physical infrastructure and services and meet the future housing needs of the County.

**H13 Objective 1:**
To promote and support residential consolidation and sustainable intensification at appropriate locations and to encourage consultation with existing communities and other stakeholders.

**H13 Objective 2:**
To maintain and consolidate the County's existing housing stock through the consideration of applications for housing subdivision, backland development and infill development on large sites in established areas, subject to appropriate safeguards and standards identified in Chapter 12: *Implementation and Monitoring.*

**H13 Objective 3:**
To favourably consider proposals for the development of corner or wide garden sites within the curtilage of existing houses in established residential areas, subject to appropriate safeguards and standards identified in Chapter 12: *Implementation and Monitoring.*

**H13 Objective 4:**
To promote and encourage 'Living-Over-The-Shop' residential uses on the upper floors of appropriate buildings located in Town, District, Local and Village Centres within the County save for public houses and nightclubs and other inappropriate places where similar business is conducted.

**H13 Objective 5:**
To ensure that new development in established areas does not unduly impact on the amenities or character of an area.

**H13 Objective 6:**
To support the subdivision of houses in suburban areas that are characterised by exceptionally large houses on relatively extensive sites where population levels are generally falling and which are well served by public transport, subject to the protection of existing residential amenity.

**H13 Objective 7:**
To support and facilitate the replacement of existing dwellings with one or more replacement dwellings, subject to the protection of existing residential amenities and the preservation of the established character (including historic character and visual setting) of the area (see Policy NCBH 22: Features of Interest and Chapter 12: *Implementation and Monitoring*).

**H13 Objective 8:**
To proactively encourage the inclusion of residential uses as part of development or redevelopment proposals on DC and LC zoned lands while maintaining the primary retail and service-led mixed-use function of those centres.

### 6.8.2 Residential Extensions

Domestic extensions allow for the sustainable adaptation of the County's existing housing stock. The South Dublin County Council House Extension Design Guide (2010) supplements the policies and guidance of the Development Plan.

**Policy H14: Residential Extensions**

Support the extension of existing dwellings subject to the protection of residential and visual amenities.

**H14 Objective 1:**
To favourably consider proposals to extend existing dwellings subject to the protection of residential and visual amenities and compliance with the standards set out in Chapter 12: *Implementation and Monitoring* and the guidance set out in the South Dublin County Council *House Extension Design Guide*, 2010 (or any superseding guidelines).

**H14 Objective 2:**
To review and update the South Dublin County Council *House Extension Design Guide*, 2010 during the lifetime of this Development Plan, to include a review of design options for mid terrace type extensions with a view to facilitating these extensions in Local Authority housing where appropriate.

### 6.8.3 Family Flats

A family flat refers to a temporary subdivision or extension of an existing single dwelling unit to provide semi-independent accommodation for an immediate family member (older parent or other dependent). The Council will consider family flat developments where an established need has been satisfactorily demonstrated.

**Policy H15: Family Flats**

Support family flat development subject to the protection of residential and visual amenities.

**H15 Objective 1:**
To favourably consider a family flat development where the Council is satisfied that there is a valid need for semi-independent accommodation for an immediate family member or members subject to the criteria outlined in Chapter 12: *Implementation and Monitoring.*

## 6.9 Rural Housing Strategy

South Dublin County's rural hinterland is an important resource for the County and the Dublin Region. The rural landscape incorporates places of scenic and natural beauty together with popular recreational amenities. The rural green space also provides an important buffer between the built-up area of Dublin, rural settlements and urban centres in adjoining counties.

The Landscape Character Assessment of South Dublin County (2021) under Appendix 9 highlights the high landscape value and sensitivity of the rural hinterland areas of the County, given the proximity to Dublin. The protection of rural landscapes and of high amenity and environmentally sensitive areas is a top priority of the Development Plan.

NPO 19 of the National Planning Framework requires a distinction to be made between rural areas under urban influence, that is within the commuter catchment of cities and large towns and centres of employment, and elsewhere. Based on the definition under the MASP, the entire rural area of South Dublin is under strong urban influence.

Accordingly, the NPO outlines that for rural areas like South Dublin County, the Development Plan should facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area and siting and design criteria for rural housing in statutory guidelines and

plans, having regard to the viability of smaller towns and rural settlements. This approach follows on from the Rural Housing Guidelines (2005) and Circular SP 5 / 08. The County Development Plan seeks to strike a balance between facilitating housing for people who have a genuine need to live in rural areas of the County and that will contribute to the rural community and economy, while protecting such areas from urban generated housing and housing that would adversely impact on landscape character, environmental quality and visual amenity.

The Council acknowledges the distinctive characteristics of the rural communities of the County, supports their way of life, and through the policies of this Development Plan, will endeavour to ensure their continued existence as viable communities. This includes cognisance of the demand to provide support for dependents including family members and older parents in rural areas through dwelling subdivision. The policy of the Council, therefore, is to restrict the spread of urban generated dwellings into rural and high amenity areas. The rural housing policies contained in this Development Plan apply to lands that are designated with the following zoning objectives:

- RU: To protect and improve rural amenity and to provide for the development of agriculture.
- HA-DM: To protect and enhance the outstanding natural character of the Dublin Mountains Area.
- HA-LV: To protect and enhance the outstanding character and amenity of the Liffey Valley.
- HA–DV: To protect and enhance the outstanding character and amenity of the Dodder Valley.

Applications for housing in these zones will also be assessed against other relevant policy considerations and standards, as set out below and in more detail under Chapter 12: *Implementation and Monitoring*.

**Policy H16: Management of Single Dwellings in Rural Areas**

Restrict the spread of urban generated dwellings in the Rural "RU", Dublin Mountain 'HA-DM', Liffey Valley 'HA-LV' and Dodder Valley 'HA-DV' zones and to focus such housing into existing settlements in line with the Settlement Hierarchy.

### 6.9.1 Rural Housing Policies and Local Need Criteria

Rural generated housing arises where the applicant has close family links to the rural community and / or the applicant works in a type of employment intrinsic to the rural economy, which requires the applicant to live in the rural area to be close to their rural-based employment. In line with the Sustainable Rural Housing Guidelines, the Council will consider rural housing for persons with demonstrated exceptional health circumstances – supported by relevant documentation from a registered medical practitioner and a disability organisation –where a person is required to live close to family support or in a particular environment.

Urban generated housing arises where the applicant has no indigenous links with the rural area, currently lives and works in the urban area and wishes to live in the rural area.

**Policy H17: Rural Housing Policy and Local Need Criteria**

Consider rural housing for persons who are "an intrinsic part of the rural community" or "working full-time or part-time in rural areas" as described under Section 3.2.3 (Rural generated housing) of the Sustainable Rural Housing Guidelines DEHLG (2005), Circular SP 5 / 08 Rural Housing Policies and PL 2 / 2017 Local Need Criteria in Development Plans: Conformity with Articles 43 and 56 (Freedom of Establishment and Free Movement of Capital) of the European Community Treaty.

**H17 Objective 1:**

To commence a review of the Rural Housing Policy and Local Need Criteria within six months of the adoption of the Plan and to include a public consultation as part of this process.

**H17 Objective 2:**

To consider persons for a rural house in the RU zone on the basis of their being an intrinsic part of the rural community where such persons have grown up or spent substantial periods of their lives, (12 years), living in the area or have moved away and who now wish to return to reside near to, or to care for, immediate family members and are seeking to build on the family landholding. Immediate family members are defined as mother, father, son, daughter, brother or sister.

### 6.9.2 Rural Housing in RU zone

**Policy H18: Rural Housing in RU Zone**

New or replacement dwellings within areas designated with Zoning Objective 'RU' (to protect and improve rural amenity and to provide for the development of agriculture) will only be permitted in exceptional circumstances.

**H18 Objective 1:**

New or replacement dwellings within areas designated with Zoning Objective "RU" (to protect and improve rural amenity and to provide for the development of agriculture) will only be permitted in the following exceptional circumstances:

→ The applicant can establish a genuine need to reside in proximity to their employment (such employment being related to the rural community)

**or**

→ The applicant has close family ties with the rural community.

The above shall also be considered in line with criteria set out under Chapter 12: *Implementation and Monitoring*.

**H18 Objective 2:**
To recognise that a person may have exceptional health circumstances where it is required that they live close to family support or in a particular environment. Such circumstances must be clearly supported by relevant documentation from a registered medical practitioner and a disability organisation and will be subject to criteria set out under Chapter 12: *Implementation and Monitoring*.

### 6.9.3 Rural Housing in HA – Dublin Mountains Zone

**Policy H19: Rural Housing in HA – Dublin Mountains Zone**

New or replacement dwellings within areas designated Zoning Objective 'HA-DM' (to protect and enhance the outstanding natural character of the Dublin Mountains Area) will only be considered in exceptional circumstances.

**H19 Objective 1:**
To consider new or replacement dwellings within areas designated with Zoning Objective 'HA-Dublin Mountains' (to protect and enhance the outstanding natural character of the Dublin Mountains Area) in the following exceptional circumstances where **all** of the criteria below are met:

- The applicant is a native of the area; and
- The applicant can demonstrate a genuine need for housing in that particular area; and
- The development is related directly to the area's amenity potential or to its use for agriculture, mountain or hill farming; and
- The development would not prejudice the environmental capacity of the area, and that it would be in keeping with the character of the mountain area.

These criteria are in accordance with the Sustainable Rural Housing Guidelines (2005), having regard to the outstanding character of the area and the need to preserve the environmental and landscape quality of this area.

The above criteria to be considered alongside the need to sustain and renew established rural communities and to ensure the viability of amenity, including local schools and the need to accommodate genuine rural housing needs where they arise.

**H19 Objective 2:**
To generally prohibit development within restricted areas identified on the Bohernabreena / Glenasmole Reservoir Restricted Areas Map contained in Appendix 5.

### 6.9.4 Rural Housing in HA – Liffey Valley and HA – Dodder Valley

**Policy H20: Rural Housing in HA – Liffey Valley and Dodder Valley**

That within areas designated with Zoning Objective 'HA-LV' (to protect and enhance the outstanding character and amenity of the Liffey Valley) and 'HA–DV' (to protect and enhance the outstanding character and amenity of the Dodder Valley) residential development will only be permitted in exceptional circumstances.

**H20 Objective 1:**

Within areas designated with the Zoning Objective 'HA–LV' (to protect and enhance the outstanding character and amenity of the Liffey Valley) and 'HA–DV' (to protect and enhance the outstanding character and amenity of the Dodder Valley) residential development will be restricted to:

- → The replacement of an existing structure by a structure of a similar size – see H21 Objective 1;
- → The extension or alteration of an existing habitable structure – not to exceed 50% of the original structure
- → The provision of a domestic garage, greenhouse, shed or similar non-residential structure where its use is incidental to the enjoyment of an existing dwelling house; and
- → The preservation of the high amenity landscape, views or vistas of the valley, biodiversity and amenity.



### 6.9.5 Replacement Rural Dwellings

**Policy H21: Replacement Dwellings in Rural and High Amenity Areas**

Consider applications for replacement dwellings in rural and high amenity areas where there is a genuine need for refurbishment and / or replacement.

**H21 Objective 1:**

To favourably consider applications for replacement dwellings within areas designated with Zoning Objective 'RU' (to protect and improve Rural Amenity and to provide for the development of Agriculture), Zoning Objective 'HA – Dublin Mountains' (to protect and enhance the outstanding natural character of the Dublin Mountains Area), Zoning Objective 'HA – Liffey Valley' (to protect and enhance the outstanding character and amenity of the Liffey Valley) and Zoning Objective 'HA – Dodder Valley' (to protect and enhance the outstanding character and amenity of the Dodder Valley) where the Planning Authority is satisfied that all of the following are met:

- There is a genuine need for replacement or refurbishment of the structure; and
- The roof, internal walls and external walls of the structure on site are substantially intact; and
- The structure on site is a habitable dwelling and its use as a habitable dwelling has not been abandoned (for a period that exceeds 5 years); and
- The structure on site is of limited value in terms of built heritage, character and visual amenity; and
- The replacement dwelling would largely occupy the same footprint, scale and location of the dwelling to be replaced, save in exceptional circumstances where the Planning Authority agrees a more favourable position in the context of the development management criteria outlined under Chapter 12: *Implementation and Monitoring*.

### 6.9.6 Rural Dwelling Occupancy

**Policy H22: Occupancy Condition**

Conditions attached to the grants of permission for housing in Rural (RU), Dublin Mountain (HA-DM), Liffey Valley (HA-LV) and Dodder Valley (HA-DV) areas will include the stipulation that the house must be first occupied as a place of permanent residence by the applicant and / or by members of his / her immediate family, for a minimum period of seven years or such other longer period of time as is considered appropriate.

### 6.9.7 Rural Housing and Extension Design

The design of all new dwellings and extensions (including family flat extensions) in rural areas should respond appropriately and sensitively to its surrounding rural, mountain and / or river valley context. Dwellings should be designed to be inconspicuous and compact in design particularly in areas of high visual amenity and

with a steep topography. In designing individual proposals within a rural area, regard should also be had in relation to the combined and accumulated visual impact of a proposed development when taken together with existing nearby structures.

Further to the policy and objectives set out below, standards in relation to the design and siting of residential development are detailed under Chapter 12: *Implementation and Monitoring.*

**Policy H23: Rural Housing and Extension Design**

Ensure that any new residential development in rural and high amenity areas, including houses and extensions are designed and sited to minimise visual impact on the character and visual setting of the surrounding landscape.

**H23 Objective 1:**

Ensure that all new rural housing and extensions within areas designated within Zoning Objectives Rural (RU), Dublin Mountain (HA-DM), Liffey Valley (HA-LV) and Dodder Valley (HA-DV);

- → Is designed and sited to minimise impact on the landscape including views and prospects of natural beauty or interest or on the amenities of places and features of natural beauty or interest including natural and built heritage features; and
- → Will not have a negative impact on the environment including flora, fauna, soil, water (including ground water) and human beings; and
- → Is designed and sited to minimise impact on the site's natural contours and natural drainage features; and
- → Retains and reinstates (where in exceptional circumstance retention cannot be achieved) traditional roadside and field boundaries; and
- → Is designed and sited to circumvent the need for intrusive engineered solutions such as cut and filled platforms, embankments or retaining walls; and
- → Would comply with the EPA's Code of Practice for Domestic Wastewater Treatment Systems (Population Equivalent less than 10) 2021 except where planning permission was granted prior to 7th June 2021 in which case the EPAs Code of Practice Wastewater Treatment Systems Serving Single Houses 2009 applies; and
- → Would not create or exacerbate ribbon or haphazard forms of development.

# 6.10 Climate Change Audit

## Climate Action Audit

| Source of Green House Gases (GHGs) | Measure to Address Climate Impacts |
|---|---|
| The source of GHGs from **Housing** principally arises from:<br><br>→ Heating and cooling of buildings using fossil fuels.<br>→ Car journeys to and from homes. | The Development Plan contains policies and objectives which promote measures that have the potential to reduce the climate impact of providing for **Housing**, as follows:<br><br>→ The promotion of compact urban growth consistent with the Core Strategy and Settlement Strategy.<br>→ Promoting efficient use of lands within established residential areas by facilitating infill development.<br>→ Promotion of rightsizing and ageing in place keeping families close, reducing unsustainable travel within communities.<br>→ Promote high quality design in housing delivery which makes urban living attractive and is in accordance with National design standards.<br>→ Promotion of adaptable / lifetime housing standards to cater for the life cycle of people's needs.<br>→ Policies regarding utilisation of existing private and social housing stock to maximum efficiency.<br>→ Promote location, siting and design of houses and apartments to take advantage of solar gain.<br>→ Promotion of efficient Building Design and Standards in line with the Building Regulations.<br>→ Promote the use of sustainably sourced building materials and the reuse of demolition and excavated materials through building design.<br>→ Promote the use of structural materials that have low to zero embodied energy and CO2 emissions. |


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