

Economic Development and Employment

Vision

The creation of a strong and resilient economic base providing expanded opportunities for employment and facilitating a good quality of life within vibrant and attractive places to live, work, visit and invest.

9.0 Introduction

The Development Plan faces the challenge of responding proactively to circumstance and facilitating a built-in resilience and strength to the County's economy through providing for attractive places to work and a broad employment base.

The preparation of the 2022-2028 Development Plan takes place within a period of significant economic flux. The heightened global uncertainty surrounding the Russian invasion of Ukraine in February 2022, has revised slightly downward the Economic Social Research Institute (ESRI) Quarterly Economic Commentary Spring 2022 forecast. While significant downside risks for the public finances are identified owing to the geopolitical crisis and higher than anticipated inflation, the Irish economy is considered to be well positioned to recover strongly as the threat from COVID-19 recedes. ESRI forecasts that modified domestic demand will grow by 5 per cent in 2022. Unemployment continues to improve following the lifting of Covid restrictions to 5.2% in February 2022 from a pre-COVID low of 4.7 per cent in February 2020.

This chapter sets out a broad spatial framework for enterprise and employment including the retail strategy for the County. Potential growth sectors are identified, and policies are included to encourage more labour-intensive sectors, promoting compact growth in appropriate locations, while recognising the need for a broad based, inclusive, and resilient economy within the County.

9.0.1 Planning Policy Context

Development Plan policies and objectives must be consistent with national and regional planning policy as set out in the National Planning Framework (2018) (NPF) and the Regional Spatial and Economic Strategy (2019) (RSES). National Strategic Outcome 5 of the NPF seeks a strong economy for the country supported by enterprise, innovation, and skills. It is recognised that this depends on creating places that can foster enterprise and innovations and attract investment and talent. Similarly, Strategic Outcome 3 seeks strengthened rural economies and communities.

Nationally, under NPO 6, there is an objective to 'regenerate and rejuvenate cities, towns and villages of all types and scale as environmental assets, that can accommodate changing roles and functions, increased residential population and employment activity and enhanced levels of amenity and design quality, in order to sustainably influence and support their surrounding area'. This will become increasingly relevant as trends in retail and other sectors continue to change and urban areas look to reinvent themselves to different degrees. The place of funding under the Rural and Urban Regeneration and Development Fund in applying a tailored approach to development is set out in National Policy Objective 7 and South Dublin County has been to the fore in using this funding mechanism to best advantage in Clonburris and Adamstown SDZs and the Tallaght and City Edge regeneration areas.

Key strategic employment areas for South Dublin have been identified in the RSES. These are concentrated at Grange Castle Business Park and the regeneration areas at

Tallaght (Cookstown) and the City Edge / City Edge Strategic Framework area. The RSES also supports the implementation of Local Authority Local Economic and Community Plans (LECP), in collaboration with Local and Economic Development Committees (LCDCs), and using spatial planning policies, seeks to reduce the number of people in or at risk of poverty and social exclusion in the Region. South Dublin County's LECP will be reviewed during the preparation of this Development Plan and a co-ordinated approach to policy and actions in both plans will be pursued.
There are many other relevant national and regional policy objectives. These are referenced by number within individual Development Plan policies and objectives and are set out in full at Appendix 7.

Enterprise 2025 Renewed was published by the Department of Business, Enterprise and Innovation in 2018 and, recognising the different existing and potential shocks within the economy, focuses on the need for resilience and the need to accelerate change. Alongside Project Ireland 2040 and the RSES, it sets a comprehensive framework for economic policy for the County Development Plan.

9.0.2 Economic Development and Climate Action

Climate change, sustainable development and the green economy are now central policy concerns for the international and national community, forming a central role to the strategy of the IDA and Enterprise Ireland. The transition to a low carbon and climate resilient society is also a national strategic outcome of the NPF. It is therefore vital that the Development Plan realises its role in the delivery of the green economy. The compact growth approach taken in this Development Plan, with its potential for helping to achieve climate action targets at local and national level, applies not just to residential development but also to economic development within the County.

Uses related to employment and economic development account for 1,300 ha of zoned land in the County, not including the wide range of commercial and retail businesses which bring life to our towns and villages. Ensuring that we put the right employment in the right place, building on sustainable mobility and the potential for active travel will have a significant impact on the realisation of climate action targets.

The source of Greenhouse Gases (GHGs) from the industrial and commercial sectors is essentially from the activities and processes used in the manufacturing process. These include combustion emissions from industrial and commercial activities, including processes used in food and drinks production. Fossil fuels are also used for the heating and cooling of industrial and commercial buildings. Energy efficient gains are achievable in this sector through innovative design, low-carbon technology, use of Combined Heat and Power (CHP) and roll out of district heating and other renewable energy projects. In addition, sustainable development requires that our economic strategy is resilient, adaptable and innovative.

9.0.3 Placemaking

The role of placemaking in helping to enhance Ireland's attractiveness to investors has been highlighted by research carried out by the IDA and the Department of

Housing, Planning and Local Government in recent years. The creation of urban environments that offer good quality of life is important in allowing investors to attract and retain the talent necessary to support their establishment and growth. Placemaking offers the opportunity to differentiate Ireland and South Dublin County from other locations by delivering attractive, vibrant urban areas in which to reside and work.

Placemaking is often referred to in the context of residential development. However, the concept of placemaking should be fully integrated into all development. Our businesses, offices and warehouses and the sites on which they sit potentially have a key role to play in the creation of attractive places within wider communities. They may contribute to urban squares or the public realm, or in more traditional warehouse areas, the overall site may have the potential to contribute to an important ecological or green infrastructure corridor. There are nearly 108,000 people employed in businesses and enterprises across our county. The working day could and should be passed in a place with a strong sense of community and connectivity rather than just being a destination. Equally, emerging changes to working practices such as home working or working from hubs, needs to be supported within an attractive, local and accessible environment.

9.0.4 Overarching Policy

Policy EDE1: Overarching
Support sustainable enterprise and employment growth in South Dublin County recognising the County's role in the Dublin region as a driver of economic growth
EDE1 Objective 1: To enable a strong, inclusive and resilient economy, supported by enterprise, innovation and skills through the creation of places that can foster enterprise and innovation and attract investment and talent, consistent with National Strategic Outcomes 4, 5 and 6 of the NPF.
EDE1 Objective 2: To develop and support the Dublin Metropolitan Area Strategic Plan (MASP) through growth in the identified strategic development and employment areas of South Dublin County, as part of the growth of the Dublin Region to a sufficient scale and quality to compete internationally and to be drivers of national and regional growth, investment, and prosperity consistent with NSO 5 of the NPF.
EDE1 Objective 3: To ensure that there is a sufficient supply of zoned and serviced lands at suitable locations to accommodate a range of enterprise and employment development types and to promote compact growth by strengthening the integration between employment, housing and transportation.

EDE1 Objective 4:

To support the implementation of the RSES Economic Strategy to create economic opportunity to diversify local and rural economies and create quality jobs, to achieve a sustainable, competitive, inclusive, and resilient region, through the promotion of:

- Smart Specialisation for industry, enterprise agencies, Higher Institutes of Education, communities, and stakeholders;
- Clustering: Create, maintain, or upgrade economic strongholds in a favourable business ecosystem;
- Orderly Growth reflecting the identified strategic employment locations within the County;
- A broad, resilient, economic base.

EDE1 Objective 5:

To support the implementation of the Metropolitan Area Strategic Plan to support the objectives for the South - West Corridor and the area within the M50 by the:

- Promotion of high tech, manufacturing and research and development in Grange Castle Business Park and Citywest;
- Intensification of industrial lands and mixed-use development at the City Edge / City Edge Strategic Framework area and in Tallaght Town Centre / Cookstown while ensuring, to the greatest extent possible, the sustainability of existing businesses and employment.

EDE1 Objective 6:

To ensure that economic and enterprise related development is provided in a manner which facilitates a reduction in greenhouse gas emissions by supporting and promoting the following measures:

- An increase in employment densities within walkable distances of communities and on public transport routes;
- Promotion of walking and cycling and use of public transport through increased permeability and mobility management measures within and outside employment areas;
- The sourcing of power from district heating and renewables including wind, hydro and solar;
- Additional native tree planting and landscaping on existing and proposed enterprise zones and development sites to aid with carbon sequestration, contribute to the green infrastructure network of the County and promote quality placemaking.

EDE1 Objective 7:

To ensure a co-ordinated approach to policy and objectives contained within the County Development Plan and the Local Economic and Community Plan.

9.1 Employment in South Dublin County

South Dublin County has a strong and diverse economic base. The County is home to 6,975 (SDCC rates data 2022) business entities and had 84,627[1] jobs at the time of Census 2016 (CSO Workplace Zone Data). Retailing, transportation and distribution, industry and manufacturing, professional and financial services, medical and pharmaceuticals are the key economic sectors in the County. There are currently 1,352 ha of land zoned specifically for employment use in the County with an estimated 617 ha undeveloped to date. In addition, there is 425 ha of land zoned for regeneration focused on Cookstown in Tallaght and the City Edge lands. The latter area crosses over the administrative boundary into Dublin City. It is one of the largest regeneration areas in Europe and will be subject to a joint planning framework between the two local authority's.

Mixed employment, including services and retail, are a key element of the local economy and are reflected by mixed use type zonings in our different urban centres. Economic activity is focused on enterprise lands and urban centres for the most part, with a number of identifiable economic clusters:

- The Citywest Business Campus and Grange Castle Business Park are modern business parks located in the west of the County with capacity to attract large scale industries of regional, national and international significance, due to the availability of large plot sizes, infrastructure and corporate park style environments. These areas have attracted a significant number of blue-chip national and multi-national corporations. Significant investment has been made over the past two decades in infrastructure and services to support these economic areas. Grange Castle Business Park is identified in the MASP as a strategic development area for the promotion of high-tech manufacturing, research and development.
- The Greenogue and Aerodrome Business Parks at Rathcoole / Newcastle, Clondalkin Industrial Estate and Fonthill Industrial Estate are large industrial campuses comprising a mix of largely warehousing and manufacturing facilities, providing potential for new jobs or any displacement of jobs from the Naas Road or Tallaght REGEN lands over the coming years. Other smaller industrial estates throughout the County can also offer space for employment throughout the lifetime of the plan.
- Tallaght Town Centre, the County Town, has emerged over the last two decades as a centre for civic and institutional uses in addition to retailing and hospitality services. It plays host to several major institutions including Tallaght Hospital, Technology University Dublin (Tallaght Campus), South Dublin County Council headquarters and the head office of the Dublin and Dun Laoghaire Education and Training Board (formerly VEC). The various industrial estates provide a range of employment in the immediate area. The Council will seek to strengthen Tallaght's position as an urban centre of regional significance. Tallaght has significant potential for regeneration, focused on Cookstown, with a local area plan adopted in 2020, reflecting its location for strategic growth identified in the MASP.

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

- → The City Edge / City Edge Strategic Framework area is an older industrial area which is identified in the MASP as one of the strategic areas of mixed-use growth in the County. The existing employment profile for this area of the County highlights 'Wholesale / Retail Trade' which accounts for 40.4% of total employees, with 'Information and Communications, Financial' accounting for 21.6% of total employees. A statutory plan for the long-term development of the City Edge REGEN and other lands on the Naas Road and adjoining Dublin City will be prepared.
- → The TU Dublin-Tallaght Campus has a central role to play as the main higher education institution in South Dublin County, with over 7,000 students. It is now incorporated within the Technological University Dublin and further expansion of the campus is now underway.
- → Strategic Development Zones (SDZ) at Adamstown and Clonburris are focused on residential development but with a significant land bank for supporting services, retail and enterprise development.

Retail is a significant employer within the County. Trends in retail are changing, with consumers increasingly moving towards online shopping in comparison to historic trends of shopping in town centre locations. This continues to present challenges for the vibrancy and role of our towns, villages and retail centres (see Retail Strategy in this chapter).



9.2 South Dublin County Employment Themes

Economic policy in this Development Plan reflects the overarching themes of climate change and placemaking and integrates National and Regional direction into policy at a county level. This is supported in the following four economic policy areas for the Plan:

1. Green and Innovative Economy;

2. Urban Growth, Regeneration and Placemaking;
3. Building on Clusters;
4. A Learning Economy.

9.2.1 Green and Innovative Economy

Climate change, sustainable development and the green economy are central policy concerns for global institutions and agencies including the UN, World Economic Forum, World Bank and EU. These themes are integrated into the strategies of the IDA and Enterprise Ireland and the NPF and RSES. It is therefore vital that the Development Plan recognises the importance of the green economy as industry mitigates and adapts to climate change.

As part of a modern economy with leading global companies, sustainability in all its forms is considered a competitive necessity for business in South Dublin County. The central focus of sustainable development and the green economy requires that our economic policies adapt to context, reflecting the need to be resilient, adaptable and innovative. Innovation not only refers to technological and organisational change but also how land use is managed to support the green economy. The core strategy and settlement strategy of this Plan reflect the need for orderly growth to support the green economy and innovation.

Policy EDE2: Green Economy

Support the Green Economy as a means of future proofing South Dublin County's economy and facilitate this through orderly growth.

EDE2 Objective 1:
To ensure that climate action and sustainable development is central to economic development in the County through sustainable land use and orderly growth and a co-ordinated approach to the preparation and implementation of South Dublin County Council *Climate Change Action Plan* (2019-2024) and the *Local Economic and Community Plan* (2016-2021).

EDE2 Objective 2:
To support the growth of business in the green and circular economy and the initiatives within the IDA strategy 'Driving Recovery and Sustainable Growth' (or any superseding documents), including growth and transformation, where it promotes sustainable job creation in South Dublin County.

EDE2 Objective 3:
To promote net zero-carbon and carbon reduction in economic development through the support of relevant actions of the *National Climate Action Plan* including Action 15 to implement the National Planning Framework and Action 46 to Examine feasibility for commercial rates to be linked to BER (or as superseded).

EDE2 Objective 4:
To support the measures in South Dublin's *Climate Change Action Plan* (2019-2024), or any superseding plan, to integrate the Circular Economy approach with economic development initiatives, in order to optimise opportunities in design and operation to reduce energy and material consumption and recycling of materials in support of sustainable development.

EDE2 Objective 5:
To support the promotion of skills, education and awareness raising in the energy efficiency sectors, promoting smart technologies and well-connected communities.

Policy EDE3: Innovative Economy

Promote an Innovative Economy, fostering an environment which supports creativity and new technologies in the places we live, work and invest in, supported through orderly growth at strategic population and employment locations.

EDE3 Objective 1:
To support the provision of a highly interconnected "ecosystem" or network of entrepreneurs and investors, technologists and innovators in the County.

EDE3 Objective 2:
To support the delivery of a resilient economy, capable of an agile and flexible response to short-term stresses and cycles through the promotion of a broad economic base, appropriately zoned land and ongoing stakeholder engagement.

EDE3 Objective 3:
To create an environment that supports export and non-export enterprise and small business.

EDE3 Objective 4:
To support the development of South Dublin County as a SMART city that utilises technology to make life easier for residents and business; particularly how and where people spend their time.

EDE3 Objective 5:
To promote, through good placemaking, the delivery of places and communities which encourage employers and workers alike to live in the County, closer to their workplaces, promoting more sustainable travel and a good quality of life.

EDE3 Objective 6:
To support the development of new and existing enterprise centres to provide locally based affordable work facilities such as co-working space and to improve employment opportunities and creative networks for local communities.

EDE3 Objective 7:
To promote the provision of workspace as part of any mixed-use development on REGEN zoned land.

9.2.2 Urban Growth, Regeneration and Placemaking

South Dublin County's growth is set out in the core strategy and settlement strategy in Chapter 2. Population growth must be supported by growth in jobs if the County is to develop in a compact manner and reduce the need to commute. In achieving this at a spatial level, the location of employment will be important. Priority will be given to people intensive enterprise where there is good public transport, services and appropriate infrastructure. South Dublin County's regeneration areas, at City Edge and Cookstown in Tallaght, are well located to provide for this intensification, and will promote this type of use. A framework plan has been prepared for the City Edge lands which will inform a statutory land use plan for the area.

Land or space extensive employment uses will generally be encouraged to locate outside the M50 where there are a number of industrial estates within the County with good transport links.

Working from home or from a local hub provides options for employees and employers which are increasingly likely to be taken up. This provides an opportunity not just for a more balanced live-work environment but for the regeneration of spaces within towns and villages. Ground floor work-live units, where the residential component is ancillary to the workspace, will be encouraged within mixed use schemes to animate street frontages.

As set out earlier in this chapter, good placemaking is recognised as a critically important competitive advantage in the attraction of business to an area. The Council recognises this and is continuously investing in placemaking through various schemes including the public realm improvements approved for the County town of Tallaght, the N81 landscaping improvements and village initiatives throughout the County. In line with this approach, the Council will investigate appropriate uses for lands at the 12th Lock in Lucan. This will recognise the significant potential of the central location of the 12th Lock and associated heritage, within a fast growing residential and employment area along the Grand Canal.

Policy EDE4: Urban Growth, Regeneration and Placemaking

Support urban growth and regeneration through the promotion of good placemaking to attract employees and employers and to provide a competitive advantage to the County and diverse investment opportunity.

EDE4 Objective 1:
To ensure that economic and employment development is located to optimise existing infrastructure and to support development and investment in the County's urban centres supporting orderly growth and placemaking.

EDE4 Objective 2:
To promote quality placemaking and design as an integral element of attracting investment and a diverse and creative population to live and work within the County.

EDE4 Objective 3:
To ensure a synergy between economic growth and investment and the development of urban centres, supporting consolidation and re-intensification of infill, brownfield and underutilised lands within the County.

EDE4 Objective 4:
To direct people intensive enterprise and employment uses such as major office developments (>1,000 sq m gross floor area) into appropriately zoned lands subject to their location within approximately 500 metres of a high frequency urban bus service and / or within 1000 metres walking distance of high capacity transport stops (Train / Luas), and to demonstrate the required walking distance or provision of a permeability project, in accordance with the Permeability Best Practice Guide (2015), to achieve same.



EDE4 Objective 5:
To ensure that proposals to diversify or densify underutilised industrial lands support the overarching goals of placemaking, consolidating growth centres along public transport corridors in a planned and / or sequential basis, and ensuring realisable linkages with nearby services and amenities.



EDE4 Objective 6:
To support the provision of ground floor work-live units as part of mixed-use and residential developments in appropriate locations, as a means of enlivening streets and to provide flexible accommodation for small businesses.

EDE4 Objective 7:
To require that employment space provided as part of new mixed-use development is suitably designed to be a viable workspace to meet the needs of a broad range of different employment types.

EDE4 Objective 8:
To support the provision of a broad diversity of employment opportunities in the County that can attract a wide range of skills, training, and educational qualifications for a resilient and inclusive economy.

EDE4 Objective 9:
To consider proposals and initiatives that seek to re-purpose redundant or declining uses in important urban locations and ensure that proposals for the reuse of buildings demonstrate that new uses support a more sustainable use of the urban centre, having particular regard to its location and accessibility.

EDE4 Objective 10:
To support the City Edge / City Edge Strategic Framework and any future framework for the area in delivering urban growth and regeneration for the County and the wider Region, recognising its significant potential as the largest regeneration area in the country.

EDE4 Objective 11:
To support the regeneration of the Tallaght LAP lands in a co-ordinated and sustainable manner in accordance with the Tallaght Town Centre LAP 2020 or any superseding plan whilst ensuring the lands particularly Cookstown, remain a sustainable employment area to ensure environmentally short journeys to places of employment and to ensure the residential impact of the REGEN zoning does not instigate the decline in the employment capacity and sustainability of the area.

EDE4 Objective 12:
To support the Government's *Making Remote Work National Remote Work Strategy* and the provision of appropriate IT infrastructure and facilities (including hubs at neighbourhood level) that enable a better life-work balance enabling people to live near their place of work.

EDE4 Objective 13:
To support and facilitate home-based economic activity that is subordinate to the main residential use of a dwelling and where, by virtue of their nature and scale, they can be accommodated without adversely impacting on the amenities of the area.

EDE4 Objective 14:
To prepare a LAP for Clondalkin, the extent of the boundary to be defined, which will be guided by the *Local Area Plans Guidelines for Planning Authorities,* 2013 (Department of the Environment, Community and Local Government) or any superseding guidelines and which will incorporate:

- A vision for the development of Clondalkin;
- Wider urban design principles;
- Framework plans for larger infill sites;
- A Conservation Plan;
- A local Green Infrastructure strategy derived from the County GI Strategy;
- Local Transport Plan.

EDE4 SLO1:
To investigate the full potential for the 12th Lock lands as centrally located within growing employment and residential areas, with tourism and active travel potential along the Grand Canal and have cognisance of the potential for the lands and associated heritage buildings to become a hub supporting the surrounding land uses while protecting the natural environment.

9.2.3 Building on Clusters

The concentration of 'clusters' of industries is recognised as a vital part of economic development policy driving investment. Clusters create vital networks, or 'ecosystems' of complementary activities including research, development and investment. South Dublin County is fortunate to have a range of business and technology clusters that have long been recognised as a vital part of the County's economy. The Council will continue to support the development of existing economic

clusters and seek to work with partners in state agencies and private sector to leverage opportunities for further investment and diversification of economic activity.

Policy EDE5: Building on Clusters
Support clustering, by creating, maintaining, or upgrading economic strongholds in a favourable business ecosystem.
EDE5 Objective 1: To prioritise hi-tech manufacturing, research and development and associated uses in the established Business and Technology clusters to the west of the County (Grange Castle and Citywest areas) maximising the value of higher order infrastructure and services that are required to support large scale strategic investment.
EDE5 Objective 2: To support the phased expansion of the established Business and Technology Clusters to accommodate strategic hi-tech manufacturing investments, research and development and associated uses.
EDE5 Objective 3: To support expansion of sectoral clusters, particularly in pharmaceuticals, health and IT with a view to enhancing linkages between Foreign Direct Investment (FDI) and Small and Medium sized Enterprises (SMEs) in the County.
EDE5 Objective 4: To encourage the development of initiatives to utilise sectoral clusters in the County to grow new enterprise ecosystems with layers of value, innovation and investment.
EDE5 Objective 5: To explore opportunities to partner with training agencies and industry operators to provide synergies with services and technology that complement investment in IT infrastructure in the County.
EDE5 Objective 6: To ensure that business environments are facilitated according to the needs of sectors; whether they be placemaking objectives in urban settings or campus style landscapes that complement certain pharmaceutical and hi-tech industries.
EDE5 SLO1: To ensure that the campus style environment in Citywest is maintained to promote an attractive landscaped setting for the existing and future business within the business park.

EDE5 SLO2:
To provide for an attractive campus style setting to encourage the investment of hi-tech, hi-tech manufacturing, and research and development enterprise at Grange Castle Business Park, the expansion of which will be subject to a masterplan incorporating a local transport plan in consultation with the NTA and TII.

9.2.4 Learning Economy

Investment in ongoing education, training and personal development is recognised by the Government as having a critical role in economic development and international competitiveness. Local authorities have an important role in working with other state agencies to promote this 'learning economy' in partnership with public and private sectors. South Dublin County has specific assets in health, education and innovative employment sectors, which may benefit from clustering in locations around 'anchor' institutions such as TU Dublin (Tallaght Campus). In this regard, the concept of technology and innovation poles have been developed through Enterprise Ireland and the IDA to drive regional and rural development, led by Institutes of Technology as partners with enterprise.

Policy EDE6: A Learning Economy

Support an entrepreneurial environment to protect and enhance smart specialisations with a strong learning economy culture.

EDE6 Objective 1:
To support the development of skills and innovation through collaboration with the Regional Skills Fora managers, Higher Education Institutes, Education and Training Boards and local stakeholders to address skills shortages and lifelong learning challenges in the County consistent with RPO 6.25.

EDE6 Objective 2:
To promote the development of a Technology and Innovation pole with TU Dublin, Tallaght as an anchor, supporting incubator, innovation and business development initiatives that are located to build upon research and technology activities in TU Dublin; with supporting transport infrastructure; broadband infrastructure; and a diverse local sectoral mix.

EDE6 Objective 3:
To support and facilitate the development of a health hub around Tallaght hospital and promote cross sector collaboration, education and commercial development opportunities associated with the health sector.

EDE6 Objective 4:
To support the development of synergies between FDI and SME sectors across the County to promote a diversified and entrepreneurial economy

9.3 Space Extensive Land Use

Certain types of development are particularly land hungry. Typically, these land use types have lower employment opportunity although it is recognised that there may be potential to add value as promoted in objective EDE5 Objective 4 above. Space extensive enterprise should not compete for lands which are more suitable for labour intensive enterprise by reason of their location adjacent to public transport nodes or within existing built up, compact growth areas. Alongside warehousing, data centres are one of the most space extensive land use types in the County. Dublin is one of the fastest growing data centre markets in Europe with a significant element of this growth in South Dublin County. It is recognised that the requirement for data centres is increasing with social and technology needs such as 5G, smart cities and artificial intelligence. Technology is constantly evolving with Cloud computing now shifting to Edge computing and a need for smaller data centres closer to cities and end users.

Space extensive land uses generally have a higher carbon footprint, whether because of transport related uses or the large amounts of energy demanded by them. The Development Plan will encourage, through its policies, high energy users to demonstrate ways to reduce or negate reliance on fossil fuels and to redistribute energy for other end users where such potential exists.

Policy EDE7: Space Extensive Land Use

Recognise the need for land extensive uses and ensure that they are located within appropriate locations having regard to infrastructural, transport and environmental considerations and the need for orderly growth.

EDE7 Objective 1:

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.



EDE7 Objective 2:
To require that space extensive enterprise demonstrates the following:

- The appropriateness of the site for the proposed use having regard to EDE7 Objective 1;
- Strong energy efficiency measures to reduce their carbon footprint in support of national targets towards a net zero carbon economy, including renewable energy generation;
- Maximise on site renewable energy generation to ensure as far as possible 100% powered by renewable energy, where on site demand cannot be met in this way, provide evidence of engagement with power purchase agreements in Ireland (PPA);
- Sufficient capacity within the relevant water, wastewater and electricity network to accommodate the use proposed;
- Measures to support the just transition to a circular economy;
- Measures to facilitate district heating or heat networks where excess heat is produced;
- A high-quality design approach to buildings which reduces the massing and visual impact;
- A comprehensive understanding of employment once operational;
- A comprehensive understanding of levels of traffic to and from the site at construction and operation stage;
- Provide evidence of sign up to the Climate Neutral Data Centre Pact.

EDE7 Objective 3:
To ensure that landscaping and site layout in space extensive developments provides for demonstrated biodiversity measures and that landscape and biodiversity measures integrate into the green infrastructure network, in accordance with the Green Infrastructure Strategy set out in Chapter 4 of this Plan.

9.4 South Dublin County's Retail Strategy

9.4.1 Strategic Guidance

The significance of retailing as an employment sector and its role in placemaking is recognised in the National Planning Framework and the Regional Spatial and Economic Strategy (RSES). The Retail Planning Guidelines for Planning Authorities, DECLG (2012) and the retail hierarchy set out in the RSES, form the basis for retail planning in South Dublin County. The Retail Planning Guidelines for Planning Authorities seek to ensure that the planning system continues to play a key role in supporting competitiveness in the retail sector for the benefit of the consumer and that it also promotes and supports the vitality and viability of city and town centres.

The Guidelines (2012) identify five key policy objectives to be progressed by planning authorities as follows:

1. Ensuring that retail development is plan led;
2. Promoting city / town centre vitality through a sequential approach to development;
3. Securing competitiveness in the retail sector by actively enabling good quality development proposals to come forward in suitable locations;
4. Facilitating a shift towards increased access to retailing by public transport, cycling and walking;
5. Delivering quality urban design outcomes.

In recognising that the last Regional Retail Strategy was carried out for the Greater Dublin Region in 2008 under Regional Planning Guidelines, RPO 6.10 of the RSES supports the preparation of an updated Retail Strategy / Strategies for the Region in accordance with the Retail Planning Guidelines for Planning Authorities (2012). Any such Strategy will include a review of the retail hierarchy and retail floorspace requirements for the Region. In the absence of any update, the RSES sets out the retail hierarchy for the region, substantially reflecting the retail hierarchy in the 2008 Strategy for the Greater Dublin Area. Should any future regional strategy or update of the guidelines provide a different planning context to that presented in this section consideration will be given to the need for a Variation to the County Development Plan.

9.4.2 Retail Hierarchy

The RSES sets out a five-tier retail hierarchy for the Eastern and Midlands region, reflected in Table 9.1 as it relates to South Dublin County. Level 4 and 5 centres are determined by the Development Plan with the higher levels being identified in the RSES.

Table 9.1: Retail Hierarchy for the Region – South Dublin County

Level	South Dublin County Centres	RSES Description and Service Type
Level 1	Dublin City Centre	Metropolitan Centre Prime retailing centre for the Greater Dublin Area with a full range of all types of retail services from newsagents to specialist shops and boutiques, department stores, foodstores of all types and a high level of mixed uses including the arts and culture to create a vibrant living place.

Level 2	Tallaght, Liffey Valley	Major Town Centres and County (Principal) Town Centres Full range of all types of retail services from newsagents to specialist shops and boutiques, department stores, foodstores of all types and a high level of mixed uses including the arts and culture to create a vibrant living place. Centres should be well connected and served by high quality public transport and should be serving population catchments in excess of 60,000 people.
Level 3	Adamstown SDZ District Centre, Crumlin (Ashleaf), Clonburris SDZ District Centre (planned), Clondalkin Town Centre, Citywest Shopping Centre, Kilnamanagh Shopping Centre, Lucan Shopping Centre, Rathfarnham Shopping Centre	Town and / or District Centres and Sub-County town Centres (Key Service Centres) These centres will vary both in the scale of provision and size of catchment depending on proximity to a major town centre, but a good range of comparison shopping would be expected (though no large department store), some leisure activities and a range of cafés and restaurants and other mixed uses. They should contain at least one supermarket and ancillary foodstores alongside financial and other retail services. District Centres should generally cater for a population of 10,000-40,000 people.
Level 4	Newcastle Village, Rathcoole Village, Saggart Village, Palmerstown Village, Rowlagh Village*, Templeogue Village, Lucan Village, Rathfarnham Village, Knocklyon Shopping Centre, Firhouse Shopping Centre, Palmerstown Shopping Centre and all Local Centres in the County.	Neighbourhood Centres, Local Centres-Small Towns and Villages These centres usually contain one supermarket ranging in size from 1,000-2,500 sq m with a limited range of supporting shops and retail services and possibly other services such as post offices, community centres or health clinics grouped together to create a focus for the local population. These centres meet the local day-to day needs of surrounding residents.
Level 5	Corner Shops / Small Villages	Corner Shops / Small Villages Local shops

* To include Rowlagh for consideration as part of any future review into South Dublin Centres list between Palmerstown Village and Templeogue Village.

The Retail Planning Guidelines (2012) advocate alignment between the settlement hierarchy and retail centres. The South Dublin County Settlement Hierarchy and the corresponding Retail Hierarchy is set out in Table 9.2 for comparison.



Table 9.2: Settlement Hierarchy and Retail Hierarchy

Settlement		Centres and Retail Hierarchy		
RSES Settlement	**SDCC Neighbourhood Area**	**Centre Name**	**Land Use Zoning**	**SDCC Retail Hierarchy Level**
Dublin City and suburbs – Metropolitan Area.	Tallaght	Tallaght	Town Centre	Level 2
		Kilnamanagh Shopping Centre	District Centre	Level 3
		Tallaght Village	Village Centre	Level 4

Settlement		Centres and Retail Hierarchy		
RSES Settlement	**SDCC Neighbourhood Area**	**Centre Name**	**Land Use Zoning**	**SDCC Retail Hierarchy Level**
Dublin City and suburbs – Metropolitan Area (continued).	Lucan / Palmerstown / Adamstown	Liffey Valley Shopping Centre	Major Retail Centre	Level 2
		Adamstown	District Centre	Level 3
		Lucan Shopping Centre	District Centre	Level 3
		Palmerstown Shopping Centre	District Centre	Level 4
		Lucan Village	Village Centre	Level 4
		Palmerstown Village	Village Centre	Level 4
	Clondalkin / Clonburris / Grange Castle	Clondalkin Town Centre	Town Centre	Level 3
		Clonburris	District Centre	Level 3
		Clondalkin Village	Village Centre	Level 4
	Citywest	Citywest Shopping Centre	District Centre	Level 3
	Templeogue / Walkinstown / Rathfarnham	Crumlin (Ashleaf)	District Centre	Level 3
		Rathfarnham Shopping Centre	District Centre	Level 3
		Firhouse Shopping Centre	District Centre	Level 4
		Rathfarnham Village	Village Centre	Level 4
		Templeogue Village	Village Centre	Level 4
		Knocklyon Shopping Centre	District Centre	Level 4
		Local Centres (various throughout)	Local Centre	Level 4
Self-Sustaining Growth Towns	Newcastle Rathcoole	Newcastle Village Core Rathcoole Village Core	Village Centre Village Centre	Level 4 Level 4

Self-Sustaining Towns	Saggart	Saggart Village Core	Village Centre	Level 4
Rural Areas	Rural Uplands	Brittas	High Amenity	Level 5

9.4.3 Challenges Facing Traditional Retailing

There are a number of challenges facing the retail sector including the potential longer term impacts of Brexit and of the Covid pandemic. Trends in retailing are continuing to evolve as online shopping increases its share of trade. Forecasts are suggesting that online shopping could rise to 25% of sales by 2030. This trend has been accelerated by the Covid pandemic. For traditional retailers and the larger shopping centres this presents a challenge to their business model. For town and village centres it typically leads to increased levels of vacancy. The larger shopping centres are increasingly looking to destination / event retailing, food and beverage, leisure and entertainment to complement the retail mix. In our towns and villages, there will be an on-going need to provide for innovation as the role of these centres evolves, offering more leisure and service type use and niche retailing. The mixed use zoning which applies to our centres generally facilitates a range of uses to provide for the changing needs and evolving functions of these areas.

South Dublin County will continue to support retail development at the different levels of the retail hierarchy, recognising the role of retail in creating a vibrant mix of uses in support of our communities while cognisant of the on-going changing retail trends.

9.4.4 Additional Retail Floorspace and Sequential Growth

The Core Strategy projects the population to grow to 323,769 persons (45,002 since 2016) by 2028, in accordance with the targets set out in the RSES. This increase in population will provide an increase in retail expenditure. Regional Policy Objective 6.10 of the RSES indicates support for the preparation of a regional retail strategy to replace the 2008 Strategy. Any update will review the retail hierarchy and the floorspace requirements for the Region. The floorspace figures in the 2008 Strategy are considerably outdated and it would not be appropriate to apply them in the Retail Strategy set out in this section. As indicated previously, when the retail strategy for the Region is updated a Variation to the County Development Plan will be prepared should it be required.

The Retail Planning Guidelines for Planning Authorities (2012) and the Retail Strategy for the Greater Dublin Area (2008-2016) set out a framework for future retail development based on a sequential approach that prioritises designated retail centres. This approach seeks to maintain the vitality and viability of established centres and maximise the value of investment in transport infrastructure and other services that support established urban centres. The overall preferred location for new retail development in South Dublin County is within the identified centres in the retail hierarchy in accordance with the sequential approach as set out in the

guidelines. New retail development within the three main towns should take place within the identified retail core areas. Retail development outside of such centres will only be considered in exceptional circumstances where the planning authority is satisfied that there are no sites or potential sites available either within the centre or on the edge of the core retail area and that the proposed retail development is necessary to serve the needs of the area.

The capacity for retail developments on the Tallaght LAP lands and the planned SDZ lands at Adamstown and Clonburris align with planned population growth and are considered to be sufficient to accommodate population growth and the expenditure needs of these areas. The SDZ District Centres will reflect a higher density urban environment and will cater for a varied range of comparison shopping, some leisure activities and a range of cafes and restaurants and other mixed uses. They provide for at least one supermarket and ancillary food stores alongside financial and other retail services.

There are retail opportunity sites and vacant units in the core retail areas of Tallaght, Liffey Valley Shopping Centre and Clondalkin Town Centres. The projected population increase outlined in the Core Strategy and the associated additional expenditure will support the long-term viability of these established centres. It will also assist in reducing vacancy and provide opportunities for extension and renovation.

Policy EDE8: Retail - Overarching
Seek to ensure adequate retail provision at suitable locations in the County, having regard to the sequential approach, and protect the vitality and viability of existing centres in accordance with the retail framework provided by the Retail Planning Guidelines for Planning Authorities (2012, or any superseding guidelines) and EMRA RSES Retail Hierarchy.
EDE8 Objective 1: To have regard to the Retail Planning Guidelines for Planning Authorities, DOECLG (2012) and the EMRA RSES Retail Hierarchy (or subsequent guidance) in defining the role of retail centres and in determining planning applications for retail development.
EDE8 Objective 2: To ensure that the Retail Strategy for South Dublin County is reviewed and updated, where required, in a timely manner following the completion of any updated Regional Retail Strategy, consistent with RPO 6.10 and 6.11.
EDE8 Objective 3: To support new retail provision in the County to meet the needs of the County's population and to direct new retail floor space into designated retail centres in accordance with the County Retail Hierarchy, so that centres can maintain and expand their retail offer.

EDE8 Objective 4:
To support the viability and vitality of the existing retail centres in the County, in particular in town, village and district centres and to facilitate a competitive and healthy environment for the retail industry, while reinforcing sustainable development.

EDE8 Objective 5:
To assess and monitor the vitality and viability of town, major retail, district and village centres, having regard to retail trends that influence the performance of the sector.

EDE8 Objective 6:
To facilitate and provide for the refurbishment and replacement of obsolete floorspace and promote the use of vacant floorspace within our town, village and district centres taking account of the relevant zoning and placemaking objectives.

EDE8 Objective 7:
To consolidate the existing retail centres in the County and promote town, village, district centre and local centre vitality and viability through the application of a sequential approach to retail development.

EDE8 Objective 8:
To direct new major retail floorspace in the County to designated centres at the appropriate level within the retail hierarchy, and to further direct major retail development in designated centres into the Core Retail Areas.

EDE8 Objective 9:
To support placemaking enhancements and upgrades to our villages and centres to create vibrant and attractive places for people and businesses.

EDE8 Objective 10:
To ensure that all new large retail developments provide public bring banks, unless there are existing facilities within a 1km radius and promote the circular economy by ensuring that all large retail developments provide space for reverse vending machines.

EDE8 Objective 11:
To support the concept of Fairtrade within the County.

9.5 Core Retail Areas

The Retail Planning Guidelines (2012) require retail strategies to define the boundaries of the core retail areas of major retail centres. The core retail areas of Tallaght, Liffey Valley and Clondalkin are set out below. The core retail areas of all other centres are defined by the District, Village or Local Centre land use zoning.

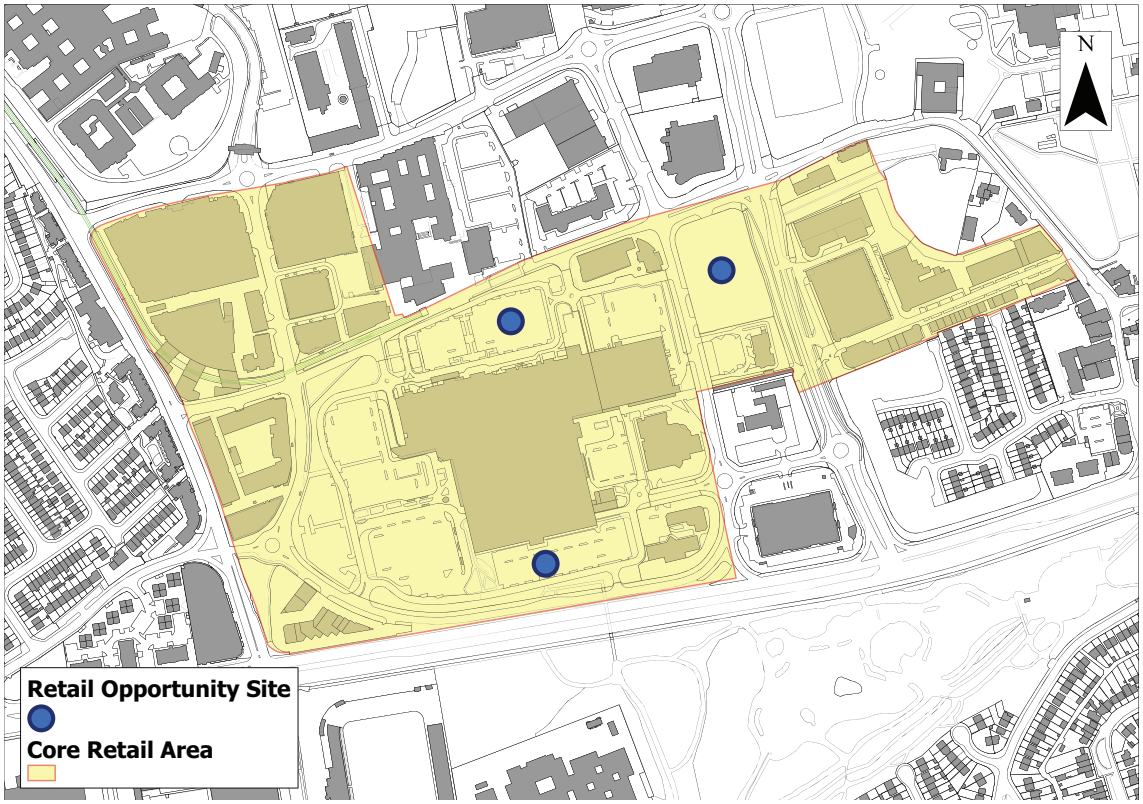


Figure 9.1: Tallaght Core Retail Area and Opportunity Sites.

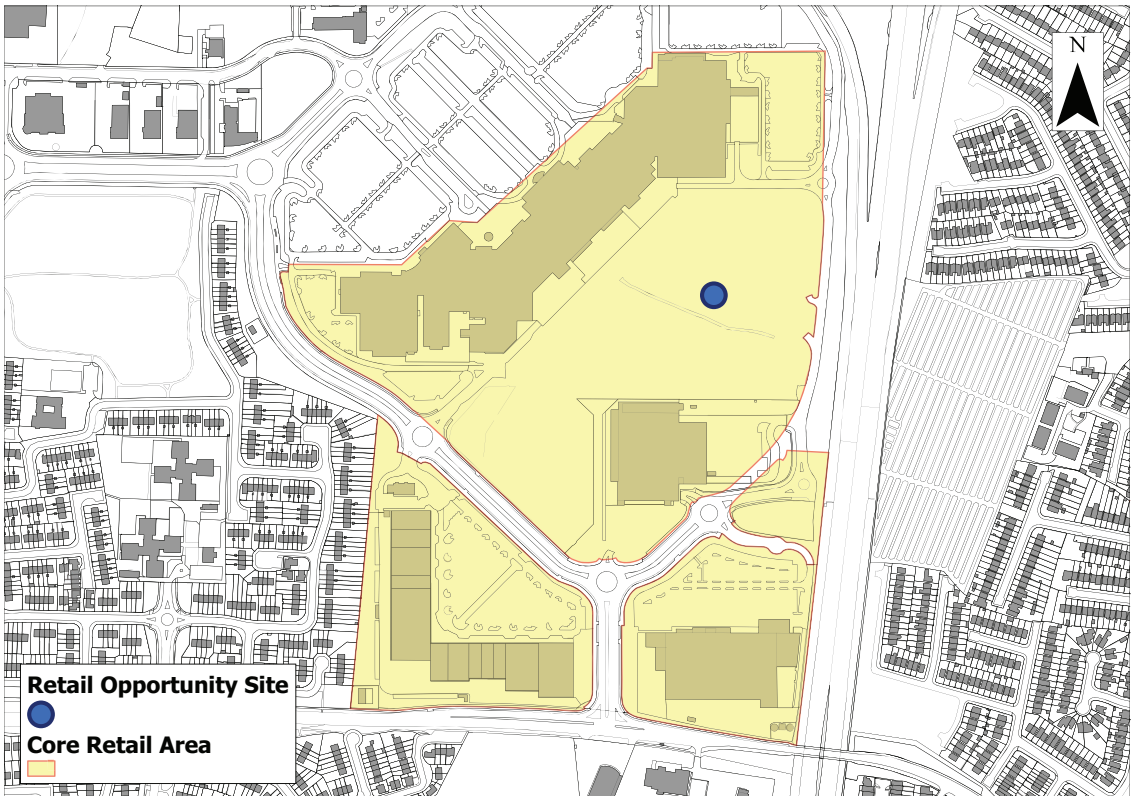


Figure 9.2: Liffey Valley Core Retail Area and Opportunity Site.

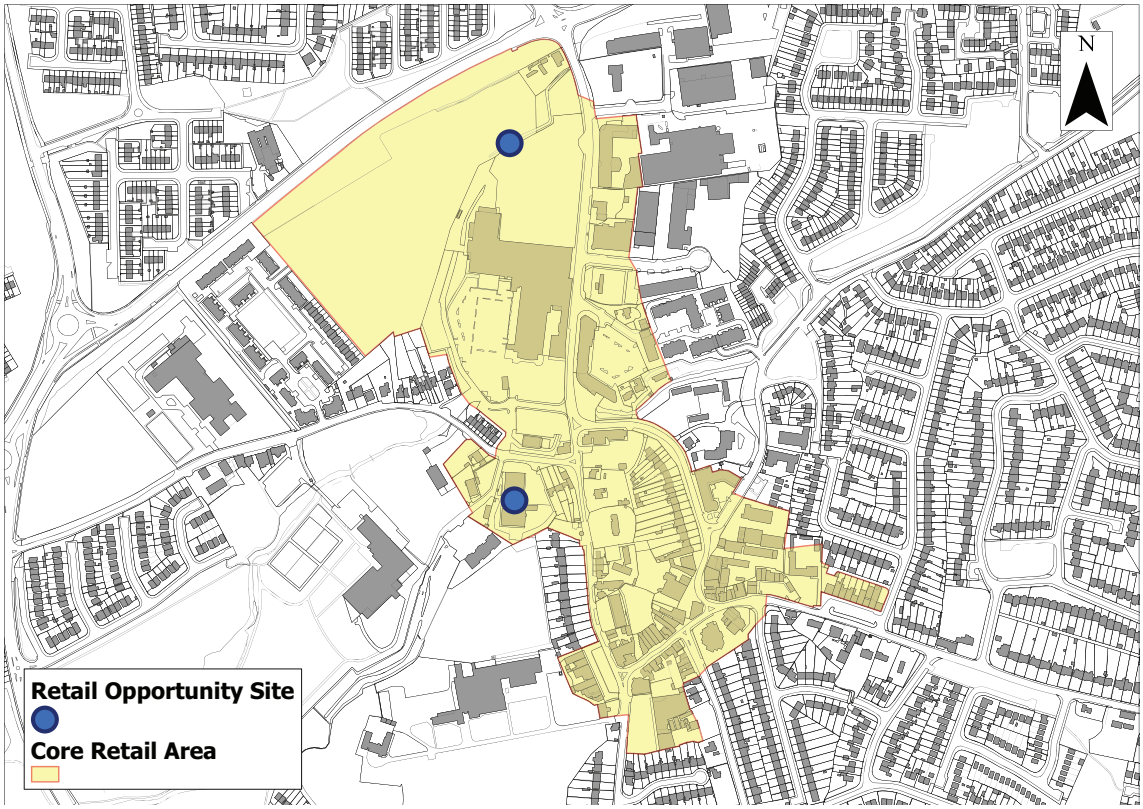


Figure 9.3: Clondalkin Town Centre Core Retail Area and Opportunity Sites for Retail / Mixed Use.

9.5.1 Tallaght

Tallaght town centre is designated a Town Centre (TC) zoning objective (see Chapter 12: *Implementation and Monitoring*). This reflects the Level 2 retail designation under the regional retail hierarchy. As the County town, the established use of the area allows for complementary leisure, retail, services, retail warehouse and commercial land uses. The village centre, identified as level 4 in the retail hierarchy, provides complementary uses, physically connected to the town centre, at a village scale.

The town centre will further evolve as a key transport hub as part of the BusConnects programme of works. This will further enhance the town centre and opportunity for mixed use development and an improved retail and associated leisure and entertainment offering.

Policy EDE9: Retail - Tallaght Town Centre
Maintain and enhance the primary retailing and major town centre function of Tallaght Town Centre as a Level 2 Major Town Centre and County (Principal) Town Centre.
EDE9 Objective 1: To support the provisions of the Tallaght Town Centre Local Area Plan, (2020), or any superseding plan regarding retail and economic growth.

EDE9 Objective 2:
To continue to develop Tallaght as a vibrant and sustainable County Town at the top of the County's settlement and retail hierarchy and improve Tallaght's importance in regional retail terms.

EDE9 Objective 3:
To facilitate the provision of the highest level and broadest range of retailing in the County in the Core Retail Area of Tallaght Town Centre, along with a broad range of services and functions in the wider Town Centre and Village Centre zonings.

EDE9 Objective 4:
To promote the intensification of the Core Retail Area of Tallaght.

EDE9 Objective 5:
To promote and encourage the development and redevelopment, to a high standard of urban design, of the identified Retail Opportunity Sites at, and adjacent to, the Square Shopping Centre and mixed use / retail opportunity at the former Woodies site on the Belgard Road.

9.5.2 Liffey Valley Shopping Centre

Liffey Valley Shopping Centre is designated as a Major Retail Centre (MRC). This reflects the Level 2 Retail designation under the regional retail hierarchy set out in the RSES. The established shopping centre use allows for complementary leisure, retail warehouse and commercial land uses. A Major Retail Centre zoning objective applies to this area (see also Chapter 12: Implementation and Monitoring). On-going redevelopment of the shopping centre is taking place with new and expanded retail offer and improved transport mobility measures. The centre will develop as a key public transport hub, works for which will be completed within the life of this County Development Plan. This will provide opportunity for the centre to further expand its offering, to facilitate residential uses as part of a more mixed-use centre and to take advantage of the opportunities provided by the vacant sites within the area.

Policy EDE10: Liffey Valley Major Retail Centre

Support the Level 2 Major Town Centre retail function of Liffey Valley Shopping Centre

EDE10 Objective 1:
To support Liffey Valley as a Major Retail Centre (MRC) and allow for the growth of the existing shopping centre and complementary leisure / entertainment, retail warehouse, commercial and residential land uses.

EDE10 Objective 2:
To support and facilitate consolidation of the quantum and quality of the retail offering at the Liffey Valley Major Retail Centre.

EDE10 Objective 3:
To support the development of retail warehousing within the Liffey Valley Major Retail Centre.

EDE10 Objective 4:
To promote a high standard of urban design in the Major Retail Centre that contributes to the creation of safe and attractive spaces and creates desirable places within which to work, live and visit.



9.5.3 Clondalkin

Clondalkin town centre is designated as a Town Centre (TC) zoning objective (see Chapter 12: *Implementation and Monitoring*). This reflects the Level 3 retail designation under the regional retail hierarchy set out in the RSES. The established town centre use in this area allows for complementary leisure, town centre retail and commercial land uses. There is significant potential to expand the retail and associated town centre type uses on vacant lands within the town and to upgrade the existing shopping centre and surrounds.

Policy EDE11: Retail - Clondalkin Town Centre

Maintain and enhance the retailing and service function of Clondalkin, ensuring the town's vitality as a Level 3 Town Centre within the County.

EDE11 Objective 1:
To develop Clondalkin as a high quality, vibrant service and retail centre.

EDE11 Objective 2:
To facilitate the provision of a high level and a broad range of retailing in the Core Retail Area of Clondalkin, along with a broad range of services and functions in the wider Town Centre zoning.

EDE11 Objective 3:
To promote and encourage the enhancement and development / redevelopment of the identified retail / mixed use opportunity and other sites in the Core Retail Area of Clondalkin, including the Mill Centre lands, ensuring connectivity between sites and the town centre, to serve the established and growing catchment population.

EDE11 Objective 4:
To protect the historic village core of Clondalkin, recognising the role it has in placemaking and the attractiveness of the town to retailing and other functions.



9.5.4 District Centres

District centres are secondary urban centres, which serve the environs of Tallaght, Clondalkin and Lucan. These centres tend to be purpose built shopping centres. The role of district centres is to provide a focal point for the community providing a district level retail, service and community role for the residents of South Dublin County. District centres reflect both level 3 and 4 retail designation under the retail hierarchy, reflecting their differing role and scale within the County.

Policy EDE12: Retail – District Centres

Maintain and enhance the retailing function of District Centres (Level 3 and Level 4).

EDE12 Objective 1:
To promote the development of District Centres as sustainable, multifaceted, retail led mixed use centres and support their enhancement and upgrade.

EDE12 Objective 2:
To ensure that the scale and type of retail offer in District Centres is sufficient to serve a district catchment, without adversely impacting on or drawing trade from higher order retail centres.

EDE12 Objective 3:
To support and facilitate the development of new District Centres of an appropriate urban scale at Adamstown and Clonburris in accordance with approved Planning Schemes having regard to the need to provide a sustainable retail mix that facilitates walking, cycling and use of public transport and reduces car journeys outside the SDZ for many retail needs.



9.5.5 Village Centres

South Dublin County currently has nine historic villages reflected in their village centre zoning objective. These reflect the Level 4 retail designation under the retail hierarchy. The villages have a unique heritage character and offer a diverse range of retail services, as well as providing tourism services and acting as a focal point for the community. The village centre zoning will support the protection and conservation of the special character of the traditional villages and provide for enhanced retail and retail services.

Policy EDE13: Retail - Village Centres
Strengthen the retail, retail services and niche retailing function of traditional villages.
EDE13 Objective 1: To support and facilitate the development of an appropriate level of retail, retail services and niche retailing in the traditional village centres.
EDE13 Objective 2: To protect and conserve the special character of the historic core of traditional villages and to support their enhancement and upgrade.
EDE13 Objective 3: To ensure high quality design standards and densities are used in traditional village centres, that are informed by the surrounding character of the area.

9.5.6 Local Centres

Local centres are an important aspect of retail provision for the residents of South Dublin County providing services and facilities for day-to-day retail for the local catchment. This reflects the Level 4 retail designation under the regional retail hierarchy. They are generally purpose built centres. A Local Centre zoning objective is applied to these areas.

Policy EDE14: Retail - Local Centres
Maintain and enhance the retailing function of Local Centres.
EDE14 Objective 1: To support the development and enhancement of local centres as sustainable, multifaceted, retail led mixed use centres, enhancing local access to daily retail needs, which do not adversely impact on or draw trade from higher order retail centres.
EDE14 SLO 1: To support the redevelopment of 3.27ha on lands zoned LC to the southeast corner of the Spawell Sports and Leisure Centre, Wellington Lane, Templeogue to provide for sports club/facility and for uses indicated as permitted in principle under the LC zoning other than residential and petrol station and limiting retail provision in the form of shop local or shop - neighbourhood to no more than 5 units which may include a supermarket of no larger than 800 sq m gross retail floor area.

9.5.7 Retail Warehousing and Retail Parks

Policy EDE15: Retail Warehousing

Consolidate existing retail warehousing clusters and direct new retail warehousing floor space in the County into the Major Retail Centre (MRC) and Retail Warehousing (RW) zones.

EDE15 Objective 1:
To direct Retail Warehousing into lands designated with Major Retail Centre 'MRC' Zoning Objective and Retail Warehousing 'RW' Zoning Objective and to limit new retail warehousing / retail park floor space outside of these areas.

EDE15 Objective 2:
To ensure that retail warehousing development would not adversely impact on the vitality and viability of established retail centres and retail warehousing cores in the County, in accordance with the *Retail Planning Guidelines for Planning Authorities* (2012) or any superseding guidelines.

EDE15 Objective 3:
To ensure that retail warehousing development would not adversely impact on the vitality and viability of existing Town and Village Centres throughout the County.

9.6 Fast Food

Policy EDE16: Retail - Fast Food Outlets / Takeaways

Manage the provision of fast-food outlets and takeaways in our urban areas.

EDE16 Objective 1:
To prevent an over proliferation of fast-food outlets / takeaways and ensure that the intensity of any proposed use is in keeping with both the scale of the relevant building and the pattern of development in the area.

EDE16 Objective 2:
To restrict the opening of new fast food / takeaway outlets in close proximity (400m of school entrance) to schools so as to protect the health and wellbeing of school-going children.

9.7 Betting Shops / Off-Licence

Policy EDE17: Retail - Off Licences and Betting Offices

Manage the provision of off-licences and betting offices and prevent an excessive concentration of these land uses.

EDE17 Objective 1:
To prevent an excessive concentration of off-licence and betting offices in our urban areas.

9.8 Rural Economy

In rural areas of the County there is a need to balance the need for social and economic activity with the protection of the environment and character of the rural landscape. A Landscape Character Assessment has been carried out as part of the Development Plan preparation and informs policy for the different character areas. Through zoning and development management objectives, it is the intention of the Council to restrict development in rural areas to appropriate forms of development that have a social or economic connection to the local area.

Policy EDE18: Rural Economy
Support sustainable rural enterprises whilst protecting the rural character of the countryside and minimising environmental impacts.
EDE18 Objective 1: To support and facilitate sustainable agriculture, horticulture, forestry and other rural enterprises at suitable locations in the County.
EDE18 Objective 2: To support farm diversification and agri-tourism, where a proposed business initiative is subordinate to the primary agricultural use of the site, subject to traffic and environmental safeguards.
EDE18 Objective 3: To protect agriculture and traditional rural enterprises from unplanned and / or incompatible urban development.

9.9 Tourism and Leisure

In 2019, Tourism Ireland recorded tourist visitor numbers of 11.3 million people to the country, with the Dublin Region being Ireland's primary tourism destination. In 2019 the Dublin Region received 6.6 million international visitors (family visitors, business visitors, and so on) and approximately 4 million visits for the purpose of holidays. Tourism is a significant economic driver and is considered a key growth sector of the Irish economy. It supports job creation across a diverse range of sectors and skill levels. It has wide ranging social and environmental benefits for host communities, with tourism initiatives often making key assets more accessible, supporting environmental improvements and sustaining services and events that would not otherwise be viable.

South Dublin County possesses the natural and cultural assets, good access and business infrastructure, to establish and sustain a substantial tourism sector within the county. Fáilte Ireland tourism statistics for 2019 has 11,536 registered assets in its databases for tourism infrastructure within Ireland, with 130 (1.1%) of these located within South Dublin County. Actions in the South Dublin County Tourism Strategy (2015) builds on these assets to provide a wider offer to the market.

In continuing the positive working relationships through the Dublin Tourism Working

Group with Fáilte Ireland to make the best use of the 'Grow Dublin' tourism project and the 'Dublin - Surprising By Nature' brand, South Dublin County can develop a distinctive range of tourism products that will complement those of other parts of Dublin and generate substantial socio-economic benefits for the County.

The County Development Plan will seek to support and facilitate the development of the County's tourism and leisure sector by setting out a spatial planning framework that seeks to protect and preserve the natural environment and built assets upon which tourism relies while supporting public and private sector investment in sustainable tourism initiatives.

Policy EDE19: Tourism Infrastructure

Support the development of a sustainable tourism industry that recognises the recreational and tourism potential of the County, building on the actions in the South Dublin County Tourism Strategy, 2015 or any superseding strategy.

EDE19 Objective 1:
To support the development of tourism infrastructure, attractions, activities, accommodation and facilities at appropriate locations subject to sensitive design and demonstrated environmental safeguards.

EDE19 Objective 2:
To primarily direct tourist facilities into established centres, in particular town and village centres, where they can contribute to the wider economic vitality of urban centres.

EDE19 Objective 3:
To support the development of the Dublin Mountains Visitor Centre at Hell Fire and Massy's Wood subject to planning.

EDE19 Objective 4:
To support tourism-related enterprises at appropriate locations along existing and proposed Green Routes, including greenways, which do not impact on environmental sensitivities and subject to sensitive design and development safeguards.

EDE19 Objective 5:
To continue to engage and collaborate with tourism stakeholders including Fáilte Ireland to deliver on the Tourism objectives for the County.

Policy EDE20: Greenways, Trails and Loops

Support and facilitate the development of an integrated network of Greenways (combined off road cycle and walking routes) and Trails (walking routes) along suitable corridors, with local connections to villages and attractions and to take account of the environmental sensitivities along these corridors and actively promote public awareness of the location and availability of these resources.

EDE20 Objective 1:
To support and facilitate the development of an integrated network of Greenways, Greenway Loops and Urban Greenways to encourage tourism and active travel across the County, subject to environmental considerations.

EDE20 Objective 2:
To support the development of local tourist and heritage trails at suitable locations including across the Dublin Mountains, and between and within Brittas-Saggart-Rathcoole; Clondalkin; Lucan; Newcastle-Lyons; Ballyboden; Rathfarnham; and Tallaght and seek to make such trails interactive through the use of sensitive signage and the further development of application software ensuring in HA DM that all such trails are sensitively landscaped and designed to ensure positive impact on biodiversity and visual amenity.

EDE20 Objective 3:
To support and facilitate the development of accessible links into and along the Liffey Valley including at the Silver Bridge and between the Grand Canal and the Royal Canal subject to environmental sensitivities.

EDE20 Objective 4:
To signpost and open up to the public the right of way from the Old Lucan Road to the River Liffey, included as part of the planning permission for the extension of the Hermitage Clinic, within two years of the approval of the County Development Plan 2022-2028.

EDE20 SLO 1:
To work in collaboration with the owners of lands at St. Edmundsbury, Lucan to seek to provide appropriate public access to these lands in the Liffey Valley.

Policy EDE21: Tourism and Leisure Activities

Support and facilitate the development of leisure activities in the County.

EDE21 Objective 1:
To promote the active use of managed forests for tourism and leisure related activities subject to an appropriate scale of development having regard to the pertaining environmental conditions and sensitivities, scenic amenity and availability of services.

EDE21 Objective 2:
To promote the development of outdoor leisure activities on lands that are designated with Zoning Objective Open Space 'OS' (to preserve and provide for open space and recreational amenities), having regard to South Dublin County's *Parks and Open Space Strategy*.

EDE21 Objective 3:
To support the development of water-based tourism and leisure activity, subject to an appropriate scale of development having regard to the pertaining environmental conditions and sensitivities, scenic amenity and availability of services.

EDE21 Objective 4:
To implement signage in the County in accordance with the Tourism and Signage Strategies for the County, to include consideration of information signage on nature, geology and other features to be found along the rivers and at other strategic locations within the County.

EDE21 Objective 5:
To seek to protect the visual and landscape amenity of the Slade Valley and the Slade of Saggart and Crooksling Glen pNHA, support appropriate tourism and amenity related development in the context of the Slade of Saggart and Crooksling Glen pNHA and support the promotion of same as an area of amenity and natural beauty.

EDE21 SLO 1:
To facilitate leisure, recreation, outdoor activities, sporting pursuit centre, accommodation and tourism activity at Woodtown Manor and lands at Stocking Lane, Rathfarnham subject to environmental assessments, visual assessment, topographical detail, conservation assessments and due consideration being given to ensuring sensitive design and conservation of historical, architectural and archaeological features of the existing buildings and land.

Policy EDE22: Heritage, Culture and Events Tourism

Support the development of heritage, cultural and events tourism.

EDE22 Objective 1:
To support the sensitive restoration or conversion of heritage buildings and facilitate heritage tourism in appropriate locations (See also Chapter 3: *Built Heritage* section).

EDE22 Objective 2:
To support tourism projects that seek to showcase and promote the County's geological heritage and cultural heritage including arts, music, aviation history, Irish Language customs and ways of life including the development of museums, cultural centres and interpretative centres at appropriate locations.

EDE22 Objective 3:
To support the development of sporting venues of national or regional scale, such as stadia, at locations served by high frequency public transport (Luas / Rail / Bus), having regard to their impact on residential amenity.

EDE22 Objective 4:
To support concerts or events at suitable locations within the County, such as parks, stadia (including Tallaght Stadium), auditoriums, conference centres, subject to the protection of residential amenity and appropriate licensing arrangements.

EDE22 Objective 5:
To support local outdoor markets and festivals and associated enabling infrastructure in appropriate locations within the County including outdoor festivals as drivers for tourism growth.

EDE22 SLO 1:
To develop the tourism potential of Saggart: Swift Brook Mill.

9.9.1 Public Rights of Way

There is a requirement in the Planning Acts under Part II, section 10(2)(o) to include objectives for:

'the preservation of public rights of way which give access to seashore, mountain, lakeshore, riverbank or other places of natural beauty or recreational utility, which public rights of way shall be identified by both marking them on at least one of the maps forming part of the development plan and by indicating their location on a list appended to the development plan'.

The identification of a public right of way requires verification and the burden of proof rests with the Local Authority. It is the intention of the Council to actively pursue their identification as set out in the objectives below.

List of Public Rights of Way

Public rights of way listed below are identified on the Green Infrastructure maps.

Table 9.3: Public Rights of Way

Lucan Weir
From the Main Road in the Village running down the slip (Watery Lane) between the old St. Andrew's national school house to the west and a commercial building to the east leading to the River Liffey walkway, as far as the western side of the Liffey bridge to exit at street level on the southern side of the bridge.



Policy ED23: Public Rights of Way

Continue to promote and improve access to high amenity, scenic, and recreational lands throughout the County and within adjoining counties, including places of natural beauty or recreational utility, for the purposes of outdoor recreation, while avoiding environmental damage, landscape damage and impacts to Natura 2000 sites.

EDE23 Objective 1:

To promote the preservation of public rights of way that give access to mountain, lakeshore, riverbank or other places of natural beauty or recreational utility.

EDE23 Objective 2:

To identify, in a logical and sequenced way, existing public rights of way in relevant areas of the County and to investigate the creation of new public rights of way by taking the following steps within two years of adoption of the Plan:

- → Identify and map those areas within the County which have the potential to give access to mountain, lakeshore, riverbank or other places of natural beauty or recreational utility;
- → Examine the identified areas for existing access routes;
- → Investigate whether existing access routes are public rights of way and where there is an understanding that a public right of way may exist, undertake the necessary steps for consultation set out in the Planning Acts;
- → Once verified, map and identify those public rights of way in the Development Plan;
- → Where public rights of way do not exist and access would be appropriate, consider using public rights of way agreements available under section 206 of the Planning and Development Acts;
- → Where public rights of way agreements are not possible, consider the use of compulsory purchase orders under section 207 of the Planning and Development Acts.

EDE23 Objective 3:

To integrate any identified public rights of way or newly created public rights of way into the County Development Plan by way of a Variation.

EDE23 Objective 4:

In accordance with the Planning and Development (Amendment) Act 2000 include in this development plan a list of public rights of way which give access to mountains, lakeshores, riverbanks and other place of natural beauty or recreational utility and identify them by marking them on at least one of the maps forming part of the development plan and on a list appended to this plan.

9.9.2 Permissive Access Routes

The creation of Permissive Access Routes to high amenity, recreational and scenic lands in partnership with landowners, adjoining local authorities, public bodies and other state agencies is considered to be an achievable mechanism to secure access to places of natural beauty or utility. Permissive Access Routes such as the Dublin Mountains Way and the Greenways in County Mayo and Waterford are successful examples that have yielded significant tourism, recreation and amenity benefits.

EDE Policy 24: Permissive Access Routes

EDE24 Objective 1:
To promote and facilitate the creation of Permissive Access Routes and heritage trails, where they would not compromise environmentally sensitive sites, that provide access to high amenity, scenic and recreational lands including rural areas, forests, woodlands, waterways, upland / mountain areas, the Grand Canal, the Dodder Valley, the Liffey Valley and between historic villages, in partnership with adjoining local authorities, private landowners, semi-state and other public bodies such as Coillte, Waterways Ireland and the Forest Service.

EDE24 Objective 2:
To promote and facilitate the continued development of the Dublin Mountains Way and the Wicklow Way in association with the Dublin Mountains Partnership, particularly Permissive Access Routes that provide access to regional and local networks of walking, running, hiking and mountain bike trails and other recreational facilities provided that such routes / trails and their use does not significantly impact on environmentally sensitive sites and to liaise with Coillte as appropriate.

EDE24 Objective 3:
To promote and improve access, in partnership with the relevant landowners, to all the historic sites in the County and seek to maximise their tourism potential in partnership with the relevant landowners.

EDE24 Objective 4:
To bring mountain amenities closer to residential communities by promoting the establishment of a network of formal footpaths, off-road paths and cycleways that facilitate casual walkers and cyclists, subject to considering any environmental impacts through the appropriate environmental assessments.

9.10 Quarries and Mineral Extraction

Mineral extraction and the aggregate industry are an important economic sector that provides the raw materials for the construction industry. The processes involved in extraction can give rise to long term environmental effects and significantly alter the character of the landscape. Given the need to balance the economic benefits of extraction against potential environmental impacts, it is important to consider the suitability of areas for extraction (taking account of the environmental characteristics and sensitivities of an area) and to manage the impact of extraction where it does occur.

The Landscape Character Assessment (Appendix 9) of South Dublin County highlights the high value and sensitivity of rural and mountain areas of the County, given the proximity to Dublin. The protection of these landscapes and the environmentally sensitive and high amenity areas is a priority of the Development Plan, and as such, the Council will seek to limit new or expanded facilities in these areas.

The location of registered quarries under the Planning and Development Acts is indicated on the Development Plan maps. The mapping of a quarry location does not indicate its current planning status.

Policy EDE25: Quarries and Mineral Extraction
Support the sustainable extraction of aggregate resources at suitable locations within the County subject to appropriate environmental safeguards.
EDE25 Objective 1: To facilitate mineral extraction in suitable locations subject to the protection of amenity and environmental quality, including air quality and noise pollution and having regard to the Geological Heritage Guidelines for the Extractive Industry (GSI and Concrete Federation of Ireland, 2008).
EDE25 Objective 2: To limit the operation of the extractive industry and ancillary uses at environmentally sensitive locations and within areas designated with Zoning Objective 'HA-DM', 'HA-LV' and 'HA-DV' where extraction would result in significant adverse effects and / or prejudice the protection of the County's natural and built heritage.
EDE25 Objective 3: To ensure the satisfactory reinstatement and / or re-use of disused quarries and extraction facilities, where active use has ceased.
EDE25 Objective 4: To ensure enforcement against unauthorised quarry development and of conditions applied to permitted quarry development and consider action under Section 35 of the Planning and Development Act 2000 (as amended) where appropriate.
EDE25 Objective 5: To ensure that where new development is proposed in close proximity to authorised quarries, consideration is given to the safeguarding of valuable unworked deposits for future extraction.

9.11 Seveso Sites

The EU Directive 2012 / 18 / EU on the control of major accident hazards, commonly referred to as the SEVESO III Directive, replaces Directive 96 / 82 / EC. The Directive aims to prevent major accident hazards involving dangerous substances and chemicals and the limitation of their consequences for people and the environment.

This has been implemented by the COMAH Regulations of 2015. The policy and practice of the Health and Safety Authority (HSA), a prescribed body, in relation to Seveso sites is set out in technical land-use planning advice to Planning Authorities (see Chapter 12: *Implementation and Monitoring*).

The location of the SEVESO sites in the County are mapped on the Development Plan maps. These are indicated below and are correct at time of adoption of this Plan but may be subject to change over the lifetime of the Development Plan and should be reviewed, as necessary, against the HSA website.

Table 9.4: Seveso Sites

Notified Seveso Site	Site Name and Location
Upper Tier Establishments	BOC Gases Ltd. Ireland, PO Box 201, Bluebell Industrial Estate, Dublin 12
	Dachser Ireland Ltd, Blackchurch Business Park, Rathcoole, Dublin.
Lower Tier Establishments	Brenntag Chemicals Distribution (Ireland) Ltd, Unit 405, Greenogue Business Park, Rathcoole, Dublin 24
	Irish Distillers Ltd, Robinhood Road, fox and Geese, Clondalkin, Dublin 22
	Kayfoam Wolfson, Bluebell Industrial Estate, Naas Road, Dublin 12

Policy EDE26: Major Accidents
Have regard to the provisions of the Major Accidents Directive (European Council Directive 2012 / 18 / EU) and the technical advice of the Health and Safety Authority (HSA) in relation to identified SEVESO sites in the County.
EDE26 Objective 1: To have regard to the policy and approach of the HSA Guidance on Technical Land-use Planning Advice for Planning Authorities and Established COMAH Operators (HSA,2022) or any superseding documents where appropriate, in assessing planning applications and in preparing land use plans.

9.12 Climate Action Audit

Climate Action Audit

Source of Green House Gases (GHGs)	Measures to Address Climate Impacts
The sources of GHGs from Economic Development, Employment and Retail principally arises from: → Industrial and commercial sectors manufacturing process; → Food and drinks production; → Energy used in heating and cooling of industrial and commercial buildings; → Transportation journeys to and from work using fossil fuels; → Transportation of goods.	Policies and objectives contained in this chapter which address climate impacts include the following: → Overarching policy to promote the use of renewable energy sources and reduce carbon emissions; → Promotion of the green and circular economy; → Sustainable transport and placemaking provisions supporting the compact growth approach; → Promotion of labour-intensive employment to urban locations in proximity to public transport; → Supporting enterprise that produces excess heat to enable district heating; → Provision for standards to require tree planting and other Green Infrastructure elements on development sites to deliver carbon sequestration and promote better placemaking; → Ensuring a sequential approach to retail development; → The provision of co-location of workspaces to reduce trips and increase potential for creative working and cross collaboration; → The promotion of greenways, loops and walking trails to encourage more active tourism within the County.

