

South Dublin 2022-2028
County Development Plan

Written Statement

Comhairle Contae
Átha Cliath Theas
South Dublin County Council



Foreword

The South Dublin County Development Plan 2022-2028 was prepared following a period of extensive consultation involving new approaches in response to the Covid pandemic restrictions. The Plan was made on June 22nd 2022 by the Elected Members of South Dublin County Council. Over 600 submissions were received from the general public and other stakeholders throughout the plan making process. This Plan is the most important policy document guiding the future growth and development of South Dublin County. The Plan is evidence based and provides a robust and agreed economic, social, cultural and environmental 'roadmap' for the County.

The vision set out in this Plan is to make South Dublin County a place that our communities are proud of, that our businesses can thrive in and that will help us to live greener and healthier lives. The policies and objectives contained in the Plan all contribute towards this vision, placing increased policy emphasis on mitigating and adapting to climate change.

While we may be entering a period of uncertain economic outcomes, the County is well placed to ensure that we have sustainable communities with a high quality environment. The need to plan for new housing, employment opportunities, community facilities, transport connections and other infrastructure including energy has all been considered as part of the adopted Plan.

The implementation of the Development Plan is fundamental to achieving the Council's corporate mission to make South Dublin County a vibrant and inclusive place for the people who live, visit, work and do business here, now and for the future. The success of the County Development Plan will depend on the active participation of communities, businesses, residents and members of the public across South Dublin County as well as staff and elected members. In this regard, I would like to thank all those who made submissions to the Plan.

The preparation of a Development Plan is a complex process over two years, and I would like to take this opportunity to compliment and thank the Elected Members and the staff of South Dublin County Council, who have worked in close partnership



Daniel McLoughlin
Chief Executive, South Dublin County Council
June 2022

South Dublin 2022-2028
County Development Plan

South Dublin County Council
Comhairle Chontae Átha Cliath Theas

South Dublin has a total of 40 County Councillors who are elected from 4 electoral areas: Clondalkin, Lucan / Palmerstown / North Clondalkin, Rathfarnham / Templeogue / Firhouse / Bohernabreena and Tallaght.

The Elected Members shown below worked in partnership with the staff of South Dublin County Council on the preparation of the new Plan over a two-year period culminating in their resolution to make the South Dublin County Development Plan 2022-2028 on the 22nd June 2022.

Clondalkin:

William Joseph Carey *Sinn Féin*, **Kenneth Egan** *Fine Gael*, **Trevor Gilligan** *Fianna Fáil*, **Peter Kavanagh** *Independent*, **Eoin Ó Broin** *Social Democrats*, **Shirley O'Hara** *Fine Gael*, **Francis Timmons**, *Independent*.

Lucan / Palmerstown / North Clondalkin:

Vicki Casserly *Fine Gael*, **Lisa Kinsella Colman** (until October 2020) *Sinn Féin*, **Paul Gogarty** *Independent*, **Alan Hayes** *Independent*, **Madeleine Johansson** *People Before Profit*, **Shane Moynihan** *Fianna Fáil*, **Derren Ó Brádaigh** (from December 2020) *Sinn Féin*, **Ed O'Brien** *Fianna Fáil*, **Guss O' Connell** *Independent*, **Liona O'Toole** *Independent*, **Joanna Tuffy**, *Labour Party*.

Rathfarnham / Templeogue / Firhouse / Bohernabreena:

Carly Bailey *Social Democrats*, **Yvonne Collins** *Fianna Fáil*, **Laura Donaghy** (from September 2020) *Green Party*, **Alan Edge** *Independent*, **Pamela Kearns** *Labour Party*, **Brian Lawlor** *Fine Gael*, **Emma Murphy** *Fianna Fáil*, **Lynne McCrave** (from September 2020) *Fine Gael*, **Suzanne McEneaney** (from May 2021 until February 2022) *Green Party*, **Ronan McMahon** *Independent*, **David McManus** *Fine Gael*, **Clare O'Byrne** (until March 2021) *Green Party*, **Deirdre O'Donovan** *Fianna Fáil*, **Lyn Hagin Meade** (from May 2022) *Green Party*.

Tallaght:

Teresa Costello *Fianna Fáil*, **Mick Duff** *Independent*, **Louise Dunne** *Sinn Féin*, **Sandra Fay** (until April 2021) *Solidarity*, **Patrick Pearse Holohan** *Independent*, **Cathal King** *Sinn Féin*, **Kieran Mahon** *Solidarity*, **Charlie O'Connor** *Fianna Fáil*, **Baby Pereppadan** *Fine Gael*, **Dermot Richardson** *Sinn Féin*, **Liam Sinclair** *Independent*, **Leah Whelan** (from June 2021) *Solidarity*.

Acknowledgements:

The South Dublin County Council Development Plan has been prepared under the direction of Mick Mulhern, Director of Land Use Planning and Transportation, by the following staff:

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Administrative Team

Mary Maguire *Senior Executive Officer*, **Fiona Campbell** (from January 2022) *Administrative Officer*, **Chris Shanahan** (From January 2021 to December 2021) *Administrative Officer*, **Edel Colgan** *Senior Staff Officer*, **Adrienne McGee** (From January 2021 to December 2021) *Staff Officer*, **Marian Dunne** *Assistant Staff Officer*, with further assistance from **Vikki Cryan**, **Ciara Brennan** *Clerical Officers*.

Additional Input

South Dublin County Council Departments - **Land Use Planning and Transportation**; **Economic, Enterprise and Tourism Development**; **Environment**, **Water and Climate Change**; **Housing, Social and Community Development and Architectural Services Departments**.

Graphics and Desktop Publishing **Lynda Shepherd** '**colouringbox**', Illustrated Neighbourhood Mapping, Green Infrastructure Strategy and Economic Analysis **KPMG Future Analytics**, Landscape Character Assessment **Minogue and Associates**, Review of Architectural Conservation Areas **John Cronin**, Building Height and Density Guide **O'Mahony Pike Architects**, Aviation Analysis **O 'Dwyer and Jones Design Partnership**, Strategic Environmental Assessment **Brady Shipman Martin**, Appropriate Assessment **Scott Cawley**, Strategic Flood Risk Assessment **Roughan O'Donovan**, Energy Consultation **Codema**, Website Development **pTOOLS**, Consultation Portal **CiviQ**.

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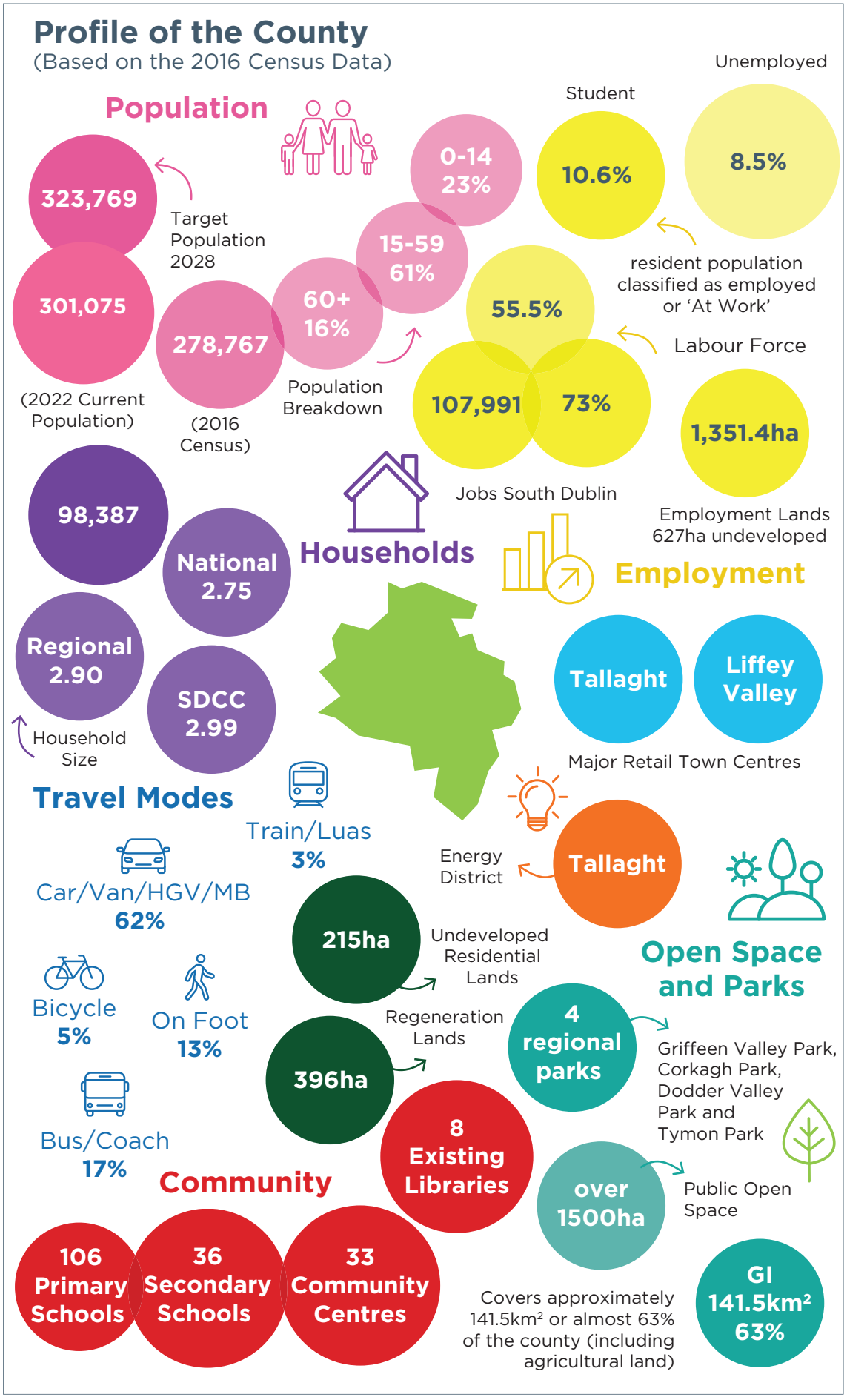
In 2028 South Dublin will be a place that our communities are proud of, that our businesses can thrive in and that will help us to live greener and healthier lives.



Introduction, Strategic Vision and Climate Action

Vision

In 2028 South Dublin will be a place that our communities are proud of, that our businesses can thrive in and that will help us to live greener and healthier lives.


Profile of the County
(Based on the 2016 Census Data)
Population
323,769
Target Population 2028
301,075
(2022 Current Population)
278,767
(2016 Census)
60+ 16%
15-59 61%
0-14 23%
Population Breakdown
Unemployed
Student
10.6%
8.5%
resident population classified as employed or 'At Work'
55.5%
Labour Force
107,991
73%
Jobs South Dublin
1,351.4ha
Employment Lands 627ha undeveloped
Employment
98,387
National 2.75
Regional 2.90
SDCC 2.99
Household Size
Households
Tallaght
Liffey Valley
Major Retail Town Centres
Travel Modes
Train/Luas 3%
Car/Van/HGV/MB 62%
Bicycle 5%
On Foot 13%
Bus/Coach 17%
Energy District
Tallaght
215ha
Undeveloped Residential Lands
Regeneration Lands
396ha
Open Space and Parks
4 regional parks
Griffeen Valley Park, Corkagh Park, Dodder Valley Park and Tymon Park
over 1500ha
Public Open Space
GI 141.5km² 63%
Covers approximately 141.5km² or almost 63% of the county (including agricultural land)
Community
8 Existing Libraries
106 Primary Schools
36 Secondary Schools
33 Community Centres

1.0 Introduction

The South Dublin County Development Plan 2022-2028 sets out the land use framework to guide future development within the County with a focus on the places we live, the places we work, and how we interact and move between these places while protecting our environment.

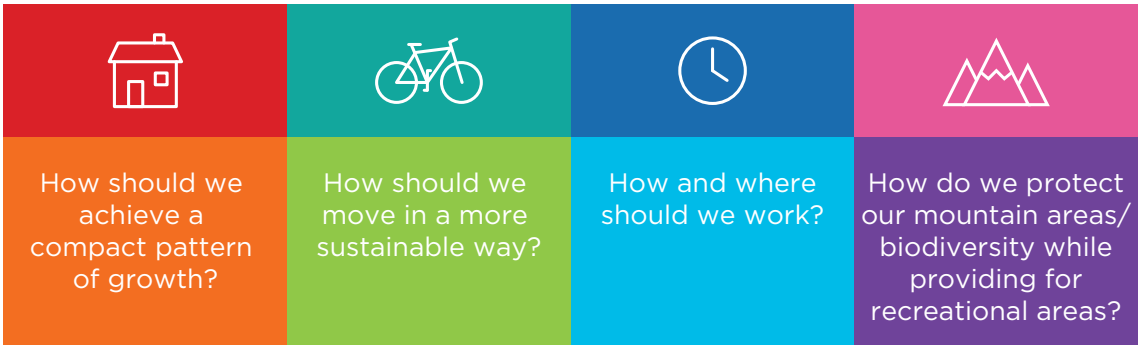
The plan includes a vision for the County's growing communities, places, housing, jobs, sustainable transport and the delivery of services in a manner which promotes climate action and efficient patterns of land use, paying particular attention to the physical, cultural, environmental and social identities that define areas within the County and support their ongoing evolution and integration with each other.

When adopted in 2022 the Plan set out the strategy to co-ordinate and prioritise areas of population growth capable of accommodating up to 45,000 people by 2028 as South Dublin moved towards an additional 80,000 people and 32,000 new homes by 2040 in line with the then provisions of National and Regional population targets.

Following the publication of the *National Planning Framework – First Revision* (April 2025) and the *NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities* (July 2025), the Plan has been updated to reflect revised housing growth requirements and the need to plan for c.47,000 new homes from 2025 to 2040.

1.1 Profile of the County

The Development Plan covers the administrative area of South Dublin County, which is 223 square kilometres in extent. The County extends from the River Liffey to the Dublin Mountains and borders the administrative areas of Dublin City, Fingal, Dún Laoghaire-Rathdown, Wicklow and Kildare.



1.2 Statutory Context

Purpose and Scope of the Development Plan

The Planning and Development Act 2000 (as amended) sets out the legislative requirements for the making of a Development Plan. The Development Plan must set out an overall strategy for the proper planning and sustainable development of the County and consist of a written statement and plans indicating the development objectives for the area. In making the Plan members are restricted to considering the proper planning and sustainable development of the area to which the Development Plan relates, the statutory obligations of any Local Authority in the area, and any relevant policies or objectives for the time being of the Government or any Minister of the Government. The Act sets out mandatory objectives that must be included in a Development Plan. The Development Plan "Must Haves" are shown in the infographic on the next page.

The plans / maps in the Development Plan give graphic representation to the policies and objectives in the written statement. Should any conflict arise between the written statement and the plans / maps, the content of the written statement shall take precedence.

The South Dublin County Development Plan 2022-2028 has been prepared within a new era for planning policy set out under the Project Ireland 2040 National Planning Framework (NPF) and National Development Plan, the Eastern Midlands Regional Spatial and Economic Strategy (RSES) and the Dublin Metropolitan Area Strategic Plan (MASP).

Core Strategy

The Planning and Development (Amendment) Act 2010 places an obligation on the planning authority to prepare a core strategy. The core strategy must demonstrate that the development objectives in the Development Plan are consistent, as far as practicable, with national and regional development objectives (including housing targets) set out in the National Planning Framework and the Regional Spatial and Economic Strategy for the Eastern and Midland Region and with specific planning policy requirements in section 28 guidelines and Section 25 National Planning Statements. The core strategy and housing strategy inform the settlement strategy for the County.

The Plan "Must Haves"

In addition to compliance with National, Regional and Ministerial Guidelines the Plan must include a number of **mandatory requirements** as set out under Section 10 of the **Planning and Development Act, 2000** (as amended). Such Objectives include;



Sustainable settlement / transport strategies
Reduce **energy** demand
Reduce anthropogenic **greenhouse gas** emissions
Address **adaptation** to climate change



Conservation & Protection of the Environment



Infrastructure facilitation / provision



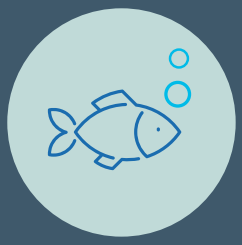
Zoning of Land



Recreational Amenities



Regeneration areas Development & Renewal



Compliance with objectives of river basin management plans



Services for communities Social, community, cultural integration with planning



Protection of Structures & preservation of character of ACAs



Preservation of Landscape Character



Core Strategy and Housing Strategy

Environmental Assessments

The County Development Plan is also required to be assessed under specific environmental legislation.

A formal process of Strategic Environmental Assessment (SEA) was carried out as part of the preparation of this Development Plan, pursuant to the requirements of the EU SEA Directive (2001 / 42 / EC) and the Planning and Development (SEA) Regulations 2004 (as amended). The SEA process is an integral part of the preparation and making of the South Dublin County Development Plan 2022-2028. The Development Plan has been systematically assessed and where necessary, amended. Environmental mitigation measures are included to address any potential significant environmental impacts that were identified. The SEA Environment Report and Statement are separate documents, to be read in parallel with the Plan, once adopted.

The SEA process is supported by a Strategic Flood Risk Assessment (SFRA). As required by the *Planning System and Flood Risk Management Guidelines for Planning Authorities* (2009), a strategic flood risk assessment was undertaken at County level to inform policy and accompanies the Plan as a separate document. The flood risk areas are also included on the Development Plan Green Infrastructure and Flood Risk map.

In compliance with the EU Habitats Directive (92 / 43 / EEC) and EU Birds Directive (79 / 409 / EEC) and Section 177 of the Planning and Development (Amendment) Act 2010, the impacts of the policies and objectives of all statutory land use plans on certain sites that are designated for the protection of nature under EU legislation, must be assessed as an integral part of the process of drafting the plan. This is to determine whether or not the implementation of the plan policies could have negative consequences for the habitats or plant and animal species for which these sites are designated. This process, known as Appropriate Assessment (AA), is to determine whether or not the implementation of the plan policies or objectives could have negative consequences for the habitats or species for which these sites, known as Natura 2000 sites, are designated. An Appropriate Assessment screening of the Plan was carried out and determined that a Stage 2 appropriate assessment was required. A Natura Impact Report accompanies the Plan as a separate document.

Section 28 Guidelines and Section 25 National Planning Statements

In accordance with Section 28 of the Planning and Development Act 2000 (as amended) the policies and objectives of the Minister contained in guidelines regarding planning authority functions under the planning acts were considered in the preparation and making of this Plan and have been implemented in the various chapters of the Plan. It is a requirement under the Planning Acts that the core strategy shows that the development objectives are consistent, as far as practicable, with specific planning policy requirements specified in section 28 guidelines (refer also to Appendix 1). In addition, the Plan is also informed by Section 25 National Planning Statements and associated National Planning Policies and Measures introduced under the Planning and Development Act 2024 (as amended), which are intended to give policy direction to planning authorities and ensure a consistent

national approach in setting out planning considerations.

Where policy objectives and supporting text refer to specific legislation, Planning Guidelines or Policy documents and in the event that new or updated versions of these are published it shall be taken as read that the most up to date versions shall apply where legislation dictates that they override existing policy objectives. In particular it should be noted that, where references are made to specific National Policy Objectives (NPOs) or National Strategic Outcomes (NSOs), these should be taken to refer to NPOs or NSOs as numbered in the National Planning Framework as adopted in 2018, unless specifically stated as being an NPO or NSO of the 'NPF – First Revision' or 'Revised NPF' (2025).

1.3 Preparation of the South Dublin County Development Plan

Having regard to section 12(16), the prescribed process sets out a 99-week timeframe within which to make a Development Plan. As indicated above, the Plan was informed by the Strategic Environmental Assessment, the Appropriate Assessment and the Strategic Flood Risk Assessment. The Act provides for three key periods of public consultation.

The Development Plan was subject to a consultation strategy which had particular regard to Covid restrictions. Consultation commenced with the Pre-Draft public consultation from 31st July to 28th September 2020. This included a Strategic Issues Papers booklet, the Mayor's launch, public webinars, a social media campaign, stakeholder meetings, public meetings by appointment, printed media, virtual public consultation and briefing sessions to the elected members. A dedicated website was developed to facilitate public engagement and a submissions portal provided for online submissions. A total of 227 submissions were received. Following the consideration of the Chief Executive's Report meetings were held in February 2021 where the Elected Members issued the strategic direction for the preparation of the draft plan. The Draft Plan went on public display for ten weeks in early July 2021 following a number of Development Plan meetings in June.

The Chief Executive's Report on the 302 submissions to the Draft Plan was submitted to members in December 2021 and following their consideration and meetings in March, Material Amendments went out on display in April 2022. The Plan was made on 22nd June 2022 following consideration of the 80 submissions received. The Plan came into effect on 3rd August 2022.

1.4 Plan Structure

The South Dublin County Development Plan written statement has been structured in a manner which provides for a layered approach to development within the County. The introductory section sets out the role of the County Development Plan, its statutory basis and the strategic vision for the County and how the cross-cutting theme of climate action has been integrated as a key component in all aspects of the Plan.

The Core Strategy sets the parameters within which the settlement strategy for the future growth of the County has been developed ensuring consistency with the National Planning Framework (NPF) and Regional Spatial Economic Strategy (RSES).

Chapters on Natural, Cultural and Built Heritage and Green Infrastructure set the baseline environment for the County with policies and objectives for the preservation, protection and enhancement of the County's heritage contributing towards climate action, improved biodiversity and placemaking.

In order to deliver the strategic vision in a manner which recognises the baseline (receiving) environment within the County the plan places a strong emphasis on Quality Design and Healthy Placemaking and adopts a South Dublin specific 'Plan Approach' for the delivery of successful and sustainable neighbourhoods throughout the County.

The Plan Approach aims to ensure that all development within the County is designed and developed around eight key design principles which provide a holistic approach to the delivery of sustainable communities in the form of housing, connected neighbourhoods and sustainable transport modes, community and open space infrastructure, employment opportunities and the promotion of sustainable energy and environmental services.

An Implementation and Monitoring section sets out the development standards and safeguards that are required to secure the policies and objectives set out in the Plan. It also identifies monitoring mechanisms which will inform the 2-year review and next County Development Plan.

The maps accompanying the Plan provide graphic representation of the policies and objectives in the written statement. The entire County is covered with the relevant zoning objectives and other map-based objectives. Appendix 12: *Our Neighbourhoods* provides an overview and graphically illustrates objectives, demonstrating the plan approach towards the delivery of sustainable communities within each Neighbourhood Area, which in combination will contribute towards the achievement of the overall vision for the County.
The Plan is also supported by a number of accompanying documents which provide the background to the formulation of aspects of policy contained in the Development Plan. These documents, where relevant, will be made available alongside the Development Plan.

1.5 Vision Context

The Strategic Vision has been developed in line with International, National and Regional policy provisions. The vision also reflects the South Dublin County Council Corporate Plan mission to 'make our county a vibrant and inclusive place for the people who live, visit, work and do business here, now and in the future'.

National Planning Framework

National Development Plan

Ministerial Guidelines

United Nations Sustainable Development

EMRA RSES

Core Strategy

Housing Strategy

Climate Action Plan

Employment Strategy

GDA Transport Strategy

South Dublin Corporate Plan

1.6 Strategic Vision

In line with national and regional policy provisions the strategic vision is informed by the core strategy and population targets set for the County. In allocating and planning for future growth and development, the Development Plan aims to positively influence how people interact and move within and around the County and its Neighbourhood Areas through the types of environments and places created to deliver the overall vision;

In 2028 South Dublin will be a place that our communities are proud of, that our businesses can thrive in and that will help us to live greener and healthier lives.

1.7 Achieving the Vision

Both the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES) establish the importance of addressing climate action. The National Planning Framework includes a number of National Strategic Outcomes relating to Compact Growth, Sustainable Mobility, A Strong Economy, the Sustainable Management of Water, Waste and Environmental Resources and a Transition to a Low Carbon and Climate Resilient Society. At a regional level, the Regional Spatial Economic Strategy outlines climate action as one of the three key principles underpinning the Strategy in line with national policy.

To achieve the overall plan vision a 'layered approach' has been applied to development with a focus on facilitating future growth in a manner which protects and enhances the County's natural, cultural and built heritage, maximises opportunities for the development of the Green Infrastructure network, promotes the highest quality in urban design with the overall aim of delivering healthy places in which to live, work, visit, socialise, and invest in. Central to the achievement of this layered approach is the integration of Climate Action as a key overarching theme for all aspects of the Plan.

The policies and objectives in this Plan support the strategic vision and South Dublin's leading role in sustainable urban development which;

	**Chapter 2** Core Strategy and Settlement Strategy	Maximises the potential of the County to deliver a compact settlement form in line with National and Regional population targets, with a strong focus on regeneration and the redevelopment of brownfield over green field lands;

	**Chapter 3** Natural, Cultural and Built Heritage	Protects and enhances the key natural, cultural and built heritage assets which have shaped South Dublin County and continue to create a sense of place and local distinctiveness, including our diverse landscapes, our varied flora and fauna, our historic buildings and streetscapes, and our rich archaeological history, for current and future generations to appreciate and enjoy.
	**Chapter 4** Green Infrastructure	Promotes the development of an integrated GI network for South Dublin working with and enhancing existing biodiversity and natural heritage, improving our resilience to climate change and enabling the role of GI in delivering sustainable communities to provide environmental, economic and social benefits.
	**Chapter 5** Quality Design and Healthy Placemaking	Promotes high quality urban design and healthy placemaking that delivers attractive, connected, vibrant and well-functioning places in which to live, work, visit, socialise and invest.
	**Chapter 6** Housing	Ensures the delivery of high quality and well-designed homes in sustainable communities to meet a diversity of housing needs within the County.
	**Chapter 7** Sustainable Movement	Increases the number of people walking, cycling and using public transport and reduces the need for car journeys, resulting in a more active and healthy community, a more attractive public realm, safer streets, less congestion, reduced carbon emissions, better air quality, and a positive climate impact.
	**Chapter 8** Community Infrastructure and Open Space	Creates healthy, inclusive and sustainable communities where all generations have local access to social, community and recreational facilities, and parks and green spaces, to suit their needs.

	**Chapter 9** Economic Development and Employment	Facilitates 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.
	**Chapter 10** Energy	Delivers a green society and circular economy adaptable to new technologies, a home and place of employment for people and industries striving towards reducing their carbon footprint.
	**Chapter 11** Infrastructure and Environmental Services	Creates an environment characterised by high quality infrastructure networks and environmental services to ensure the health and wellbeing of those who live and work in the County, securing also the economic future of the County.
	**Chapter 12** Implementation and Monitoring	Sets out development standards and criteria that should be read alongside the policies and objectives contained within each of the chapters. It also includes a monitoring framework which categorises key policies in terms of their contribution towards the achievement of the Strategic Vision.

1.8 Climate Action

Climate Action is one of the most significant policy challenges facing governments today. The impacts of climate change are already having far-reaching economic, social and environmental consequences. International agreements have been developed to unify national governments in a commitment to reduce the human causes (anthropogenic) of climate change.

The Irish government has published the *Climate Action and Low Carbon Development Act* 2015, the *Climate Action and Low Carbon Development (Amendment) Act* 2021, and the *National Adaptation Framework* 2018.

In support of the Acts and the government's commitment to climate action, related national and regional strategic outcomes are set out in the *National Planning Framework* and *National Development Plan* 2018-2027 and the Regional Spatial and Economic Strategy. Ireland's Climate Action Plan 2021 sets out the actions for the achievement of a 51% reduction in overall greenhouse gas emissions by 2030. These actions and policy frameworks set out how Ireland will achieve its international and European commitments, and transition Ireland to a low-carbon, climate resilient society.

To provide local authorities with support in developing their Climate Change Action Plans (CCAPs), the Department of Communications, Climate Action and Environment (DCCAE) has developed the *Local Authority Adaptation Strategy Development Guidelines* 2018. In addition, the government has established four Climate Action Regional Offices.

South Dublin County Council has produced its Climate Change Action Plan 2019-2024 (CCAP) in association with Codema (Dublin's Energy Agency) and the Dublin Metropolitan Climate Action Regional Office (CARO). The CCAP is recognised as a key enabler of on-going public sector leadership, in implementing and influencing climate action at the local level.

The CCAP identifies the main climate risks facing South Dublin County and includes the current levels of greenhouse gas emissions across the South Dublin County Council area. The Plan puts forward 130 actions that are either ongoing or planned, under five key areas - Energy and Buildings, Transport, Flood Resilience, Resource Management and Nature-Based Solutions.

Policy CA1: Climate Action (CA)
To support the implementation of International and National objectives on climate action including the Climate Action and Low Carbon Development Acts (and any amending legislation), the 'Climate Action Plan 2021' (and any updated Plans) and ensure that South Dublin's Climate Change Action Plan and County Development Plan are aligned.
CA1 Objective 1: To collaborate with the Eastern Midland Regional Authority (EMRA), the Dublin Metropolitan Climate Action Regional Office (Dublin CARO), City of Dublin Energy Management Agency (Codema) and the Sustainable Energy Authority of Ireland (SEAI) to achieve the climate action policies and objectives set out in the Eastern and Midland Region Spatial and Economic Strategy (consistent with RPO 3.1, 36, 7.4, 7.30, 7.31, 7.32, 7.33, 7.35, 7.38, 7.40, 7.42, 7.43, 7.7 of the RSES).
CA1 Objective 2: To ensure spatial and infrastructure planning are consistent with climate mitigation and adaptation objectives.
CA1 Objective 3: To implement the South Dublin County Council Climate Change Action Plan 2019-2024 (SDCC CCAP) or superseding plans and to facilitate a just transition to a climate resilient low carbon County (consistent with SO8 of the NPF, RPO 7.32, 7.33 of the RSES).

1.9 Climate Action and the Role of the Development Plan

Climate Action is now a key responsibility of local government. Through its role in setting out the strategic spatial framework for the future development of the County, the County Development Plan supports wider local and central government actions in addressing maximum co-ordination between the County Development Plan, the South Dublin Climate Change Action Plan and other climate related policies and programmes.

The Development Plan has been assessed against its impact on the receiving environment through the SEA and AA processes. The plan has also been subject to a strategic flood risk assessment taking account of the most up to date flood risk information available.

The 'layered' format of the Plan aims to facilitate a holistic approach to ensuring Climate Action is at the forefront of all future development within the County, with policies and objectives in each chapter crafted in a manner which contributes significantly towards addressing climate change and reducing the County's carbon emissions in a meaningful and tangible way. These overarching climate action principles align closely with the key action areas of the South Dublin Climate Action Plan 2019-2024; namely Energy and Buildings, Transport, Flood Resilience, Resource Management and Nature-Based Solutions.

The policies and objectives set out in the Core Strategy and Settlement Strategy, Chapter 2 of this plan, have been framed in a manner to ensure consistency with the provisions of the NPF, and updated in line with the National Planning Framework – First Revision (April 2025) and the NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities. This provides for a compact approach to growth with the aim of facilitating the delivery of climate resilient and sustainable communities throughout the County.

It is the aim of the plan to achieve an efficient use of land with a focus on key urban centres, and to achieve development densities that can support vibrant, compact, walkable places that prioritise pedestrian and cyclist movement.

The Core Strategy aims to maximise the potential of the County to deliver a compact settlement form in line with National and Regional population targets, where a strong focus has been placed on regeneration and the redevelopment of brownfield over greenfield lands. Almost half of the County's growth has been allocated to strategic development areas identified within the Metropolitan Area Strategic Plan with an overall total of 93% of the unit growth being located within Dublin City and Suburbs. Such measures facilitate the delivery of a compact and connected settlement form where existing public transport infrastructure can be availed of thus reducing the need for car-based travel, contributing towards a reduction in carbon emissions and contributing positively towards addressing Climate Change within the County.

National/Regional Context

Climate Action and Low Carbon Development Acts
The National Adaptation Framework 2018
Project Ireland 2040 the National Planning Framework and National Development Plan 2018-2027
The Regional Spatial and Economic Strategy for the Eastern and Midlands Region
National Climate Action Plan

County Context

The South Dublin Climate Action Plan 2019-2024
(130 Actions ongoing or planned within the Council under five key areas)

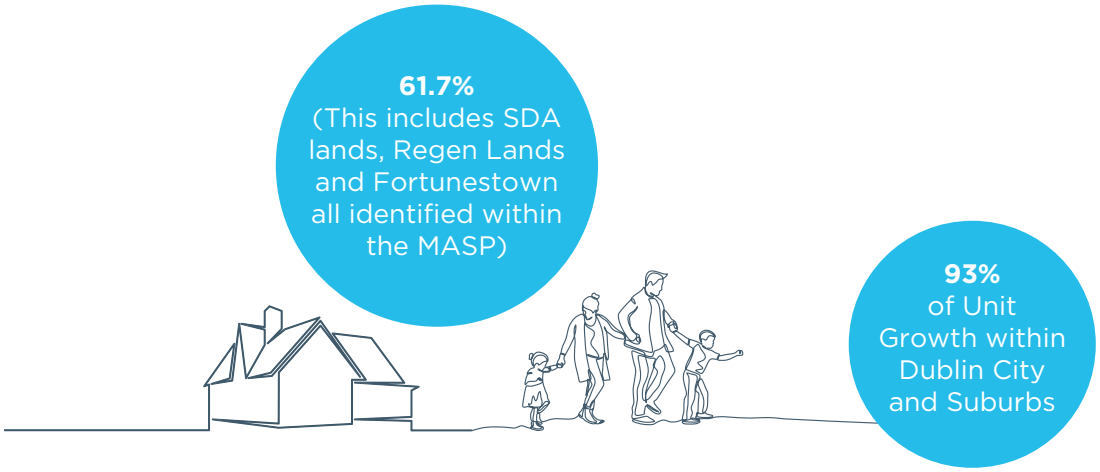
- Energy & Buildings
- Transport
- Nature Based Solutions
- Resource Management
- Flood Resilience

The County Development Plan

A 'Layered' Approach Facilitating a Holistic Integration to Climate Action

- Compact Growth
- Efficient Use of Land
- Environmental Protection
- Green Connections
- Quality Design Healthy Placemaking
- Active Travel
- Connected Neighbourhoods
- Energy Efficiencies

The focus of the Development Plan on brownfield over greenfield development, supports an ecosystems approach, protects natural areas while also seeking to enhance existing green networks both within the natural and urban environment through the promotion and enhancement of existing pathways and green connections within the County.



The potential for the delivery of energy efficient projects throughout the County is also facilitated through a more compact settlement form reducing costs and carbon emissions and guaranteeing energy resilience for the future of the County.

Creating a safe and climate resilient environment is essential in encouraging active modes of transport. Such environments can be created through a high-quality design and layout of buildings, appropriate mix of uses, densities, height and the sensitive integration of the natural and built environment. Creating a strong sense of place and enabling connections across the County can be enhanced through a robust and resilient Green Infrastructure network employing nature-based solutions and contributing directly to climate action measures through carbon sequestration, water quality improvements and other measures.

At the Neighbourhood level the plan aims to locate people in close proximity to their place of work, services, amenity and leisure facilities thereby reducing the need for car-based travel and cumulatively resulting in significant and measurable reductions in GHG emissions.

To ensure the above provisions have been implemented successfully throughout this plan, specific **'Climate Positive Objectives'** have been highlighted with the climate symbol . A Climate Action Audit is included at the end of each Chapter providing an overview of the potential sources of greenhouse gas emissions alongside measures implemented to address such potential climate impacts.



Core Strategy and Settlement Strategy

Vision

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

2.0 Introduction

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

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

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

2.1 Climate Action

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

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

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

2.2 Executive Summary

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

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

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

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

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

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

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

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

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

2.3 Statutory Context

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

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

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

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

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

2.4 Strategic Context

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

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

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

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

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

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

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

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

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

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

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

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

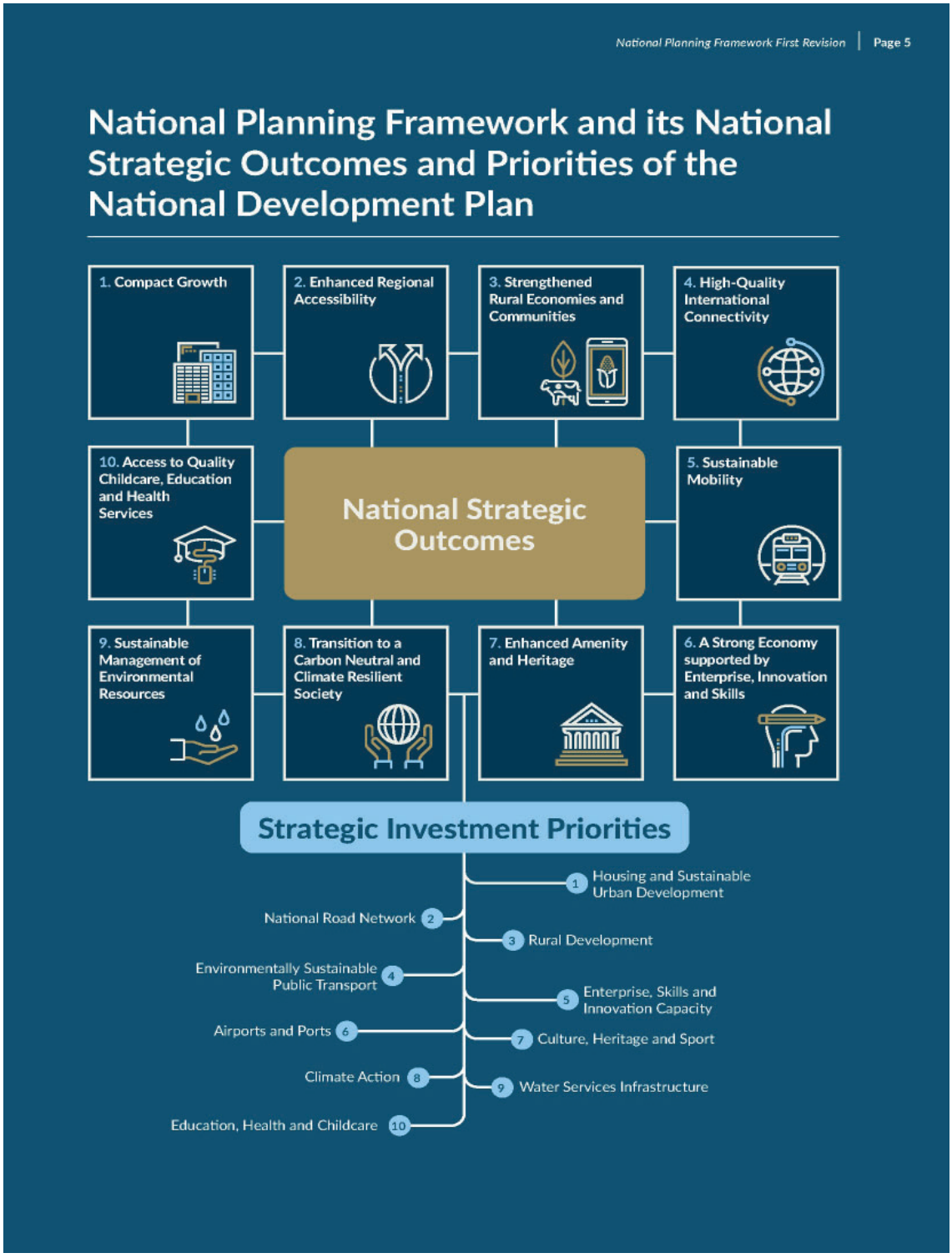


Figure 1: National Strategic Outcomes and Strategic Investment Priorities, Source: NPF First Revision (April 2025)

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

2.4.2 Ministerial Guidelines

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

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

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

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

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

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

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

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

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



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

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

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

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

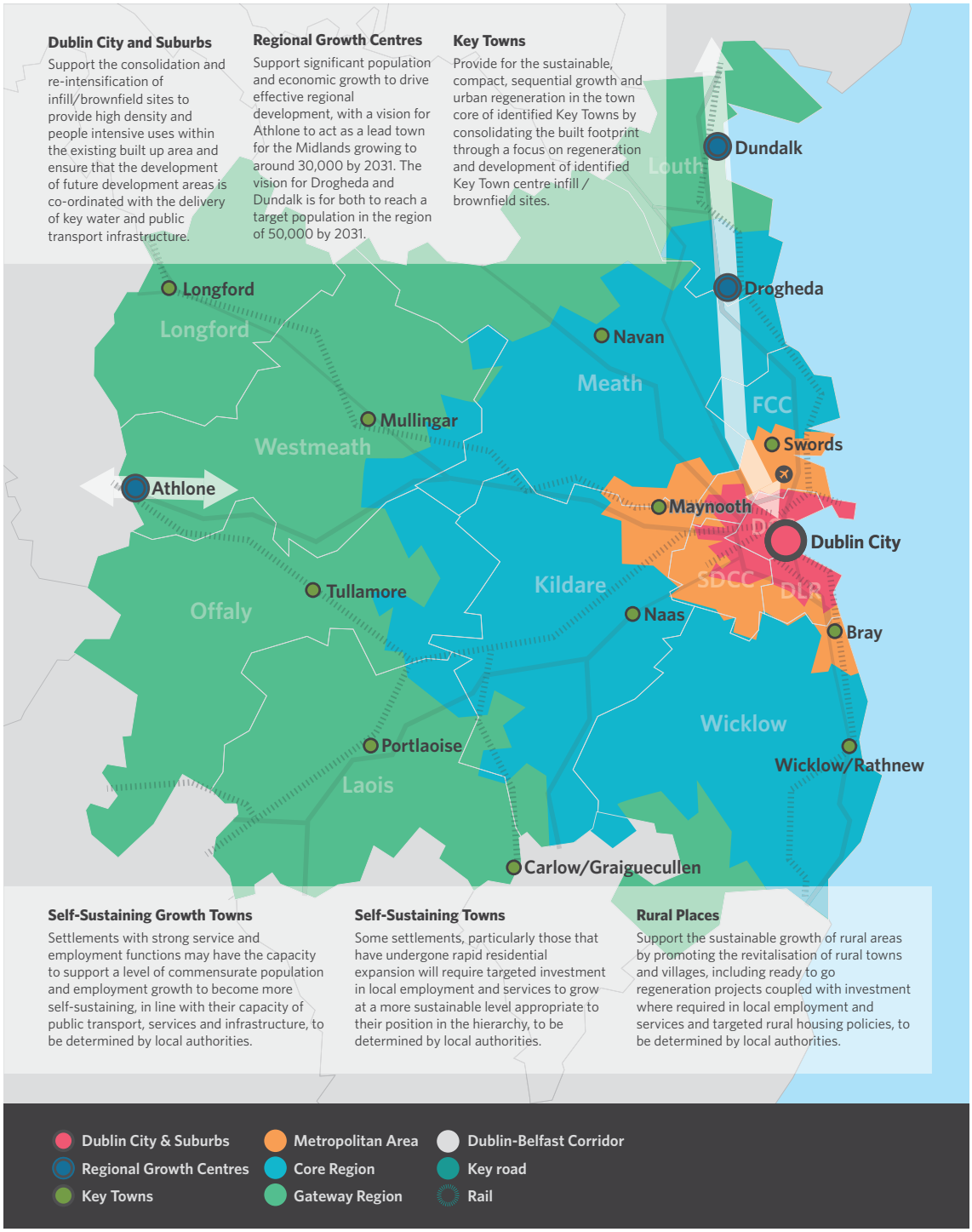


Figure 2: RSES Settlement Strategy, Source: Eastern and Midlands Regional Spatial and Economic Strategy 2019

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

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



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

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

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

2.4.4 Dublin Metropolitan Area Strategic Plan (MASP)

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

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



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

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

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

South West Corridor

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

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

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

City Centre within the M50

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

2.5 Population and Housing Data

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

2.5.1 South Dublin County Population - Baseline

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

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

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

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

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

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

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

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

2.5.2 Population – Projections

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

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

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

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

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

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

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

Table 4: 2022-2028 Population Projections - Adjusted

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

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

Revised Population Projections (2025)

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

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

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

2.5.3 South Dublin County Housing - Baseline

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

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

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

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

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

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

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

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

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

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

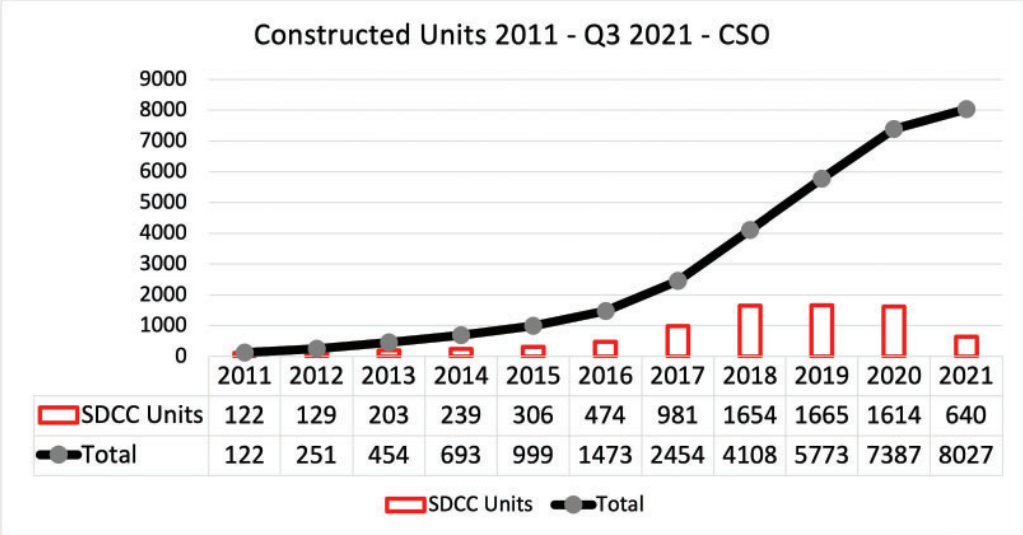
2.5.4 Planning and Construction Activity

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

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

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

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



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

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

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

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

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

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

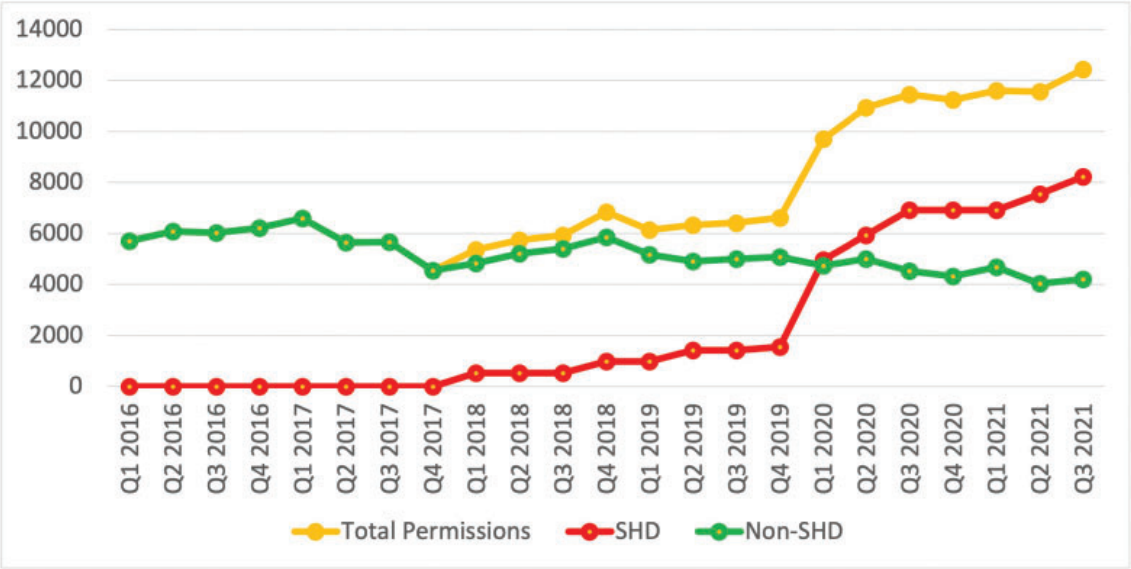


Figure 6: Quantum of Planning Permissions (Units) within South Dublin (Source: HTF Series 2016 – Q3 2021)

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

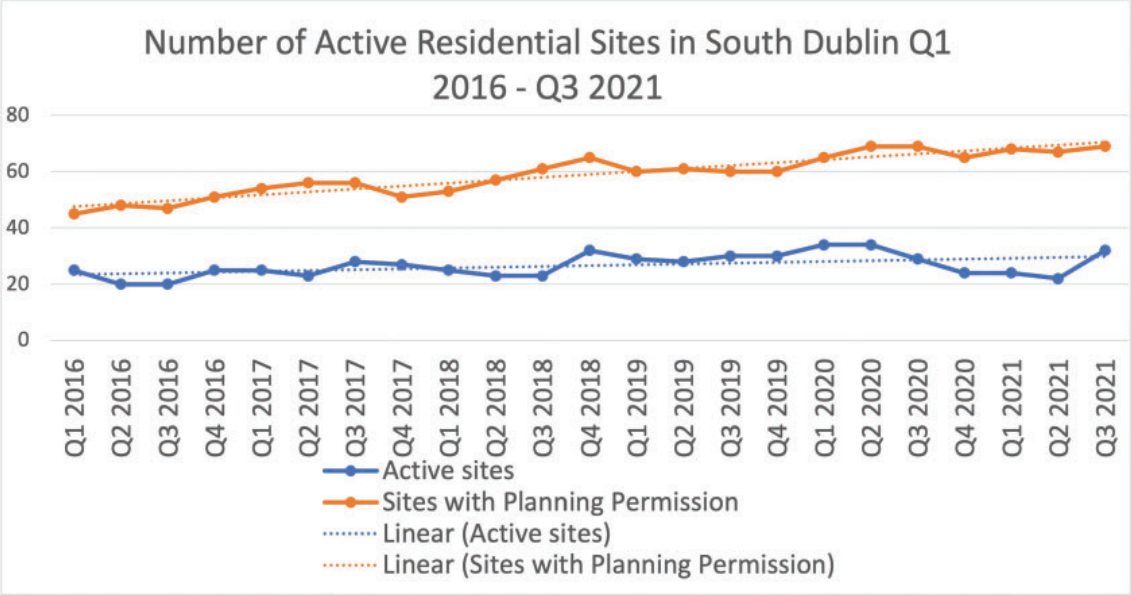


Figure 7: Construction Activity of Residential Sites in South Dublin County (Source: HTF Series 2016 – Q3 2021)

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

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

Planning and Construction Activity (2025)

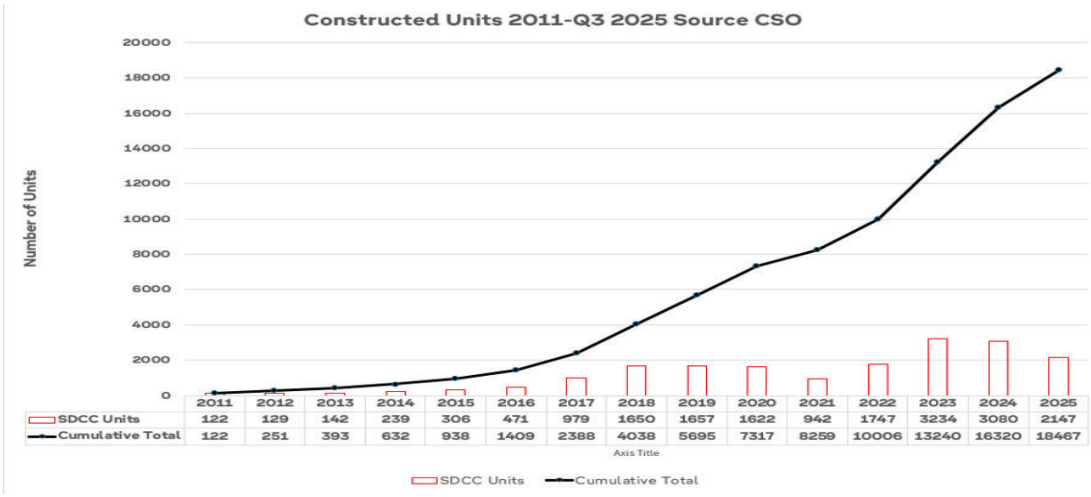


Figure 7.1: Constructed Units in SDCC and Cumulative Total 2011 – Q3 2025, Source: CSO[6]

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

2.5.5 Housing Supply Targets

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

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

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

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

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

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

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

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

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

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

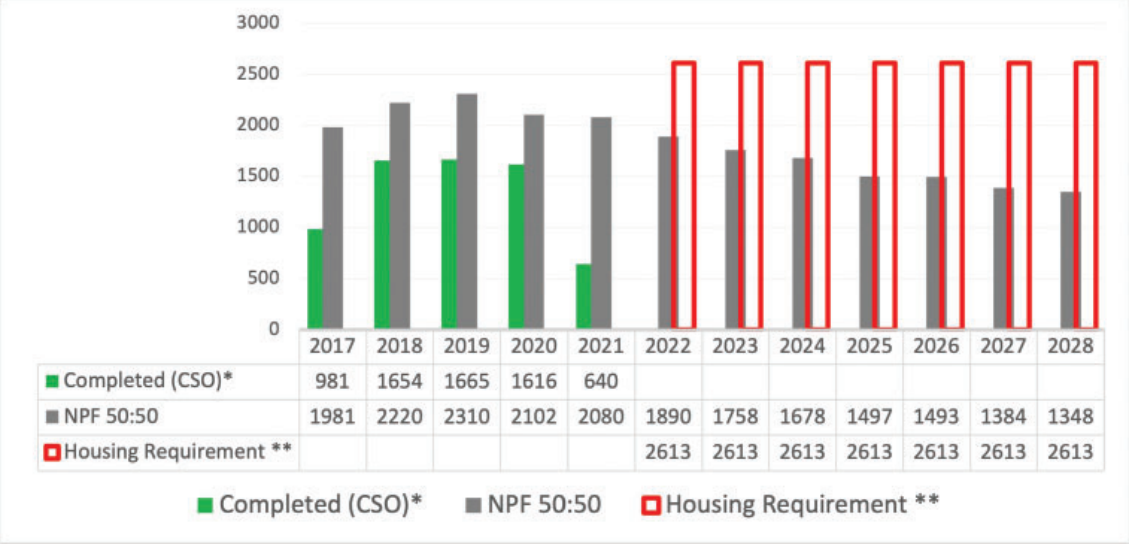


Figure 8: South Dublin County Council – Average Annual Housing Supply Requirement up to 2028. *CSO figures for the County indicate that 640 units have been constructed between Q1 and Q3 2021. **It is estimated that a further 1600 units will be delivered between Q3 2021 and Q3 2022 when the plan comes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

Revised Housing Growth Requirements (2025)

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

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

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

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

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

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

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

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

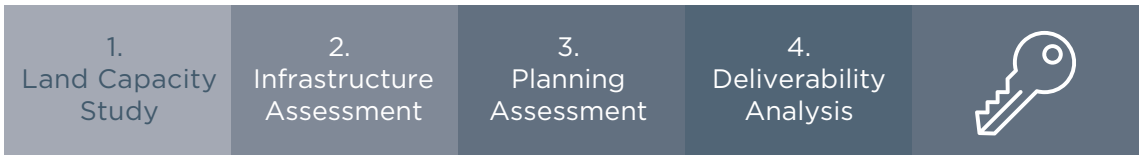
Maximum additional provision (50% above baseline requirement)	5,850	9,120	15,660	22,902
Maximum Housing Growth Requirement and Additional Provision	17,549	27,359	46,979	68,705

2.6 Core Strategy

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

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

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



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

2.6.1 Land Capacity Study

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7 Strategic Development Areas

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

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

Existing Strategic Long Term Development Areas (Existing SDAs)

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

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

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

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

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

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

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

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

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

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

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

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

Future Strategic Long-Term Development Areas (Future SDAs)

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

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

The following locations are identified as Future SDAs:

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

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

Policy CS2A: Future Strategic Long-Term Development Areas

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

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

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

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

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

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

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

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

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

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

Current Land Capacity

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

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

Greenfield sites	Brownfield sites

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

2.6.2 Tiered Approach to Land Zoning

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

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

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

The purpose of the infrastructure assessment is primarily to:

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

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

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

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

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

2.6.3 Planning Analysis

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

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

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

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

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

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

2.6.4 Deliverability Analysis

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Greenfield sites	Brownfield sites

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

2.6.4(a) Land Capacity and New Zoning Requirements

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

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

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

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

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

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

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

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

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

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

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

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

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

Land Capacity Sites

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

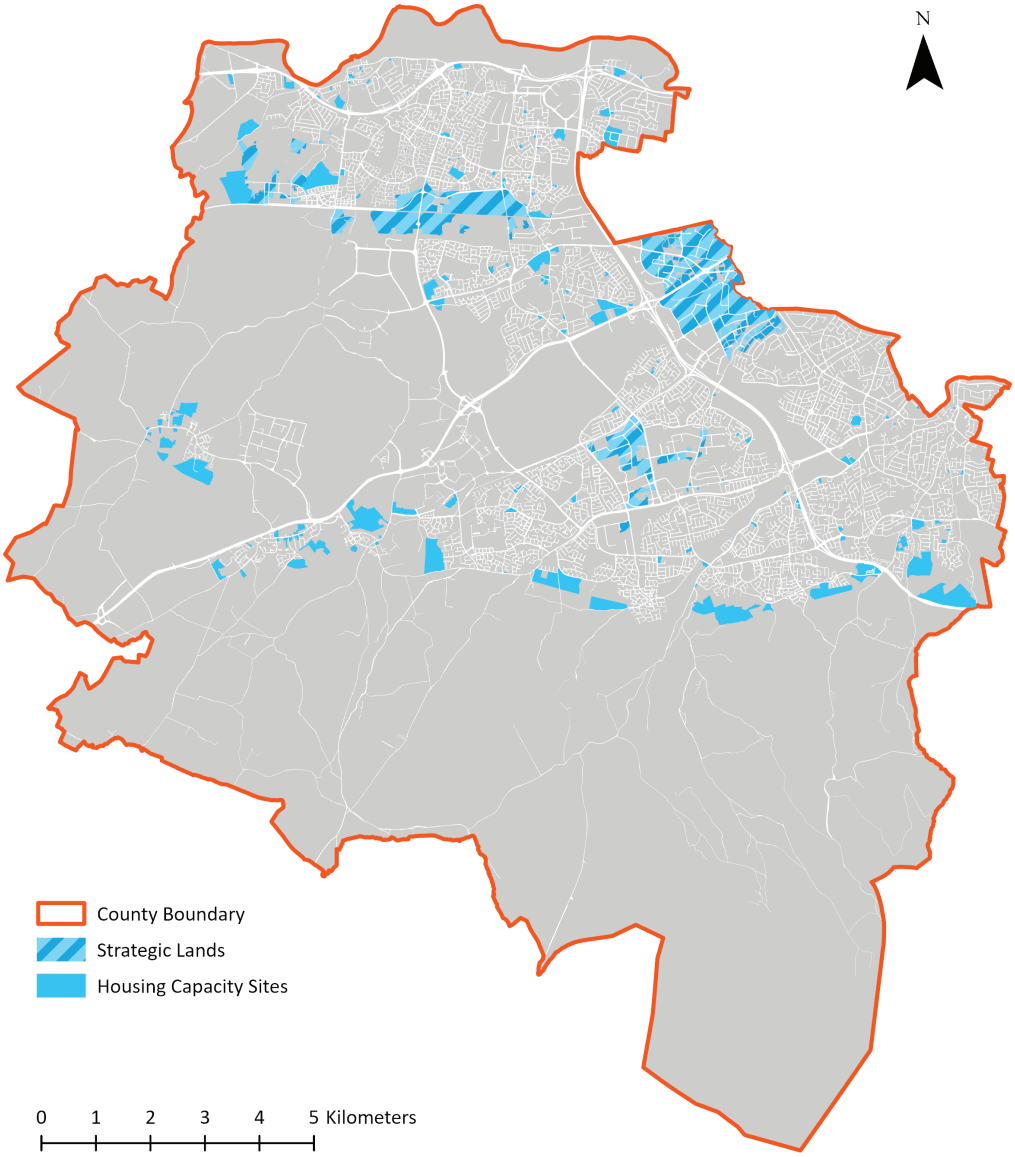


Figure 9: Housing Capacity Sites

2.6.5 Core Strategy – 2022-2028 Development Plan

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

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

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

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

Table 11: Core Strategy Table Q4 2025 to 2028

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

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

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

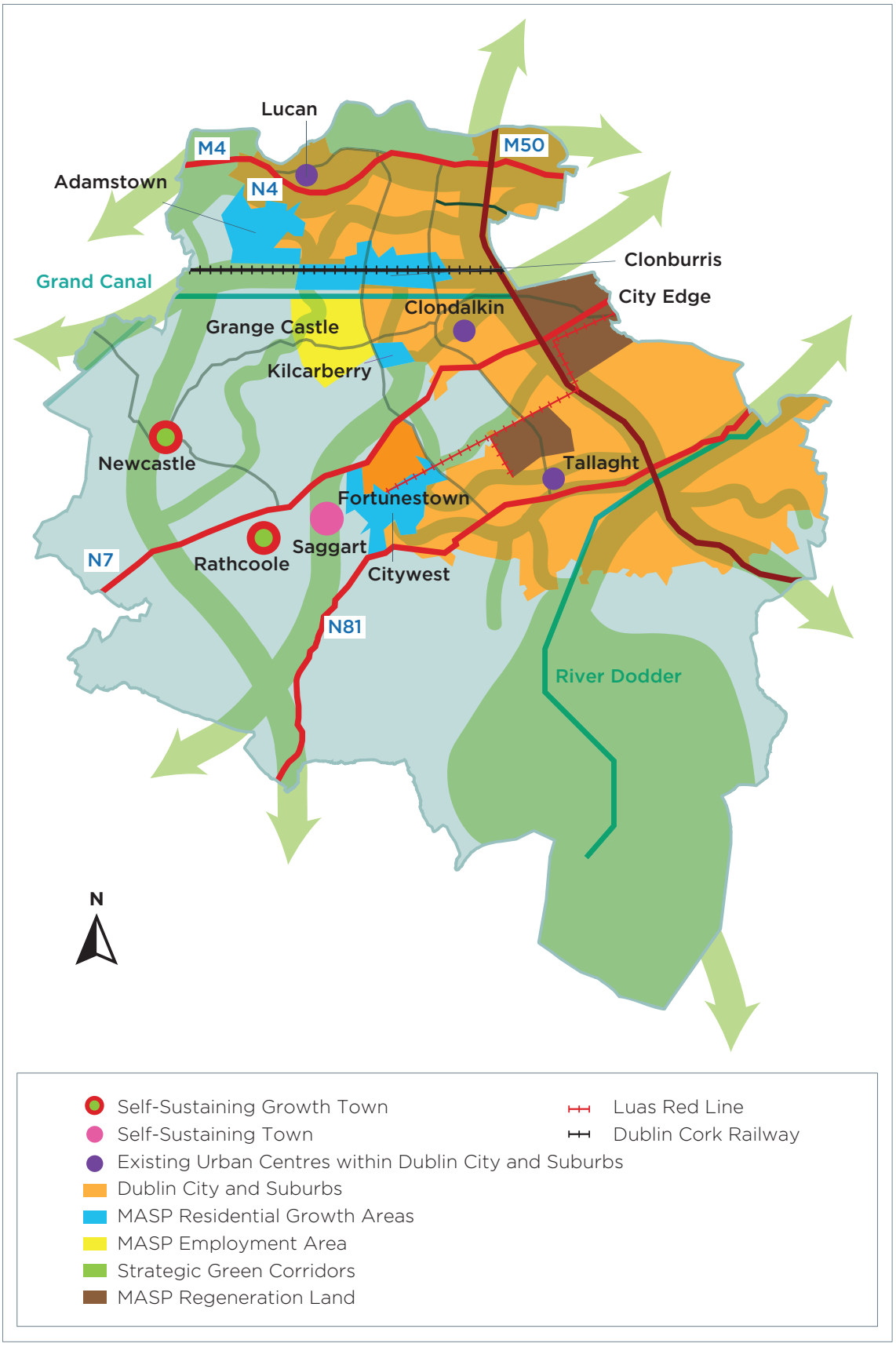


Figure 10: South Dublin County Core Strategy Map 2022-2028

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

15,576 Housing Need

on **428** Hectares of Land

Homes Built 2017 – Q3 2021
6,554

Under Construction Q3 Housing Task Force Returns
2,438

Dublin City & Suburbs

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

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

Saggart

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

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

Newcastle

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

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

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

Rathcoole

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

2.6.6 Housing Strategy

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

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

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

2.6.7 Monitoring of Growth / Active Land Management

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

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

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

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

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

Vacant Sites

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

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

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

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

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

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

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

Compulsory Purchase Orders

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

Funding

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

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

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

2.6.8 Employment Lands

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

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

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

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

Baseline Analysis

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

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

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

Employment Projections

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

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

Table 12: Employment Projections for South Dublin 2016-2028

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

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

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

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

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

2.7 Settlement Strategy

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

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

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

Table 13: Settlement Strategy - Population Allocation up to 2028

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2.7.1 Dublin City and Suburbs

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

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

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

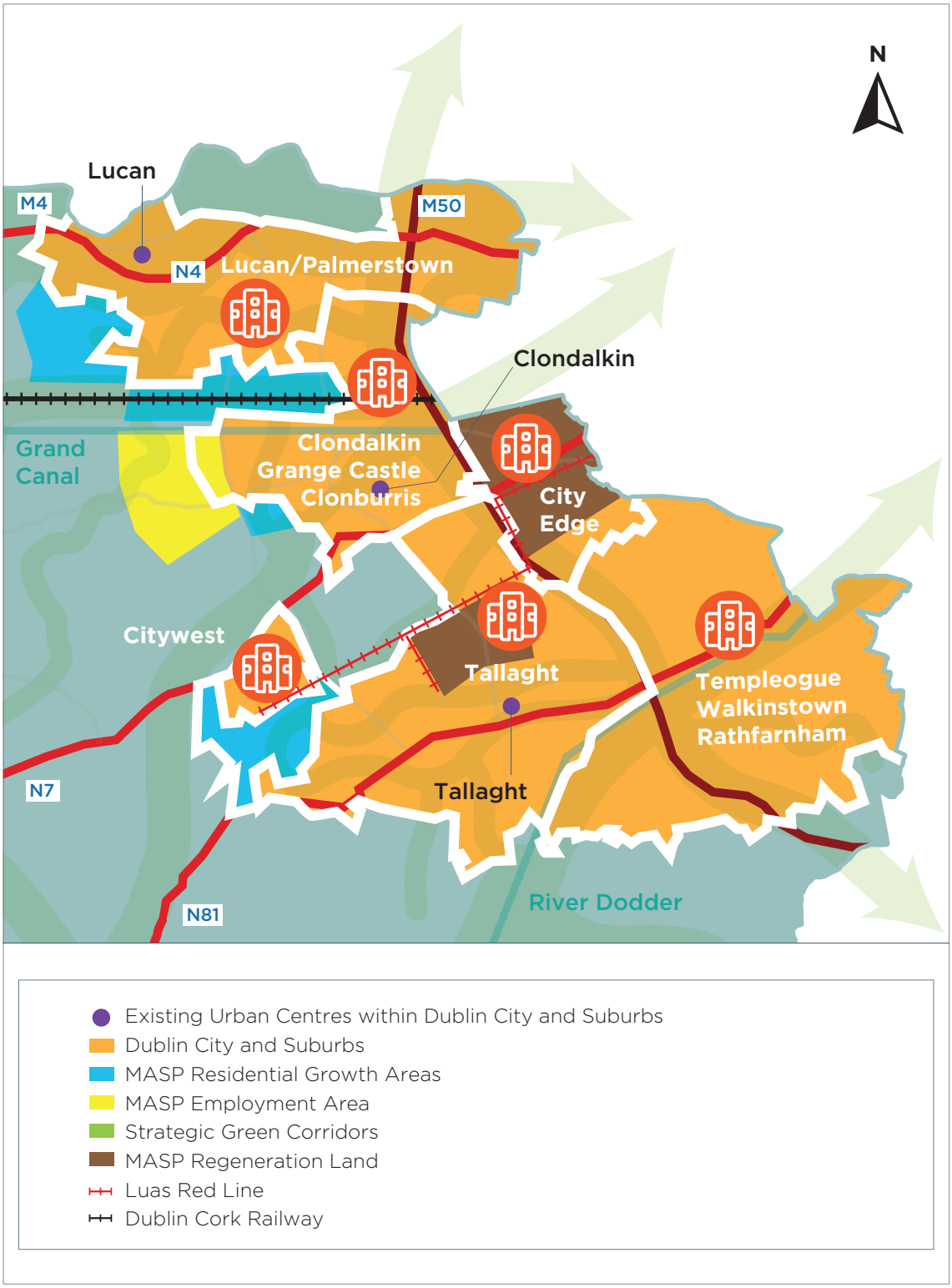


Figure 11: Dublin City and Suburbs settlement boundary

Key Urban Centres within Dublin City and Suburbs

Tallaght

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

Clondalkin

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

Lucan

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

Wider Dublin City and Suburbs area

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

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

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

Strategic Development Zones (SDZ)

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

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

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

Regeneration Areas

As set out in the Core Strategy, there are two large scale regeneration areas within the County which currently accommodate low density industrial lands that are close to existing and planned transport nodes. These areas are City Edge within lands at Naas Road / Ballymount and the Cookstown and Broomhill Industrial estates in Tallaght and are designated with the regeneration Zoning Objective 'REGEN' (*to facilitate enterprise and / or residential led regeneration subject to a development framework or plan for the area incorporating phasing and infrastructure delivery*).

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

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

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

CS7 SLO3:

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

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

CS7 SLO4:

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

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

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

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

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

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

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

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

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

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

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

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

2.7.2 Self-Sustaining Growth Towns / Self-Sustaining Town

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

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

Saggart - Self-Sustaining Town

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

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

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

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

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

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

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

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

Newcastle - Self-Sustaining Growth Town

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Rathcoole - Self-Sustaining Growth Town

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

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

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

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

2.7.3 Rural Areas

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

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

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

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



2.8 Climate Action Audit

Climate Action Audit

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



Natural, Cultural and Built Heritage

Vision

Protect and enhance the key natural, cultural and built heritage assets which have shaped South Dublin County and continue to create a sense of place and local distinctiveness, including our diverse landscapes, our varied flora and fauna, our historic buildings and streetscapes, and our rich archaeological history, for current and future generations to appreciate and enjoy.

3.0 Introduction

The term 'heritage' refers to everything that we have inherited from previous generations. This inheritance can be both tangible and intangible, and it is reflected in both our natural and in our built environments.

Our tangible heritage includes our natural landscape with its rich diversity of habitats and species. It includes our built environment which is composed of every-day homes, streetscapes, agricultural and industrial buildings, and highly distinctive examples of ornate architecture. It also includes our rich archaeological history, reflected in both the visible above ground monuments and the below ground records. Heritage can also be intangible, or less obvious. This reflects our unique traditional customs, music, crafts, skills, oral history, local beliefs, myths and folklore. These are the human elements of our heritage which have built up over generations and which give us a sense of shared identity.

These tangible and intangible aspects of our heritage are not separate entities. They are very closely inter-linked, and they work together to create our distinctive cultural heritage. As we interact with our natural, built, and historical heritage, we are shaping our view of the world. We create an identity, and we build a sense of place for ourselves and for future generations.

Our cultural heritage assets are not static, however. Cultural heritage is a growing, ever-changing concept from generation to generation. Not everything can, or should be, preserved and what we retain, create, and build now will be our legacy for future generations, shaping their cultural identity.

The changes that are likely as a result of biodiversity loss and climate change will also bring challenges to our heritage assets, potentially altering our landscapes and affecting the integrity of our built and our historic features.

The challenge therefore is to manage the varied, inter-linking elements of our important cultural heritage resource in a truly sustainable manner, so that we can protect our heritage assets while promoting a quality of life and a sense of identity and pride in a vibrant, thriving County.

3.1 Heritage in South Dublin County

The landscape and its natural resources have shaped the economic development and the cultural identity of South Dublin County.

Since prehistoric times, the wide, flat, fertile, plain between the River Liffey to the north, and the hills of the Dublin Mountains to the south, offered many opportunities for settlement and agriculture. This is reflected today in the abundant archaeological heritage that is recorded from the low-lying plains to the tops of the Dublin Mountains, where a rich record of prehistoric tombs and other archaeological records point to the importance of this area in early cultures.

As communities developed around important ecclesiastical sites and key village centres, agriculture, trade, and industry blossomed. This brought a legacy of distinctive farm and estate architecture, ecclesiastical structures, industrial mills, streetscapes and residential buildings. Today these villages still hold strong cultural heritage identities and include Tallaght, Clondalkin, Lucan, Palmerstown, Templeogue, Rathfarnham, Saggart, Rathcoole, and Newcastle.

The County's underlying geology also contributed to the County's economic and industrial development by providing ample supplies of sand and gravel for construction purposes. Alongside this industry, the County's rivers provided the power for the numerous mills and other businesses that brought economic development to the County.

The County's rich built heritage assets contribute to our understanding and appreciation of the past and make a valuable contribution to the character and visual amenity of the County as well as to sustainability and climate action through their continued use and adaptation. It is therefore essential to review and safeguard for future generations the many and varied components of our built heritage including our protected structures, architectural conservation areas, country houses and estates and vernacular buildings.

South Dublin County Council recognises the value of the County's natural, built and cultural heritage, and is committed to ensuring that these assets continue to contribute to the future sustainable cultural and economic development of the County. A key challenge for the Development Plan is to balance the protection of these assets with the management of change, in a manner that enhances rather than diminishes both our tangible and our intangible heritage identity.

The Council supports the implementation of the County Heritage Plan and the County Biodiversity Action Plan. These Plans, through partnership with a wide range of agencies, groups and individuals, aim to protect and promote the County's heritage resources, so that they continue to contribute to the future sustainable development of the County.

3.2 Heritage and Climate Action

Our natural and built heritage plays a vital role in the reduction and absorption of carbon and consequently has a significant positive climate impact. Natural landscapes, areas of high amenity, trees and hedgerows and wildlife habitats make a significant contribution to carbon sequestration. Boglands also play an important role in embedding carbon. The provision of greenways offers opportunities for active travel and a shift away from car-based transport. Similarly, the re-use, adaptation and upgrading of our older and historic building stock will support a move towards a low-carbon society. Together, these measures will assist South Dublin County in achieving its climate action targets.

Policy NCBH1: Overarching
Protect, conserve and enhance the County's natural, cultural and built heritage, supporting its sensitive integration into the development of the County for the benefit of present and future generations.
NCBH1 Objective 1: To protect, conserve and enhance natural, cultural and built heritage features, seeking opportunities to identify, retain, protect, and incorporate heritage assets into plans and development.
NCBH1 Objective 2: To support the objectives and actions of the County Heritage Plan and the County Biodiversity Action Plan in the promotion and protection of natural, built and cultural heritage, and to take full cognisance of the County's Landscape Character Assessment and the County Geological Audit in the sustainable management of development.
NCBH1 Objective 3: To carry out an audit and assessment, based on an initial pilot study of the County's natural and built heritage assets including Council owned protected structures and archaeological features; to identify and safeguard these assets from the potential impacts of climate change; and to explore possible uses as part of climate change mitigation.

3.3 Natural Heritage

The County's natural heritage and biodiversity is of local, national and international importance. It provides the base layer and foundations upon which the built environment, transport network, and sustainable communities evolve. Consequently, protecting and conserving our biodiversity and landscapes is pivotal to the health, wellbeing and quality of life of all our citizens. The term 'biodiversity' is used to describe all the different types of life that makes up our environment, including plants (flora), animals (fauna), and micro-organisms which work together to create ecosystems which maintain balance and support life. The importance of natural heritage and biodiversity is apparent from the wide-ranging EU and statutory protections in place in addition to conventions signed up to by the State.

3.3.1 Statutory Context and Planning Policy Guidance for Natural Heritage

There is a significant amount of EU and national legislation and many plans, policies and guidelines governing the area of natural heritage. The key legislation relating to this section of natural heritage has been indicated in the objectives and text as it arises.

Natural heritage is embedded in planning policy at national and regional levels through the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES).

National Planning Framework, 2040

One of the aims of the National Planning Framework (NPF) is to protect, conserve and value our habitats, natural heritage and landscapes. It highlights the importance of the symbiotic relationships between natural heritage, cultural heritage, biodiversity and green infrastructure. The NPF includes National Policy Objectives (NPOs) relevant to the area of natural heritage including:

- **NPO 59** to *'Enhance the conservation status and improve the management of protected areas and protected species'*; and

- **NPO 60** to *'Conserve and enhance the rich qualities of natural and cultural heritage of Ireland in a manner appropriate to their significance'.*

The Regional Spatial and Economic Strategy

The RSES sets out Regional Strategic Outcomes which are aligned with International, EU and national policy and specifically identifies biodiversity and natural heritage as one of these outcomes. It recognises the need to conserve and enhance biodiversity through the protection of habitats and species and ensure the sustainable management of our natural resources, to promote climate resilience and support the transition to a low carbon economy by 2050. The RSES contains a number of Regional Policy Objectives (RPOs) which are particularly relevant to natural heritage and form the basis for a number of specific policies and objectives set out in this chapter:

- **RPO 7.15** states *'Local authorities shall take opportunities to enhance biodiversity and amenities and to ensure the protection of environmentally sensitive sites and habitats, including where flood risk management measures are planned';*

- **RPO 7.16** states *'Support the implementation of the Habitats Directives in achieving an improvement in the conservation status of protected species and habitats in the Region and to ensure alignment between the core objectives of the EU Birds and Habitats Directives and local authority development plans';*

- **RPO 7.17** states *'Facilitate cross boundary co-ordination between local authorities and the relevant agencies in the Region to provide clear governance arrangements and coordination mechanisms to support the development of ecological networks and enhanced connectivity between protected sites whilst*

also addressing the need for management of alien invasive species and the conservation of native species'.

3.3.2 Biodiversity

South Dublin County has a rich biodiversity of flora and fauna, including insects, birds, fish and micro-organisms and their habitats in which they live and interact, such as grasslands, woodlands, streams, hedgerows, boglands, public parks and private gardens. All communities are part of nature and everything in nature is connected.

Ireland is a signatory to the Convention of Biological Diversity and has developed its National Biodiversity Action Plan in line with EU and International Biodiversity strategies and policies. In 2019 the Dáil and South Dublin County Council separately declared a climate and biodiversity emergency. The EU Biodiversity Strategy for 2030 sets out measures to protect 30% of EU land and sea territory with 10% of this 'strictly protected' and sets out measures aimed to achieve this. The importance of biodiversity and landscape in Ireland is underpinned by National Strategic Outcome 7 '*Enhanced Amenity and Heritage' of the National Planning Framework* and associated strategic investment priorities in the implementation of the *National Biodiversity Action Plan* (2017-2021). The 4th National Biodiversity Action Plan is due to be published in 2023. NPO 59 of the National Planning Framework and RPO 7.15 and 7.16 of the RSES reinforce the need to ensure protection and enhancement of environments and habitats. The role of biodiversity is further strengthened with the adoption of the *All-Ireland Pollinator Plan* (2021-2025) providing for natural management measures to protect native species.

Policy NCBH2: Biodiversity
Protect, conserve, and enhance the County's biodiversity and ecological connectivity having regard to national and EU legislation and Strategies.
NCBH2 Objective 1: To support the implementation of the *National Biodiversity Action Plan* (2017-2021) and the *All-Ireland Pollinator Plan* (2021-2025) and to support the adoption and implementation of the *South Dublin County Biodiversity Action Plan* (2020-2026) *and Pollinator Action Plan* (2021-2025) and any superseding plans.
NCBH2 Objective 2: To ensure the protection of designated sites in compliance with relevant EU Directives and applicable national legislation.
NCBH2 Objective 3: To protect and conserve the natural heritage of the County, and to conserve and manage EU and nationally designated sites and non-designated locally important areas which act as 'stepping stones' for the purposes of green infrastructure and Article 10 of the Habitats Directive.

NCBH2 Objective 4:
To protect our rivers and in particular to avoid overdevelopment which could have an adverse effect on the biodiversity and ecosystems of the river.

3.3.3 Designated Areas for Nature Protection and Conservation

South Dublin County has a rich and varied natural heritage that includes a number of unique habitats, areas of natural interest and species that are designated for conservation under national and European legislation.

Protected sites located within the County under European legislation include Special Areas of Conservation (SAC) under the Habitats Directive and Special Protection Areas (SPAs) under the Birds Directive, known collectively as Natura 2000 sites. The Wildlife Acts underpin nature conservation and biodiversity in Ireland and provide for Natural Heritage Areas and proposed Natural Heritage Areas (pNHAs). These areas host a rich variety of rare, protected and vulnerable habitats and species and areas of geological interest. Wildlife networks and areas located outside of protected sites can also host a diverse and rich variety of rare, protected and vulnerable habitats and species.

Natura 2000 Sites

Directive 92 / 43 / EEC on the conservation of natural habitats and of wild fauna and flora (the Habitats Directive) and Directive 2009 / 147 / EC on the conservation of wild birds (the Birds Directive) underpin biodiversity and nature conservation at a European level. Special Areas of Conservation (SAC) and Special Protection Areas (SPAs) under the Habitats and Birds Directives are known as 'European Sites' and collectively form part of a Natura 2000 network of protected areas across Europe. The main aim of the Habitats Directive is to achieve and maintain favourable conservation status for habitats and species that are considered to be at risk. The Habitats Directive has been transposed into Irish law through the European Communities (Birds and Natural Habitats) Regulations, 2011.

SACs are designated areas for habitats listed in Annex I and for species listed in Annex II of the EU Habitats Directive. SPAs are designated areas for wild birds listed in Annex I of the EU Birds Directive. These areas are legally protected under the Habitats Directive and the European Communities (Birds and Natural Habitats) Regulations, 2011 and are therefore afforded European and National protection.

It is a requirement under the Planning and Development Act, 2000 (as amended) for a Development Plan to include objectives for the conservation and protection of Natura 2000 and other sites. Development within the County has the potential to impact on the integrity of European Sites located both within and outside of the County, including those located in the Wicklow Mountains and Dublin Bay.

A Planning Authority must have regard to any European Site when making a decision in relation to any plans or projects. In accordance with *Appropriate Assessment of Plans and projects in Ireland, Guidance for Planning Authorities* (2009), any plans or

projects that are likely to have a significant effect on a Natura 2000 site, either individually or in combination with other plans or projects, are subject to a screening for Appropriate Assessment unless they are directly connected with or necessary to the management of a Natura 2000 site.

Where it has been determined that Appropriate Assessment is necessary then a full Natura Impact Statement or Stage 2 Appropriate Assessment is required. Permission for a development can only be granted where the Council is satisfied that the proposal would not adversely affect the integrity of a Natura 2000 site unless it has been determined that there are among other things, imperative reasons of overriding public interest (IROPI), subject to the requirements of Article 6(4) of the Habitats Directive. (See also Chapter 12: *Implementation and Monitoring*).

The boundaries of protected areas may change and / or new sites may be proposed for designation during the lifetime of the Development Plan. Current information on boundaries of designated sites and conservation objectives can be found on the National Parks and Wildlife Service website, at: www.npws.ie There are a total of three European sites located within the County. Table 3.1 provides details of such sites and these are also identified on the Development Plan Land-Use Zoning maps that accompany this written statement.

Table 3.1: Natura 2000 Sites

Site Code	Site Name	European Site Type
001209	Glenasmole Valley	SAC
002122	Wicklow Mountains	SAC
004040	Wicklow Mountains	SPA

Policy NCBH3: Natura 2000 Sites

Conserve and protect Natura 2000 sites and achieve and maintain favourable conservation status for habitats and species that are considered to be at risk through the protection of the Natura 2000 network from any plans or projects that are likely to have a significant effect on their coherence or integrity.

NCBH3 Objective 1:

To prevent development and activities that would adversely affect the integrity of any Natura 2000 site located within or adjacent to the County and promote the favourable conservation status of the habitats and species integral to these sites.

NCBH3 Objective 2:

To ensure that plans, including land use plans, will only be adopted, if they either individually or in combination with existing and / or proposed plans or projects, will not have a significant adverse effect on a European Site, or where such a plan is likely or might have such a significant adverse effect (either alone or in combination), South Dublin County Council will, as required by law, carry out an appropriate assessment as per requirements of Article 6(3) of the Habitats Directive 92 / 43 / EEC of the 21 May 1992 on the conservation of natural habitats and of wild fauna and flora, as transposed into Irish legislation. Only after having ascertained that the plan will not adversely affect the integrity of any European site, will South Dublin County Council adopt the plan, incorporating any necessary mitigation measures. A plan which could adversely affect the integrity of a European site may only be adopted in exceptional circumstances, as provided for in Article 6(4) of the Habitats Directive as transposed into Irish legislation.

NCBH3 Objective 3:

To ensure that planning permission will only be granted for a development proposal that, either individually or in combination with existing and / or proposed plans or projects, will not have a significant adverse effect on a European Site, or where such a development proposal is likely or might have such a significant adverse effect (either alone or in combination), the planning authority will, as required by law, carry out an appropriate assessment as per requirements of Article 6(3) of the Habitats Directive 92 / 43 / EEC of the 21 May 1992 on the conservation of natural habitats and of wild fauna and flora, as transposed into Irish legislation. Only after having ascertained that the development proposal will not adversely affect the integrity of any European site, will the planning authority agree to the development and impose appropriate mitigation measures in the form of planning conditions. A development proposal which could adversely affect the integrity of a European site may only be permitted in exceptional circumstances, as provided for in Article 6(4) of the Habitats Directive as transposed into Irish legislation.

Proposed Natural Heritage Areas

Natural Heritage Areas (NHAs) are designated to conserve and protect species and habitats of national importance in Ireland and are established under the Wildlife Acts. NHAs normally relate to habitats that are considered to be ecologically important or host flora and fauna species whose habitats are considered to need protection. These can include species listed under the European Habitats and Bird Directives. In South Dublin County there are seven proposed NHAs (pNHAs), which were originally identified on a non-statutory basis but have not been formally designated. A process is underway by the National Parks and Wildlife Service to resurvey and formally designate some pNHA sites as NHAs on a country-wide basis. In the meantime, a degree of protection is afforded to pNHAs under County Development Plans and other environmental protection schemes. All pNHAs in the County are shown on the Development Plan maps which accompany this written statement. Brittas Ponds, which are part of the Slade of Saggart and Crooksling Glen proposed Natural Heritage Area (pNHA), are a Wildlife Sanctuary, Code WFS-18, where the shooting of

game birds is not allowed due to their exclusion from the Open Season Order under the Wildlife Acts, 1976 to 2018.

The two SACs within the County were initially identified as pNHAs and retain both designations. The following seven pNHAs are identified within the County, with those at Glenasmole Valley and Wicklow Mountains also being Natura 2000 sites:

Table 3.2: Proposed Natural Heritage Areas in South Dublin County

Site Code	Site Name	Also Natura 2000 Site
000991	Dodder Valley	No
000128	Liffey Valley	No
002104	Grand Canal	No
001212	Lugmore Glen	No
000211	Slade of Saggart and Crooksling Glen	No
001209	Glenasmole Valley	Yes (SAC)
002122	Wicklow Mountains*	Yes (SAC and SPA)

* The Wicklow Mountains pNHA extends into South Dublin County.

Policy NCBH4: Proposed Natural Heritage Areas

Protect the ecological, visual, recreational, environmental and amenity value of the County's proposed Natural Heritage Areas and associated habitats and species.

NCBH4 Objective 1:
To ensure that any proposal for development within or adjacent to a proposed Natural Heritage Area (pNHA) is designed and sited to minimise its impact on the biodiversity, ecological, geological and landscape value of the pNHA particularly plant and animal species listed under the Wildlife Acts and the Habitats and Birds Directive including their habitats.

NCBH4 Objective 2:
To restrict development within or adjacent to a proposed Natural Heritage Area to development that is directly related to the area's amenity potential subject to the protection and enhancement of natural heritage and visual amenities including biodiversity and landscapes. Such developments will be required to submit an Ecological Impact Assessment prepared by a suitably qualified professional.

NCBH4 SLO1:
To promote opportunities to improve the habitat relating to the Lugmore Glen pNHA and to ensure that any proposals for development have full regard to the sensitivities of the area within the pNHA and along the Tallaght Stream.

Protection of Habitats and Species Outside of Designated Areas

The County supports a range of flora and fauna, and their habitats which are not protected under European or Irish legislation. In other cases, whilst the species themselves are protected, such as in the case of all wild bird species and many mammal species under Wildlife Acts, 1976 to 2018, their habitats are not. The habitats of rare species in particular have an important natural heritage and ecological value for the County and should be protected. Such species include rare plants listed in the Red Data Lists of Irish Plants and especially those covered by the Flora Protection order, 2015, (or other such orders). All bat species and the otter are subject to a system of strict protection under the European Habitats Directive (92 / 43 / EEC), which includes protection of their resting and breeding places, and it would be desirable where possible to protect their foraging habitats as well.

A number of habitats and species listed in Annex 1 and Annex 2 of the Habitats Directive are also known to occur at locations outside of protected sites. Strict protection is afforded under Annex IV of the Habitats Directive to some of these species, for example all bat species and otter. The planning process will seek to protect rare and threatened species, including species protected by law and their habitats. Applicants must demonstrate that proposals will not have a significant adverse impact on such species and their habitats. The Planning Authority will take account of the views of the Prescribed Bodies and any licensing requirements in relation to protected species.

Wildlife habitats that are not nationally designated may still be important at a County level by acting as Green Infrastructure stepping-stones within the wider ecological network. This is encapsulated by Article 10 of the Habitats Directive which encourages the management of features of the landscape which are of major importance for wild plant (flora) and animals (fauna) and which are essential for the migration and dispersal of species.

Policy NCBH5: Protection of Habitats and Species Outside of Designated Areas
Protect and promote the conservation of biodiversity outside of designated areas and ensure that species and habitats that are protected under the Wildlife Acts 1976 to 2018, the Birds Directive 1979 and the Habitats Directive 1992, the Flora (Protection) Order 2015, and wildlife corridors are adequately protected.
NCBH5 Objective 1: To ensure that development does not have a significant adverse impact on biodiversity, including known rare and threatened species, and that biodiversity enhancement measures are included in all development proposals.
NCBH5 Objective 2: To ensure that an Ecological Impact Assessment is undertaken for developments proposed in areas that support, or have the potential to support, protected species or features of biodiversity importance, and that appropriate avoidance and mitigation measures are incorporated into all development proposals.

3.3.4 Areas of Significant Amenity Value

The County contains many key natural assets including: the Dublin Mountains within the Wicklow Mountains National Park, the Liffey River Valley, the Dodder River Valley, the Grand Canal, and a number of smaller river corridors including the Griffeen, Camac, and Owendoher Rivers.

These natural assets are considered to:

- Support nationally and regionally unique habitats, biodiversity, and fragile ecosystems;
- Have important recreational, tourism and cultural roles;
- Provide or support forestry, agriculture and carbon sequestration;
- Provide green buffers / green wedges between built up areas;
- Improve air quality and provide for natural flood plains and riparian corridors.

The Dublin Mountains within the Wicklow Mountains National Park, the Grand Canal, and the valleys of the River Liffey and Dodder are areas of important heritage and significant amenity value, not just for South Dublin County but for the Greater Dublin Area as a whole. These areas are also identified as significant green corridors and landscape features within the South Dublin County Green Infrastructure (GI) Strategy set out under Chapter 4: *Green Infrastructure* and Appendix 4: *Green Infrastructure, Local Objectives and Case Studies*. The GI Strategy guides the principles of protection for key ecosystem services and mitigation for climate change in the County Development Plan. This section of the chapter should be read in conjunction with Appendix 9: *South Dublin Landscape Character Assessment*.

Dublin Mountains

The Dublin Mountains and their associated upland areas occupy the southern part of the County, extending into the adjoining administrative areas of Dún Laoghaire-Rathdown and Wicklow. The diverse topography and landcover of the Dublin Mountains include areas of natural beauty and landscape character, a diverse archaeological record with a long cultural heritage of human settlement and land use that extends to the present day, a long geological history, and an ecological importance that includes three of the County's protected Natura 2000 sites.

The Landscape Character Assessment of South Dublin County highlights the sensitivity and high value of the Dublin Mountains landscape. The area is recognised as a key element of Green Infrastructure in the County's Green Infrastructure Strategy, offering many opportunities for communities and individuals to engage with natural and cultural heritage and tourism, and with active recreational opportunities such as orienteering, climbing, walking, running, hiking and mountain bike trails. The mountain habitats that include bogs, moorlands, and woodlands also assist with climate mitigation measures by sequestering (capturing and storing) carbon and managing rainwater run-off.

Achieving a balance that facilitates enjoyment of the recreational and tourism opportunities presented by the Dublin Mountains with the protection of the

landscape's sensitive ecological sites, its ecosystem services, its cultural heritage, and support for its rural communities, is a priority of this Development Plan.

Policy NCBH6: Dublin Mountains

Protect and enhance the visual, environmental, ecological, geological, archaeological, recreational and amenity value of the Dublin Mountains, as a key element of the County's Green Infrastructure network.

NCBH6 Objective 1:
To support the *Dublin Mountains Partnership* in conjunction with other stakeholders in the delivery of co-ordinated and sustainable amenity initiatives for the wider Dublin Mountains, recognising and protecting the ecological, geological, archaeological, and cultural heritage of the Mountain landscape.

NCBH6 Objective 2:
To restrict development within areas designated with Zoning Objective 'HA-DM' (To protect and enhance the outstanding natural character of the Dublin Mountains Area) and to ensure that new development:

- → does not significantly impact on sensitive habitats, species, or ecosystem services;
- → is related to the area's amenity potential or to its use for agriculture; mountain or hill farming; and
- → is designed and sited to minimise environmental and visual impacts.

NCBH6 Objective 3:
To ensure that development proposals within the Dublin Mountains protect existing ecological and geological features and archaeological landscapes.

NCBH6 Objective 4:
To ensure that any permitted development supports the principles and protections included in the South Dublin County Green Infrastructure Strategy, recognising the significant value for amenity and ecosystem services provided by the Dublin Mountains for the Greater Dublin Area.

NCBH6 Objective 5:
To ensure that any development above the 350-metre contour in the Dublin Mountains will seek to protect the open natural character of mountain heath, gorselands and mountain bogs.

NCBH6 Objective 6:
To enhance and protect our rural traditions by preserving traditional common grazing grounds in Bohernabreena and Glenasmole Valley and to encourage the grazing of such areas by local farmers and support alternative methods of stock control on the commonage.

NCBH6 Objective 7:
To support the re-routing of the Dublin Mountains Way away from public roads by improving access to publicly owned lands and investigating additional opportunities for permissive access paths, wherever possible.

Liffey River Valley and Special Amenity Area Order

From the Ice Age to the present day, the River Liffey has profoundly influenced the development of the landscape and the cultural heritage of the communities that have settled along its banks, from its origins in the Wicklow Mountains, through the lowlands of County Kildare, through South Dublin County and Fingal, to where it enters the sea in Dublin City. Today, the Liffey River generally forms the administrative boundary between South Dublin County and Fingal, passing through a picturesque landscape of open parkland settings and wooded slopes overlooking the meandering river.

Village settlements at Lucan and Palmerstown represent the long interaction between local communities and the river. This is demonstrated in the range of built heritage features throughout that give these villages their unique identities, recalling a history of habitation, industry, and architectural styles from vernacular to splendid estates and ecclesiastical structures.

A Special Amenity Area Order (SAAO) was made for the Liffey Valley by Dublin County Council in 1990 and now straddles the administrative boundaries of South Dublin County Council and Fingal County Council. The extent of the area covered by the SAAO is from Lucan Bridge to Chapelizod; the area within the County is identified on the County Development Plan Land-Use Zoning maps that accompany this written statement.

An SAAO is primarily used to protect areas of outstanding natural beauty or areas with special recreational value, having regard to any benefits for nature conservation. The Liffey Valley SAAO, which runs along the northern boundary of the County, is an exceptional asset for the Greater Dublin Area with its rich scenic landscape setting and added ecological, cultural and built heritage. The SAAO includes an objective to preserve and enhance the character or special features of the area and objectives to limit development within the SAAO. The strict High Amenity zoning of the Development Plan ensures that the SAAO objectives can be met.

A section of the river valley is designated as a proposed Natural Heritage Area (pNHA) and the whole river valley is a key element of South Dublin County's Green Infrastructure Strategy. Being for the most part undeveloped, the banks of the river valley offer a natural and dark corridor between the urban areas of South Dublin and Fingal Counties which extends from Dublin City into County Kildare. This corridor is important for protected species such as light-sensitive bats, and for otter, kingfisher, and a range of other waterfowl, fish, and small mammals. Rare species of plants and insects occur in the woodlands and along the riverbank.

The Landscape Character Assessment for the Liffey River Valley identifies this area as having a Medium to High Landscape Value and Sensitivity.

While Council parks that facilitate access to the river are located at Palmerstown in the east (Waterstown Park) and at Lucan in the West (Lucan Demesne), public access to the remaining river valley is limited. Opportunities to strengthen this public amenity by creating additional appropriate access to the river and improving

permeability to adjacent counties is an objective of the Development Plan. The protection and enhancement of the sensitive river valley landscape and its associated natural and built heritage features is also a Development Plan priority.

Policy NCBH7: Liffey River Valley and Special Amenity Area Order

Protect and enhance the special amenity value of the Liffey Valley, including its landscape, visual, recreational, ecological, geological, and built heritage value, as a key element of the County's Green Infrastructure network and implement the provisions of the Liffey Valley Special Amenity Area Order (SAAO).

NCBH7 Objective 1:

To restrict development within areas designated with Zoning Objective 'HA-LV' (To protect and enhance the outstanding character and amenity of the Liffey Valley) and to ensure that new development:

- → does not significantly impact on built or cultural heritage assets, on sensitive habitats, species, or ecosystem services;
- → is related to the area's amenity potential;
- → is designed and sited to minimise environmental and visual impacts; and
- → enhances the County's green infrastructure network.

NCBH7 Objective 2:

Within areas designated 'High Amenity – Liffey Valley' ('HA-LV'), non-residential development will only be permitted where it:

- → relates to the area's amenity potential or to its use for agriculture or recreational purposes, including recreational buildings; or
- → comprises the redevelopment of or extensions to existing commercial or civic uses or development of new commercial or civic uses within an existing established area of commercial or civic activity; and
- → preserves the amenity value of the river valley including its biodiversity value, its landscape value, and views or vistas of the river valley.

NCBH7 Objective 3:

To improve and extend the Liffey Valley Special Amenity Area Order along the Liffey Valley area in South Dublin from the border with Dublin City administrative area to Kildare County and promote its tourism potential subject to the protection of its biodiversity and ecological value.

NCBH7 Objective 4:

To facilitate and support the development of the Liffey Valley (Zoning Objective 'HA-LV') as an interconnected green space and park in collaboration with Dublin City Council, Fingal County Council, Kildare County Council, the OPW and other State agencies, existing landowners, community groups and sectoral and commercial interests in accordance with the Ministerial Order for the Liffey Valley SAAO by:

- → Carrying out a study of the lands that comprise Liffey Valley inclusive of the Special Amenity Area Order (SAAO) and adjacent lands;
- → Investigating and determining, as part of the study, viable and appropriate uses to support and facilitate the development of a Regional Park (Liffey Valley Park), with particular emphasis on enhancing the recreation, amenity value and accessibility of the area while protecting the valley's biodiversity and enhancing the green infrastructure network;
- → Identifying and designating, as part of the study, possible future new pedestrian routes and footbridge locations in accordance with '*Towards a Liffey Valley Park*' (2007) or any superseding plan, including potential permissive access routes.

Universal accessibility for all should be balanced with ensuring that environmental and built heritage sensitivities are not negatively impacted upon.

NCBH7 Objective 5:

To ensure that development proposals within the Liffey Valley, including local and regional networks of walking and cycling routes

- → avoid impacts on the Valley's sensitive landscape character and ecological network;
- → maximise opportunities for enhancement of existing features;
- → protect and incorporate natural and built heritage features as part of the County's Green Infrastructure network;
- → do not prejudice the future creation and development of interconnected public parklands.

NCBH7 Objective 6:

To actively pursue the extension of publicly owned lands, either by direct purchase or land swap within and adjacent to the Liffey Valley Special Amenity Area to create a linked series of park land and open spaces.

NCBH7 Objective 7:

To work in collaboration with the owners of lands along the length of the river to seek to provide appropriate public access.

NCBH7 Objective 8:
To facilitate the development of Council owned lands adjacent to the Hermitage Clinic and elsewhere within the Liffey Valley as publicly accessible parkland and Green Infrastructure links, as appropriate.

NCBH7 Objective 9:
To facilitate the reuse of an appropriate existing building in Lucan and Palmerstown as a tourist amenity and educational / interpretive centre.

NCBH7 SLO 1:
To investigate the potential of collaborating with Fingal County Council for the re-use of Shackleton's Mill as a tourism destination given its location in proximity to Lucan Village.

NCBH7 SLO 2:
To work in collaboration with the owners of St Patrick's Hospital lands at St Edmundsbury, Lucan in the preparation of a Masterplan to examine the potential for the future provision of mental health services and accommodation on the existing hospital campus lands. The Masterplan will have full regard to the setting and integrity of the Protected Structures on the lands, the highly sensitive environmental characteristics of the site in relation to the Liffey Valley and Green Infrastructure principles and the need to provide appropriate public access including an area of accessible public realm within the lands and connectivity to adjacent lands to further the overall objective of developing a Liffey Valley public park.

Dodder River Valley

The Dodder River Valley extends in a north-easterly direction from the Dublin Mountains, passing through the urban environments of South Dublin County, Dún Laoghaire-Rathdown, and Dublin City, before entering the sea at the Grand Canal Basin at Ringsend. In effect, the River Dodder connects the High Amenity area of the Dublin Mountains to Dublin Bay, creating a corridor of national importance through the city of Dublin for key species and habitats and for the residents of Dublin City. A section of the river between Old Bawn Bridge and the City Weir at Firhouse / Balrothery is recognised as a proposed Natural Heritage Area (pNHA).

The Dodder Valley Linear Park comprises a series of mostly interconnected public parks along the river, stretching from Kiltipper Park at the river's upper reaches to the Lower Dodder Road at the County boundary in Rathfarnham. The open nature of the landscape along much of this linear park provides scenic views back up into the Dublin Mountains, while also offering glimpses of shady stretches of riverbed through riverbank woodland in other locations.

The River Dodder holds significant historical, archaeological, and cultural importance also, being the backdrop for centuries of habitation and industry along its route. Today, its natural character and accessibility is of significant importance to local residents, who value the opportunities it offers for engagement with nature in the urban landscape and for active and passive recreation. The Dodder Greenway facilitates a walking and cycling route along much of its length.

Policy NCBH8: Dodder River Valley

Protect and enhance the visual, recreational, environmental, ecological, geological and amenity value of the Dodder Valley, as a key element of the County's Green Infrastructure network.

NCBH8 Objective 1:

To restrict development within areas designated with Zoning Objective 'HA-DV' (To protect and enhance the outstanding character and amenity of the Dodder Valley) and ensure that new development:

- does not significantly negatively impact on cultural heritage assets, on sensitive habitats, species, and ecosystem services;
- is related to the area's amenity potential;
- is designed and sited to minimise environmental and visual impacts; and
- enhances the County's green infrastructure network.

NCBH8 Objective 2:

To ensure that development within the Dodder Valley will not prejudice the future creation and development of further interconnected public parklands along the River Dodder.

NCBH8 Objective 3:

To recognise the key role the Dodder River plays as an ecological corridor and a provider of ecosystem services in the County's Green Infrastructure, by facilitating and supporting the continued development of the Dodder Valley (Zoning Objective 'HA-DV') as a linear park, greenway, and an area of high amenity, recreational, heritage, geology, biodiversity and conservation value.

NCBH8 Objective 4:

Within areas designated 'High Amenity – Dodder Valley', non-residential development will only be permitted where it:

- relates to the area's amenity potential or to its use for agriculture or recreational purposes, including recreational buildings and accessibility; or
- comprises the redevelopment of or extensions to existing commercial or civic uses or development of new commercial or civic uses within an existing established area of commercial or civic activity; and
- preserves or improves the amenity value of the river valley including its landscape value, views or vistas of the river valley and its biodiversity value.

NCBH8 Objective 5:

To protect the upper Dodder Valley from Old Bawn Bridge to Fort Bridge as an ecological network free from intrusive lighting, facilitating the protection of light-sensitive species availing of the river corridor, and providing an appropriate urban / rural transition experience for all.

Grand Canal

The Grand Canal (pNHA) is an artificial linear waterway that hosts a rich variety of habitats and plant and animal species, including protected species. It acts as a direct national link and an ecological corridor between the River Shannon and Dublin Bay and is a key element in South Dublin County's ecological and green infrastructure network. The Grand Canal is recognised as a proposed Natural Heritage Area.

The construction of the Grand Canal commenced in South Dublin County in 1756, at a location west of Clondalkin. Today, the Canal with its associated locks, canal buildings and mill structures contribute to the unique setting and historic character of South Dublin County. Its towpaths also provide an uninterrupted corridor for pedestrian and cyclist movement, while the linear feature itself acts as a corridor for wildlife, habitats, and ecosystem services.

The protection of the Canal landscape and its environment is a priority of the Development Plan.

Policy NCBH9: Grand Canal

Protect and promote the Grand Canal as a key component of the County's Green Infrastructure and ecosystem services network, and protect and enhance the visual, recreational, environmental, ecological, industrial heritage and amenity value of the Grand Canal, recognising its sensitivities as a proposed Natural Heritage Area with adjacent wetlands and associated habitats.

NCBH9 Objective 1:
To protect and enhance the important biodiversity resource offered by the Grand Canal, recognising and protecting the vital function that the Canal provides as a key corridor for habitats and wildlife from the River Shannon to Dublin Bay.

NCBH9 Objective 2:
To facilitate the appropriate development of the Grand Canal as a recreational route for walking, cycling, nature study and water-based activities including fishing, canal boating, rowing, paddle boarding and canoeing / kayaking, subject to environmental safeguards and assessments.

NCBH9 Objective 3:
To ensure that development along or adjacent to the Grand Canal contributes to the creation of an integrated network of appropriately designed walking and cycling routes connecting with the Grand Canal Way Green Route and which takes due cognisance of the sensitive nature of this national ecological corridor.

NCB9 Objective 4:
To ensure that development along and adjacent to the Grand Canal protects and incorporates natural heritage features including watercourses, wetlands, grasslands, woodlands, mature trees, hedgerows and ditches and includes an appropriate set-back distance or buffer area from the pNHA boundary to facilitate protected species and biodiversity and a fully functioning Green Infrastructure network.

NCBH9 Objective 5:
To ensure that development along or adjacent to the Grand Canal protects, incorporates and enhances built and industrial heritage features, particularly historic canal and mill buildings, and also sets out to protect the setting of such built heritage features.

NCBH9 Objective 6:
To seek the extension of the Grand Canal Way Green Route from the 12th Lock to Hazelhatch in partnership with Waterways Ireland and Kildare County Council, as one of the priority projects of the Cycle South Dublin programme, ensuring the safeguarding and enhancement of the ecological sensitivities as identified along this section of the Canal.

NCBH9 Objective 7:
To ensure that all development proposals along the Grand Canal are accompanied by an EcIA (ecological impact assessment) prepared by a qualified ecologist and that the recommendations of the EcIA are incorporated into any development proposals including a landscape plan prepared by a qualified landscape architect. Where new canal crossings (that is, footbridges / cycle bridges) are proposed, they should be designed so as to avoid fragmentation of linear habitat associated with the Grand Canal.

3.3.5 Invasive Species

Invasive species of flora and fauna can represent a major threat to local, regional and national biodiversity, and pose a significant threat to native vegetation and wildlife by destroying their habitats or by introducing new diseases. Their prevalence can be accelerated by climate change and can have detrimental economic impacts on agricultural and forestry sectors. Prohibitions are in place in relation to the introduction or dispersal of certain invasive species as set out in the Third Schedule of the *European Communities* (*Birds and Habitats Regulations* 2011 (S.I. 477 / 2011). A list of invasive species in Ireland is available from the National Biodiversity Data Centre.

Policy NCBH10: Invasive Species

Protect against and prevent the introduction and spread of invasive species within the County and require landowners and developers to adhere to best practice guidance in relation to the control of invasive species.

NCBH10 Objective 1:
To ensure that development proposals do not lead to the spread or introduction of invasive species. If developments are proposed on sites where invasive species are or were previously present, applicants should submit a control and management programme with measures to prevent, control and / or eradicate the particular invasive species as part of the planning process and to comply with the provisions of the *European Communities Birds and Habitats Regulations* 2011 (S.I. 477 / 2011).

NCBH10 Objective 2:
To ensure that the Council promptly and appropriately treats invasive species such as Japanese Knotweed, including where notified by members of the public that such species, located on public lands, pose a potential threat to property.

3.3.6 Protection of Trees and Hedgerows

Trees contribute greatly to visual amenity by creating a setting for buildings and softening and greening streetscapes in built-up areas and by adding significant visual interest in more rural areas. Hedgerows often mark historic field patterns and townland boundaries and significantly enhance the landscape character of rural areas. Trees and hedgerows also perform a vital role as wildlife habitats, biodiversity corridors and essential green elements in the County's green infrastructure network. They have a further crucial role in carbon sequestration (capturing and storing carbon), contributing to the alleviation of climate change.

The Planning and Development Act, 2000 (as amended) allows Planning Authorities to make provision for the preservation of any tree, trees, group of trees or woodlands by way of a Tree Preservation Order (TPO) where it is carried out in the interest of expediency, amenity or the environment. There is a total of four TPOs registered within the County, which are listed in Table 3.3 and identified on the Development Plan land-use zoning maps.

The Council's Tree Management Policy *Living with Trees* (2021-2026) sets out a proactive tree management programme to expand the tree canopy in the County and includes a section on TPOs.

Table 3.3: Tree Preservation Orders

Tree Preservation Order	Location
Dublin County Council Tree Preservation Order (St Brigid's Clondalkin) Order 1973	St Brigid's (now Newlands Garden Centre), New Road, Clondalkin, Dublin 22.
Dublin County Council Tree Preservation Order (Beaufort Downs, Rathfarnham) Order 1987	Beaufort Downs, Rathfarnham, Dublin 14.
Dublin County Council Tree Preservation Order (Quarryvale, Brooklawn) (Liffey Valley No.1) Order 1990	Townland of Quarryvale and Brooklawn, Palmerstown, Dublin 20.
South Dublin County Council Tree Preservation Order (Coolamber Site) Order 2015	Newcastle Road, Lucan.

Policy NCBH11: Tree Preservation Orders and Other Tree / Hedgerow Protections
Review Tree Preservation Orders (TPO) within the County and maintain the conservation value of trees and groups of trees that are the subject of a Tree Preservation Order while also recognising the value of and protecting trees and hedgerows which are not subject to a TPO.
NCBH11 Objective 1: To review Tree Preservation Orders within the County and maintain the conservation value of trees and groups of trees that are the subject of any Tree Preservation Order.
NCBH11 Objective 2: To regularly evaluate and identify trees of amenity value within the County with a view to making them the subject of Tree Preservation Orders or otherwise protecting them and to furnish information to the public in this regard.
NCBH11 Objective 3: To protect and retain existing trees, hedgerows, and woodlands which are of amenity and / or biodiversity and / or carbon sequestration value and / or contribute to landscape character and ensure that proper provision is made for their protection and management taking into account *Living with Trees: South Dublin County Council's Tree Management Policy* (2015-2020) or any superseding document and to ensure that where retention is not possible that a high value biodiversity provision is secured as part of the phasing of any development to protect the amenity of the area.
NCBH11 Objective 4: To protect the hedgerows of the County, acknowledging their role as wildlife habitats, biodiversity corridors, links within the County's green infrastructure network, their visual amenity and landscape character value and their significance as demarcations of historic field patterns and townland boundaries. (Refer also to Chapter 4: *Green Infrastructure*).
NCBH11 Objective 5: To ensure that intact hedgerows / trees will be maintained above the 120m contour line within the County ensuring that the strong rural character will not be diluted and that important heritage features and potential wildlife corridors are protected.

3.3.7 Geology

The geology of South Dublin County is recognised as an intrinsic component of the County's natural heritage resource. Its fertile low-lying limestone soils formed the foundation of the County's rich agricultural heritage while its deposits of sands, gravels, and rock in the uplands sustained generations of extractive industries. This geology is represented by three main periods of geological activity.

The oldest geology is in the southwestern part of the County. This is composed of Ordovician volcanic rocks and Silurian sedimentary rocks, formed on the floors of

ancient seas approximately 470 to 440 million years ago. These were uplifted to form higher ground which was then injected with large masses of granite during the Devonian Period around 405 million years ago. South Dublin County marks the northern end of the Leinster Granite chain. As well as granite, a series of dolerite dykes were also intruded across South Dublin County and these can be seen today in Ballinascorney Quarry.

The northern half of the County is formed of younger Carboniferous Limestone rocks, deposited in a deep marine basin around 340 million years ago. This limestone is a muddy limestone known as Calp, and it underlies most of Dublin County. This form of limestone is well displayed in the Belgard Quarry.

The third element of the County's geological heritage is represented by the most recent Quaternary period. This commenced approximately 2 million years ago and involved numerous warm periods interspersed by Ice Ages. Ice eroded the previously created rocky landscape and deposited glacial gravels and sands in places such as the eskers in Greenhills and Lucan, and the extensive plains around Brittas in the south end of the County. Since the end of the last Ice Age 10,000 year ago, rivers like the Dodder have modified these glacial sediments, forming meandering river terraces.

Sites of Geological Interest in South Dublin County

An audit of the geological heritage of South Dublin County in 2014 identified 10 sites of particular geological interest in South Dublin County, as set out in Table 3.4. This survey was undertaken in conjunction with the objectives of the Irish Geological Heritage Programme of the Geological Survey of Ireland which aims to identify County Geological Sites (CGS) for recognition and protection in County Development Plans.

These 10 County Geological Sites represent South Dublin County's geological history, comprising sites that display Carboniferous limestone, Caledonian dolerites and Ordovician siltstones, and the consequences of the glacial history of the Quaternary period.

The County Geological Sites are recognised as an intrinsic component of South Dublin County's natural heritage resource, to be protected from potentially damaging development and to be promoted for their educational, scientific, recreational, and geo-tourism potential. The County Geological Sites protected under this Development Plan are mapped on the land-use zoning maps that accompany this written statement.

The nature and operation of extractive industries and road construction projects often reveals and exposes areas of geological interest. When these industries and projects are undertaken in conjunction with appropriate planning and recording objectives, the ongoing operation of these activities is considered to be generally compatible with objectives for the protection and promotion of geological heritage.

The inclusion of County Geological Sites in the County Development Plan therefore

provides protection for these sites by requiring adherence to appropriate planning mechanisms, thereby avoiding inadvertent damage or eradication of important geological records. Such planning mechanisms also provide for a wider public consultation and debate while striving to achieve the sustainable management of the County's natural resources.

Table 3.4: Geological Sites for Protection

County Geological Sites	Location / Townland	Summary Description
Dodder Terraces	Kiltipper, Ballymace, Friarstown Upper, Bohernabreena, Killininny, Tallaght, Tymon South, Knocklyon, Templeogue, Oldbawn	Flat-topped elevated terraces that formed river floodplain along the Dodder River during the last deglaciation
Greenhills Esker	Kilnamanagh, Tymon North	Large ridge comprising sand and gravel
Kippure	Powerscourt Mountain, Kippure, Castlekelly	Landmark mountain with eroded peat, exposed granite sands, and granite blocks
Lucan Esker	Lucan and Pettycanon, Esker South	Large ridge comprising sand and gravel
Newcastle Buried Channel	Newcastle Farm, Newcastle Demesne, Glebe, Athgoe North, Newcastle South, Ballynakelly, Newcastle North, Cornerpark, Commons Little	A deep buried channel in the Carboniferous Limestone bedrock, representing the site of a former Vauclusian Spring type cave (a large resurgence of groundwater from a cave)
Brittas Gravel Complex	Calliaghstown Upper, Slievethoul, Slademore, Crockaunadreenagh, Brittas Little, Brittas Big, Glenaraneen, Lugg, Raheen, Gortlum, Mountseskin, Aghfarrell, Ballinascorney Upper	Large accumulation of deposited sands and gravels
Belgard Quarry	Cheeverstown, Belgard, Bedlesshill, Kingswood	Large working quarry - Carboniferous limestone

Liffey Valley Centre Road Sections	Yellow Walls, Irishtown, Quarryvale	Roadside exposures of Calp limestones
N4 Lucan cutting	Lucan and Pettycanon, Esker South	Roadside exposure of Calp limestones
Ballinascorney Quarry	Ballinascorney Upper	Large abandoned quarry - Caledonian dolerite and Ordovician siltstones
Monastery Road Quarry*	Monastery Road, Clondalkin	Limestone Quarry including cliffs

* Inserted without GSI recommendation

Policy NCB12: Geological Sites
Maintain the conservation value and seek the sustainable management of the County's geological heritage resource.
NCBH12 Objective 1: To protect identified County Geological Sites from inappropriate development, avoiding potential conflicts with other ecological and cultural assets by engaging in consultation, and to promote the importance and potential of such sites through the County's Heritage Plan.

3.4 Cultural Heritage

The cultural heritage of the County is rich and varied and reflects the different origins, distinct cultural identities and development patterns that have evolved around the amalgamation of previously industrial and rural villages that make up the County. Cultural heritage is the link between natural and built heritage; it encompasses the human influence on the natural environment, including our landscapes with their field patterns, our industrial heritage of mill buildings, canal locks and weirs and the rich archaeological history reflected in monuments that are visible above ground and those found below ground. Cultural heritage also embraces the County's traditional customs, music, oral history, language, beliefs, skills and folklore. This intangible heritage is not static, but changes and evolves over time.

3.4.1 Statutory Context and Planning Policy Guidance for Cultural Heritage

Cultural heritage is embedded in planning policy at national and regional levels through the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES).

The National Planning Framework (NPF) recognises *'Enhanced Amenities and Heritage'* as a National Strategic Outcome and sees our natural, cultural and built heritage as a having a fundamental value that adds to the identity and sense of place of urban and rural areas. Promotion and safeguarding of the Irish language and

culture is also one of the NPF objectives.

The Regional Spatial and Economic Strategy (RSES) views cultural heritage as the fabric of our lives and societies, surrounding us in the buildings of our towns and cities, our landscapes, natural sites, monuments and archaeological sites, as something that brings communities together and builds shared understandings of the places in which we live.
The RSES sets out Regional Strategic Outcomes which are aligned with international, EU and national policy and specifically identifies 'Creative Places' as one of these outcomes. It recognises the need to enhance, integrate and protect our arts, culture and heritage assets to promote creative places and heritage led regeneration.
A number of objectives in these documents are particularly relevant to the area of cultural heritage:

- **National Policy Objective (NPO) 17** of the NPF requires planning authorities to *'Enhance, integrate and protect the special physical, social, economic and cultural value of built heritage assets through appropriate and sensitive use now and for future generations';*
- **NPO 60** states *'Conserve and enhance the rich qualities of natural and cultural heritage of Ireland in a manner appropriate to their significance';*
- **NPO 29** is to *'Support the implementation of language plans in Gaeltacht Language Planning Areas, Gaeltacht Service Towns and Irish Language Networks';*
- **NPO 61** seeks to *'Facilitate landscape protection, management and change through the preparation of a National Landscape Character Map and development of guidance on local landscape character assessments, (including historic landscape characterisation) to ensure a consistent approach to landscape character assessment, particularly across planning and administrative boundaries'; and*
- **Regional Policy Objective 9.25** of the RSES is to *'Seek to work with all relevant stakeholders to promote equality of access to and engagement with arts and cultural services and in the promotion of culture and heritage led urban and rural regeneration'.*

Other relevant national and regional objectives are referred to by reference number within individual policies and objectives and a comprehensive list of national and regional objectives is set out in Appendix 7.

3.4.2 Archaeology

Archaeological heritage, whether known, newly discovered, or yet to be discovered, is protected by the National Monuments Acts (1930-2004). The *'Framework and Principles for the Protection of Archaeological Heritage'* (DAHGI, 1999) sets out national policy on the protection of archaeological heritage within the planning process.

The Record of Monuments and Places (RMP) lists structures, features, objects or sites of archaeological heritage which are known as Recorded Monuments. This list is compiled by the National Monuments Services of the Department of Housing, Local

Government and Heritage.

Our archaeological heritage includes structures, constructions, groups of buildings, moveable objects, developed sites and all recorded monuments whether situated on land or underground.

The RMP for South Dublin County is listed in Appendix 3B of the Plan and individual monuments are identified on the Development Plan Maps. Each Recorded Monument is identified with a boundary defining a Zone of Archaeological Potential, where available, which includes areas in proximity to the Recorded Monument and is essentially included as part of the Recorded Monument but does not necessarily define the full extent of the site or monument. Zones of Archaeological Potential are demarcated around the historic centres of most of the villages of the County. Certain monuments or the remains of a monument on the RMP that have been deemed to be of national importance are designated as National Monuments.

The qualities of archaeological and architectural interest are not mutually exclusive and certain structures may be designated as both a Protected Structure and a Recorded Monument.

Policy NCBH13: Archaeological Heritage
Manage development in a manner that protects and conserves the Archaeological Heritage of the County and avoids adverse impacts on sites, monuments, features or objects of significant historical or archaeological interest.
NCBH13 Objective 1: To favour the preservation in-situ of all sites, monuments and features of significant historical or archaeological interest in accordance with the recommendations of the *Framework and Principles for the Protection of Archaeological Heritage, DAHGI* (1999), or any superseding national policy document.
NCB13 Objective 2: To ensure that development is designed to avoid impacting on archaeological heritage including previously unknown sites, features and objects.
NCBH13 Objective 3: To protect and enhance sites listed in the Record of Monuments and Places and ensure that development in the vicinity of a Recorded Monument or Area of Archaeological Potential does not detract from the setting of the site, monument, feature or object and is sited and designed appropriately.
NCBH13 Objective 4: To protect and preserve the archaeological value of underwater archaeological sites including associated features and any discovered battlefield sites of significant archaeological potential within the County.

NCBH13 Objective 5:
To protect historical burial grounds within South Dublin County and encourage their maintenance in accordance with conservation principles.

3.4.3 Landscapes

The diverse and unique geology of the County has created distinct landscapes, each with its own individual special values and sensitivities. These landscapes comprise a dynamic mix of living elements that have responded to, and continue to respond to history, culture, natural cycles, weather events, water, climatic change and economic factors with influences spanning land uses such as agriculture, transport, tourism, industry and energy and settlement patterns.

The landscapes within the County are one of our greatest resources including; the Dublin mountains offering ecological and biodiversity interest with panoramic views over Dublin Bay and its glacial features of Glenasmole Valley; the sweeping scenic views of the Liffey valley to the north of the County; the historical and tourism amenity of the linear landscape corridor of the Grand Canal; and the urbanised lowlands playing host to much of the County's population.

The *European Landscape Convention* (the Florence Convention), which was ratified by Ireland in 2002, forms the basis for inclusive and participative landscape management. It defines landscape as *'an area, as perceived by people, whose character is the result of the action and interaction of natural and / or human factors'.* This definition integrates all varieties of landscapes regardless of status, with all facets of land use planning which may have a direct and indirect impact on the landscape. The implementation of the *National Landscape Strategy for Ireland* (2015-2025) will ensure compliance with the European Landscape Convention in Ireland.

The *National Landscape Strategy for Ireland* (2015-2025) recognises the importance of landscape protection and its relationship with biodiversity and climate change. The RSES recognises the need for national and regional landscape character assessments to be carried out to promote better landscape management and planning in the region, consistent with NPO 61 of the NPF and RPO 7.27 of the RSES.

The *Landscape Character Assessment* for South Dublin County was reviewed and updated as part of this County Development Plan review process. The *Landscape Character Assessment (LCA)* is set out in Appendix 9 of this Development Plan and this section should be read in parallel with it. The LCA is informed by GIS mapping, GIS analysis and fieldwork together with a broad strategic review of the historical landscape character of the County. The LCA defines five Landscape Character Areas in the County, as follows (see Fig. 3.1 below):

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

The landscape character of each of these areas is summarised below.

Urban

This Landscape Character Area covers a significant portion of the County and is classified as an urbanised area radiating from the east. The area has historically functioned as the hinterland to Dublin City, with extensive housing estates alongside industrial and commercial developments. Housing and estate layouts date from the late nineteenth century to the present day. There are major transport corridors traversing the LCA, such as the M50 running north-south, the N4, N7 and N81 roads and Luas Red line running east-west. The settlements of Rathfarnham, Templeogue and Clondalkin have important historical legacy and remnants which should be preserved. The large public parks such as Dodder Valley, Tymon Park, Corkagh Park and Griffeen Park offer significant recreational and ecological resources within the urban area, as do the linear corridors of the River Dodder, Camac and Griffeen Rivers which offer areas of natural and semi-natural vegetation.

River Dodder and Glenasmole Valley

This is a highly scenic and distinctive glacial valley with a variety of attractive features, and enclosed fields contrasting with the upland blanket bog areas. Distinctive stone cut cottages and boundaries are present along the along the valley floor, while the area also contains significant archaeological clusters. This LCA offers varied and extensive views across Dublin Bay and to the Wicklow mountains and is an important recreational and ecological landscape, evidenced by its statutory designations. It forms a significant backdrop to the greater Dublin area and is a remarkable landscape in its wildness and remoteness so close to heavily urbanised areas. Its character and integrity are of importance to local residents, and it is a very significant resource for recreation users and for tourism. The objective of managing this LCA is to preserve its overall character and the features and values that contribute to its uniqueness.

Athgoe and Saggart Hills

This LCA comprises foothills and hills that form a backdrop and setting for the greater Dublin area. The hills host a variety of uses including agriculture, forestry and recreation as well as important ecological services associated with their habitats. The LCA is diverse and offers access into the more strongly rural areas of the County and beyond. Long views over the lowlands and south to the Wicklow Mountains are an important characteristic. The integrity of the landscape character is derived from agriculture combined with other rural land uses including coniferous plantations. The integrity of its character, and of its value as a landscape setting have been compromised by housing developments in the area and through the use of non-vernacular styles very much in conflict with the local character.

Newcastle Lowlands

This LCA comprises a low-lying agricultural area of high agricultural productivity, with a long history of human settlement and is an important landscape setting for the urbanised east of the County. The Newcastle Lowlands function as an important agricultural resource but are vulnerable to urbanising pressures. In addition, its character as a rural landscape provides a distinct and important identity for this area

of western Dublin. To conserve its sense of place requires measures protecting the integrity of the agricultural landscape by controls on urban expansion, ribbon development and other sources of erosion and fragmentation and requires site planning guidance on the use of appropriate vernacular styles and treatments in new developments. The most significant ecological feature in the LCA is the Grand Canal, a proposed Natural Heritage Area.

Liffey Valley

This LCA comprises the River Liffey and its valley, an area of significant historical importance and an important ecological corridor. The landscape characteristics and landscape value of this LCA confer on it a distinct sense of place. The elements that are key include historic and cultural heritage exemplified by Lucan and Palmerstown, and the variety of preserved naturalistic and rural landscapes in the area. This sense is potentially at risk due to urbanisation. The Landscape Character Assessment therefore makes recommendations aimed at preserving that sense of place and relating to conservation, protection and enhancement where possible of those key landscape elements and values.

Landscape Character Types, Sensitivities and Capacity

The Landscape Character Assessment identifies Several Landscape Character Types within the County as follows and as identified on Figure 3.2 below:

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

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

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

For each Landscape Character Type, a set of principles for development has been

devised. These principles will aid in the management of development including the designing of development proposals and the assessment of planning applications. The principles for development are set out in Chapter 12: *Implementation and Monitoring*. The Landscape Character Assessment has been used to inform the Development Plan policy and objectives in relation to landscape.

Policy NCBH14: Landscapes
Preserve and enhance the character of the County's landscapes, particularly areas that have been deemed to have a medium to high Landscape Value or medium to high Landscape Sensitivity and to ensure that landscape considerations are an important factor in the management of development.
NCBH14 Objective 1: To protect and enhance the unique landscape character of the County by ensuring that development retains, protects and, where necessary, enhances the appearance and character of the landscape, taking full cognisance of the *Landscape Character Assessment of South Dublin County* (2021).
NCBH14 Objective 2: To ensure that development is assessed against Landscape Character, Landscape Values and Landscape Sensitivity as identified in the *Landscape Character Assessment for South Dublin County* (2021) in accordance with Government guidance on Landscape Character Assessment and the *National Landscape Strategy* (2015-2025).
NCBH14 Objective 3: To ensure that development respects and reinforces the distinctiveness and uniqueness of the Landscape Character Types and retains important characteristics such as habitats, landform, vernacular heritage and settlement patterns.
NCBH14 Objective 4: To require a Landscape / Visual Impact Assessment to accompany all planning applications for significant proposals, located within or adjacent to sensitive landscapes and to provide mitigation measures to address any likely negative impacts.
NCBH14 Objective 5: To protect skylines and ridgelines from development.

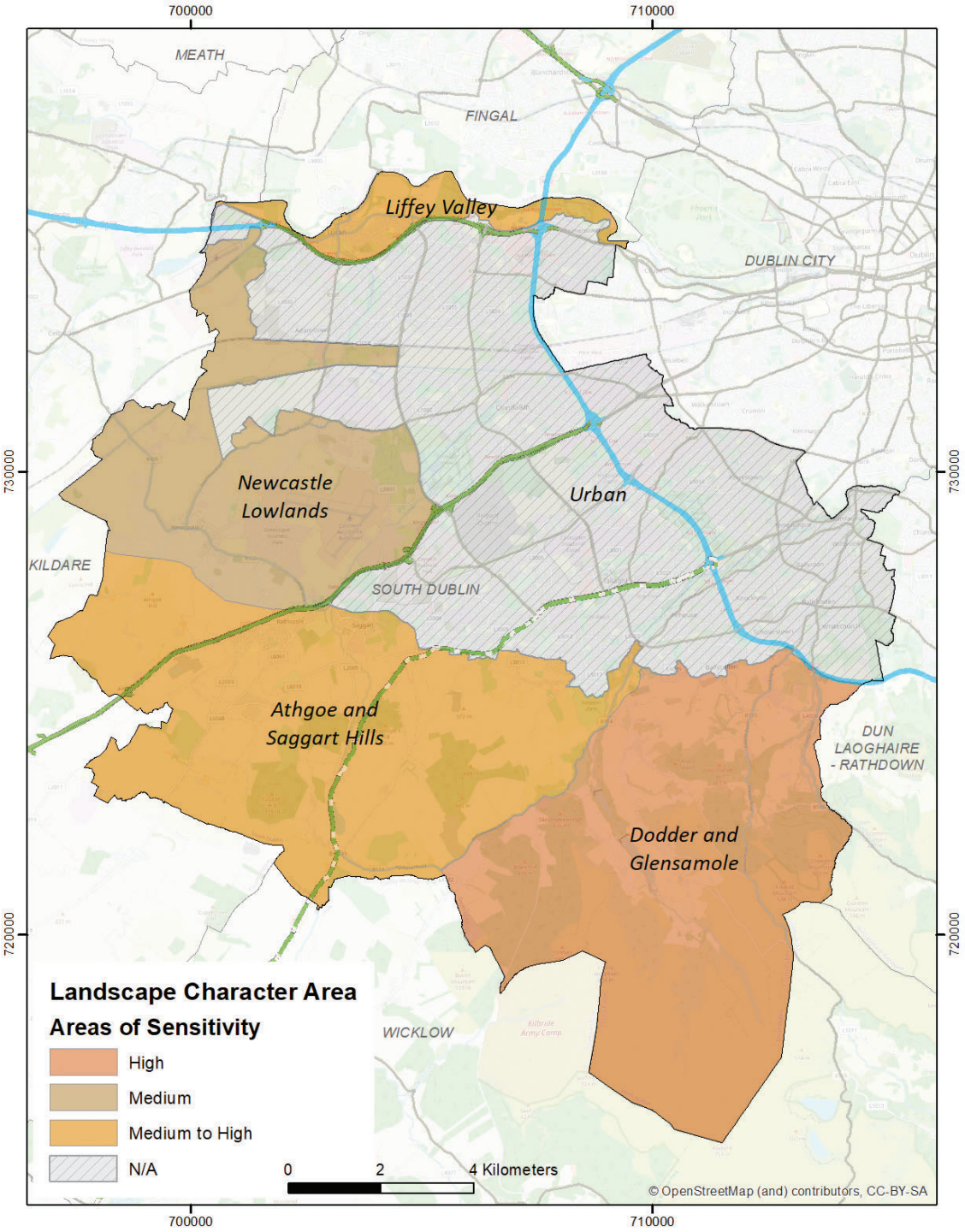


Figure 3.1: Landscape Character Areas and Sensitivity for South Dublin County

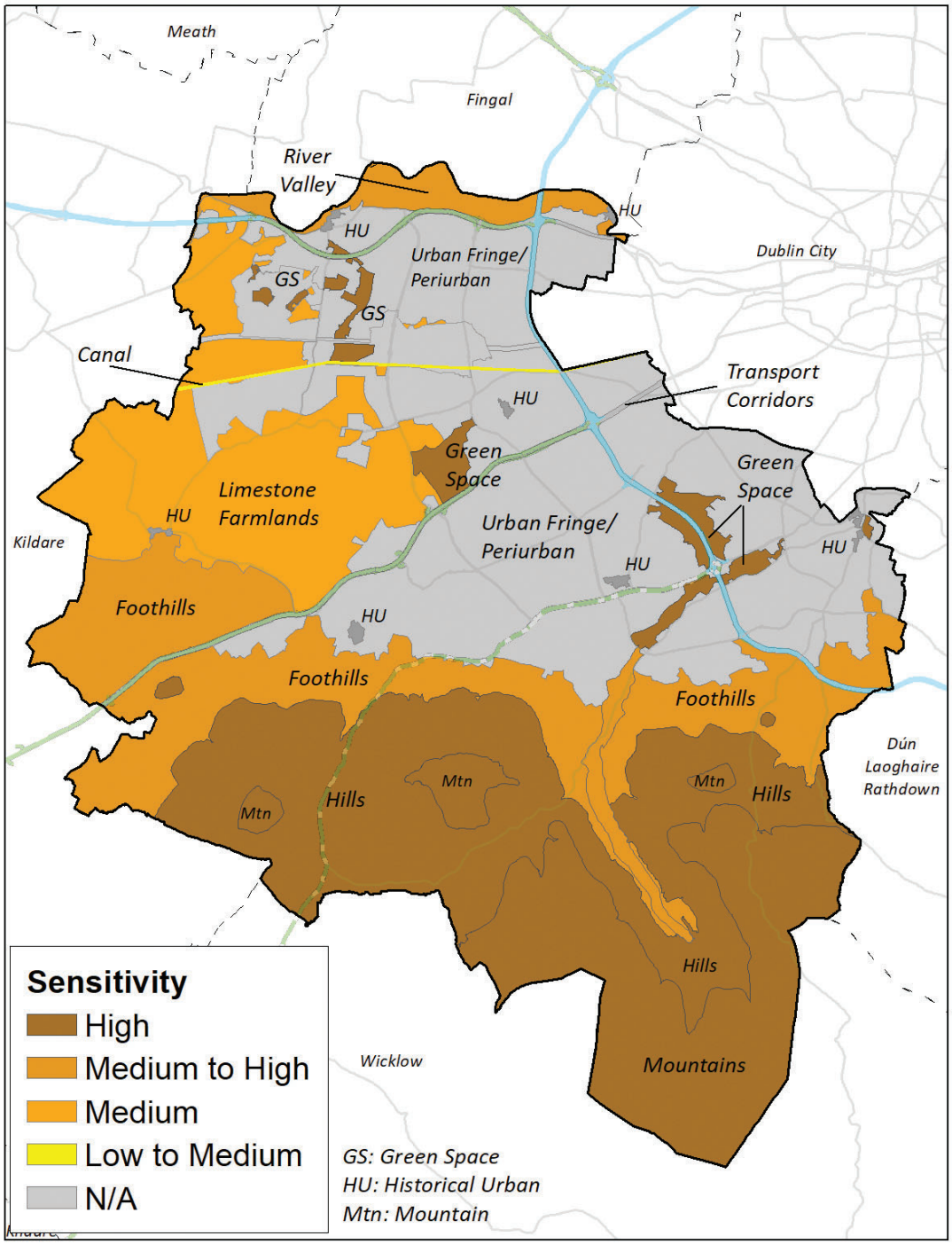


Figure 3.2: Landscape Character Types and Sensitivity for South Dublin County

3.4.4 Views and Prospects

The County contains many scenic views and prospects of places of natural beauty or interest that are located within the County and in adjoining counties. These include localised views and panoramic prospects of rural, mountain, hill, coastal and urban landscapes such as Dublin City and environs, Dublin Bay, the Liffey Valley and the Dublin and Wicklow Hills and Mountains including the Glenasmole Valley. Views of places of natural beauty or interest are not confined to those that are visible from scenic places but also from and to existing built up areas. The County also contains important prospects, those prominent landscapes or areas of special amenity value or special interest which are widely visible from the surrounding area. As part of the review of the Landscape Character Assessment, views and prospects were re-evaluated. It was recommended that additional views be added to the list for protection / preservation; no additional prospects were identified for protection or preservation.

Views that are identified for protection and preservation are identified on the Development Plan maps that accompany this written statement and described in the LCA, Appendix 9. Prospects are listed in Table 3.5.

The impact of development on protected Views and Prospects will be considered in the assessment of planning applications. Prospects from prominent public places will be protected. Views and Prospects of landscapes in adjoining counties will also be taken into account when assessing development proposals within the County. The Council will seek to protect sensitive areas and their inter-visibility from detrimental development.

Table 3.5: Prospects to be Preserved and Protected

Map Ref.	Prospect	Map Ref.	Prospect
1.	Athgoe Hill	10.	Piperstown Hill
2.	Bustyhill	11.	Glenasmole Valley
3.	Windmill Hill	12.	Cruagh Mountain
4.	Lugmore / Tallaght Hill	13	Kilakee Mountain
5.	Verschoyle's Hill	14.	Ballymorefinn Hill
6.	Mountpelier Hill	15.	Seahan Mountain
7.	Knockannavea	16.	Corrig Mountain
8.	Saggart Hill	17.	Seefingan Mountain
9.	Sliamh na mBánóg	18.	Kippure Mountain

Policy NCBH15: Views and Prospects
Preserve Views and Prospects and the amenities of places and features of natural beauty or interest including those located within and outside the County.
NCBH15 Objective 1: To protect, preserve and improve Views and Prospects of special amenity, historic or cultural value or interest including rural, river valley, mountain, hill, coastal, upland and urban views and prospects that are visible from prominent public places and to prevent development which would impede or interfere with Views and / or Prospects.
NCBH15 Objective 2: To require a Landscape / Visual Assessment to accompany all planning applications for significant proposals that are likely to affect views and prospects.
NCBH15 Objective 3: To seek to create a viewing platform in the vicinity of Woodford Hill to allow panoramic views from this which is the highest point in Clondalkin.
NCBH15 SLO 1: To facilitate a suitable and appropriate viewing platform, sensitive to surrounding ecological network, at Old Bawn Bridge in proximity to the Council's Nature Trail sign.
NCBH15 SLO 2: To facilitate the provision of a viewing area to King John's Bridge in Griffeen Valley Park, where feasible.
NCBH15 SLO 3: To seek to develop the area at the top of Esker Hill as a viewing location for views over Lucan Village and the Liffey Valley.

3.4.5 Industrial Heritage

South Dublin County is particularly rich in industrial heritage, much of which dates from the 18th and 19th centuries. A desktop survey of the industrial heritage of the County was carried out in 2012. The industrial heritage inventory that resulted includes bridges, infrastructure relating to water and sewage, waterways including the Grand Canal, weirs, bridges, mills, mill races, and railways.

The construction of the Grand Canal between 1756 and 1804 allowed for the establishment of several industries such as lime production, stone extraction, quarries, mining, factories, mills, and development of smithies and forges. Paper manufacturing was a significant industry in South Dublin County with paper mills located on the Rivers Liffey, Camac and Dodder.

The transportation network began to grow during this period, with improvements to the roads and Canal including construction of bridges and canal locks. This period also saw Lucan develop as a 'post town' on the main Dublin to Galway Road.

Policy NCBH16: Industrial Heritage
Promote the County's industrial heritage.
NCBH16 Objective 1: To promote and encourage the sensitive and adaptive reuse of industrial heritage structures where appropriate, ensuring that any change does not seriously impact on the intrinsic character of the structure and that all works are carried out in accordance with best practice conservation, consistent with RPO 9.27 of the RSES.
NCBH16 Objective 2: To conduct a field survey of sites of industrial heritage within the County to identify structures, features and their related artefacts and plant, and to actively seek the addition of industrial heritage structures or complexes, or elements of significance, to the Record of Protected Structures.
NCBH16 Objective 3: To have regard to those items identified in the *South Dublin County Industrial Heritage Survey* (2012) and any subsequent surveys when assessing any relevant development proposals.
NCBH16 Objective 4: To support the preparation and implementation of any updated County Heritage Plan incorporating the promotion and protection of the County's Cultural Heritage.
NCBH16 Objective 5: To preserve and develop the Fairview Oil Mills at Cherrywood Crescent in Clondalkin as the remains of the mill are a good example of functional industrial architecture and are an important reminder of the industrial heritage of the Clondalkin area.
NCBH16 Objective 6: To support the investigation of an appropriate location for the Joe Williams archive.
NCBH16 Objective 7: To promote and support the development of a tourist amenity and educational / interpretative centre, such as a working demonstration mill, within the Dodder Valley.

3.4.6 Irish Language and Local Heritage

The Council has an important role to play in the promotion of the Irish language in the County through organising events such as Seachtain na Gaeilge and other initiatives, through support for Irish language names for new residential developments, in the provision of bilingual directional signage and in the translation of public documents published by the Council.

The use of the Irish language in Clondalkin has been increasing in recent years and

the area has received national recognition through designation as an *Irish Language Network Area,* due to the achievement of a critical mass of community and State support for use of Irish. On foot of this designation Clondalkin is required to prepare an Irish Language Plan.

Policy NCBH 17: Irish Language and Local Heritage
Promote, support and preserve the Irish Language within the County.
NCBH17 Objective 1: To promote the use and visibility of the Irish Language.
NCBH17 Objective 2: To support the preparation and implementation of an Irish Language Plan for Líonra Gaeilge Chluain Dólcáin / Clondalkin Irish Language Network Area, consistent with RPO 9.28 of the RSES.
NCBH17 Objective 3: To continue to promote use of the Irish language in the naming of new residential developments.
NCBH17 Objective 4: To promote local heritage by supporting names for new residential developments that reflect the local and historical context of their siting and include the Irish Language.
NCBH17 Objective 5: To support the use of the Irish language on shop fronts.
NCBH17 Objective 6: To promote the use of the Irish language in signage within the County.
NCBH 17 Objective 7: To record heritage / pilgrim pathways in South Dublin County, such as the Slí Mór in Clondalkin village, to have this record collated in a comprehensive manner, and to develop mechanisms to initiate cultural heritage discussions regarding such pathways with a view to a formal quantification, assessment, sympathetic maintenance and protection of these routes as potential features of important local heritage interest.

3.4.7 Multi-Culturalism in South Dublin County

An increasingly diverse migrant population has called South Dublin County home in recent decades, consisting of a range of nations, ethnicities, and religions. The Migration and Diversity profile of Census 2016 reveals that more than half a million people from 200 different nations are living in Ireland. In relation to South Dublin County, the Census indicates that 30,919 non-Irish people are resident in the County comprising just over 11% of the population. This blend of nationalities adds a diversity and richness to our lived experience and worldview and is part of our evolving cultural heritage.

Policy NCBH18: Multi-Culturalism
Promote the County's multi-cultural heritage.
NCBH18 Objective 1: To establish an environment for promoting cross cultural awareness, racial harmony, mutual understanding and appreciation of all religious and ethnic traditions within the County, including development of public spaces with cross-cultural appeal and relevance.
NCBH18 Objective 2: To implement the actions identified in South Dublin County Council's *Integration Strategy* (2019-2023) or any subsequent strategies.

3.5 Built Heritage

South Dublin County's historic built environment encompasses fine examples of built heritage and historic streetscapes that contribute to the visual amenity and character of the County and to our understanding of the past. It is critical that our rich architectural assets such as protected structures, architectural conservations areas, country houses, castles, industrial architecture and vernacular buildings are valued and protected for future generations to enjoy.

Reimagining our stock of older buildings through reuse, repair and energy upgrading is an important consideration for sustainable development and urban regeneration and is a key goal of national and regional planning policy. Reuse of old buildings is also an important response to climate change as retention of such buildings retains embodied energy, preserves craftsmanship and is a carbon neutral option.

Historic buildings and streetscapes also have a key role to play in placemaking. Where they are sensitively incorporated within development and regeneration schemes, their intrinsic qualities such as character, historic value and visual amenity greatly contribute to sense of identity and sense of place.

As stated in the National Planning Framework, *'Ireland's built heritage assets are a non-renewable resource that merit being nurtured in a manner appropriate to their significance as an aid to understanding the past, contributing to community well-being and quality of life as well as regional economic development'.*

3.5.1 Statutory Context and Planning Policy Guidance for Built Heritage

The NPF identifies heritage as a strategic investment priority, recognising *'Enhanced Amenities and Heritage'* as a National Strategic Outcome and emphasising that our built, natural, and cultural heritage *'has intrinsic value in defining the character of urban and rural areas and adding to their attractiveness and sense of place'.*

The RSES highlights that *'built heritage assets are a non-renewable resource that contribute to understanding our past, the well-being and quality of life of citizens and also represent an opportunity for sustainable economic development'*.

National and regional objectives with particular relevance to the area of built heritage are as follows:

- **National Policy Objective 17** of the NPF states *'Enhance, integrate and protect the special physical, social, economic and cultural value of built heritage assets through appropriate and sensitive use now and for future generations'.*
- **Regional Policy Objective 9.30** of the RSES states *'Support the sensitive re-use of protected structures'.*

3.5.2 Protected Structures

The Planning and Development Act, 2000 (as amended) requires each Planning Authority to include a Record of Protected Structures (RPS) in the County Development Plan. The RPS for South Dublin County is listed in Appendix 3A of this Development Plan and all associated structures are identified on the Development Plan maps.

A protected structure is a structure that the Planning Authority considers to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. Where a structure is protected under the RPS, the protection includes (unless otherwise stated) the structure, its interior and the land within its curtilage and other structures within that curtilage (including their interiors) and all fixtures and features which form part of the interior or exterior of all these structures.

The Department of Housing, Local Government and Heritage is responsible for conducting surveys of the architectural heritage of each county and recording these structures in the National Inventory of Architectural Heritage (NIAH). Under Section 53 of the Planning and Development Act, 2000 (as amended) the Minister may make recommendations to include particular structures in an RPS.

Chapter 12: *Implementation and Monitoring* contains advice on information to be included with planning applications for developments affecting Protected Structures.

Policy NCBH19: Protected Structures
Conserve and protect buildings, structures and sites contained in the Record of Protected Structures and carefully consider any proposals for development that would affect the setting, special character or appearance of a Protected Structure including its historic curtilage, both directly and indirectly.
NCBH19 Objective 1: To ensure the protection of all structures (or parts of structures) and their immediate surroundings including the curtilage and attendant grounds of structures identified in the Record of Protected Structures.

NCBH19 Objective 2:
To ensure that all development proposals that affect a Protected Structure and its setting including proposals to extend, alter or refurbish any Protected Structure are sympathetic to its special character and integrity and are appropriate in terms of architectural treatment, character, scale and form. All such proposals shall be consistent with the *Architectural Heritage Protection Guidelines for Planning Authorities*, DAHG (2011 or any superseding documents) including the principles of conservation.

NCBH19 Objective 3:
To address dereliction and to welcome, encourage and support the rehabilitation, renovation, appropriate use and sensitive re-use of Protected Structures consistent with RPO 9.30 of the RSES.



NCBH19 Objective 4:
To support alternative uses for Protected Structures including former institutional sites in order to provide continued security of the heritage value of these buildings, attendant grounds and associated landscape features.



To this end, the relaxation of site zoning restrictions may be considered in order to secure the preservation and conservation of the protected structure where the use proposed is compatible with the existing structure and where the proposed development is consistent with best practice conservation policies and the proper planning and sustainable development of the area.

NCBH19 Objective 5:
To prohibit demolition and inappropriate alterations of Protected Structures unless in very exceptional circumstances.

NCBH19 Objective 6:
To ensure that any works to upgrade the energy efficiency of Protected Structures and historic buildings are sensitive to traditional construction methods and materials and do not have a detrimental physical or visual impact on the structure. Regard should be had to the DAHG publication *'Energy Efficiency in Traditional Buildings'* (2010).



NCBH19 Objective 7:
To review the National Inventory of Architectural Heritage (NIAH) and update the Record of Protected Structures in accordance with any direct Ministerial recommendations.

NCBH19 Objective 8:
To support the restoration of the Mill Race (RPS Ref. 007), recognising that it is in private ownership, from where it leaves the Liffey at Fonthill to where it enters the Mills area at Palmerstown having regard to the potential for biodiversity enhancements.

NCBH19 Objective 9:
To investigate the merit of including the following on the Record of Protected Structures and where such merit is identified to undertake the necessary public consultation process under the Planning and Development Acts:

- Palmyra House, Whitechurch Road, Rathfarnham, Dublin 16.
- Friarstown House and outbuildings, Bohernabreena, Co. Dublin D24 F890.
- SIAC Bridge, Monastery Road, Clondalkin, Dublin 22.
- Old Milestone on north-west side of Templeogue Road Set in front of the modern boundary wall of No. 211 Templeogue Road, Dublin 6W.
- Fort (or Callaghan's) Bridge, Kiltipper / Friarstown Upper / Ballinascorney Lower, Dublin 24.
- Granite Boundary Stone outside Nos. 50 / 52, Whitehall Road, Dublin 12.
- Road sign Bothair An Racadair, Whitehall Road.

NCBH19 SLO 1:
To pursue the development of an inter-county greenway through support for the refurbishment and re-use of the metal (silver) bridge in Palmerstown (the Lower Road, RPS ref. 006) which is in the ownership of Fingal County Council and to promote its usage into the sustainable movement infrastructure of the County through the Council actively seeking direct access to and enhanced enjoyment of this structure through the acquisition of lands in private ownership within South Dublin County to facilitate public use and enable connections between Fingal and South Dublin Counties and Dublin City.

NCBH19 SLO 2:
To prepare a Design Plan for St Cuthbert's Park and to make provision for St. Cuthbert's Church.

NCBH19 SLO 3:
To protect Glebe House RPS Ref. 313 (Former Mary Mercer Trust Charter School for girls), Rathcoole.

3.5.3 Architectural Conservation Areas

An Architectural Conservation Area (ACA) is a place, area, group of structures or townscape that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value or that contributes to the appreciation of Protected Structures. An ACA may consist for example, of a row of terraced houses, a street, a village centre or a cluster of structures. Unless a structure is also listed on the Record of Protected Structures, the designation afforded from inclusion in an ACA only applies to the exterior and streetscape.

The list below comprises ACAs identified within South Dublin County:

- Balrothery Cottages, Tallaght
- Boden Village Cottages, Ballyboden
- Clondalkin Village

- Lucan Village
- Newcastle Village
- 9th Lock and Ballymanaggin Lane, townlands of Clonburris Great and Ballymanaggin, Clondalkin
- No's 1-8 Red Cow Cottages and 1-8 Woodfarm Cottages, Old Lucan Rd, Palmerstown.
- No's 168-186 Whitehall Road
- Palmerstown Lower – Mill Complex
- Rathcoole Village
- Rathfarnham Village including Willbrook
- Riverside Cottages, Templeogue
- St Brigid's Cottages, townland of Bushelloaf, Clondalkin
- St Maelruan's Terrace (Goose Park), Old Bawn Road Tallaght Village
- Saint Patrick's Cottages, Grange Road, Rathfarnham
- Tallaght Village
- TJ Burns Cottages, Old Bawn Road
- Whitechurch Road and Taylor's Lane Cottages, Rathfarnham

Each ACA boundary is outlined on the Development Plan maps that accompany this written statement. A list of each ACA with a brief description of the architectural character of the area is set out below:

1. Rathcoole Village

There are numerous buildings of interest within the linear ACA envelope, including Rathcoole House, the Court of Petty Sessions, Rathcoole Health Centre, Rathcoole Garda Station, Rathcoole Inn, An Poitin Stil and several smaller cottages dotted throughout the village. The main concentration of historic buildings, dating from the late eighteenth and nineteenth centuries, are in the eastern and central part of the village. The village core remains apparent as a distinct urban focus, despite the late twentieth century residential and road development surrounding the village.

2. Newcastle Village

Newcastle is an historically significant village originally established as a medieval manor in the thirteenth century. Its large number of surviving archaeological monuments and well-preserved medieval land holding system of burgage plots preserved in hedgerows makes Newcastle a village of national significance. The built fabric of the village core has been classed as some of the oldest in the region. The buildings of interest within the ACA envelope are medieval structures such as tower houses constructed before 1500, the Church of Ireland, the mid-eighteenth century Glebe House, and the Old National School and St Finian's Roman Catholic Church which date from the early to mid-nineteenth century.

3. Riverside Cottages, Templeogue

Riverside cottages consist of a crescent shaped formation of twenty semi-detached bungalows, situated off the main Templeogue Road. The cottages front onto a large green open space with the river Dodder forming a natural boundary to the south. The cottages are of buff coloured brick with granite features and red brick projecting porches forming a distinctive group with significant architectural and setting interest.

4. St. Patrick's Cottages, Grange Rd, Rathfarnham

This area consists of fourteen sets of semi-detached cottages, five sets of semi-detached, single storey structures with dormer rooms and one terrace of ten two-storey houses, designed by architect T.J Byrne c.1915 for housing staff and families of the adjacent Flour Mill. The four rows of dwellings that form the original St. Patrick's Cottage housing scheme had large rear gardens; with the advent of a sewerage system in the 1960s the large back gardens of the cottages were shortened to make way for terraces of two storey houses with flat roofs. There are three early-twentieth century house-types in this development forming a distinctive group with significant architectural interest as well as social interest in that they provide a contextual understanding for the historic milling industry in the vicinity.

5. Whitechurch Road and Taylor's Lane Cottages, Rathfarnham

This area comprises 12 semi-detached cottages along Whitechurch Road, ten semi-detached cottages and two semi-detached, two storey houses which are similar to the development on Taylor's Lane and date from the early twentieth century. The distinct character derives from a shared palette of materials including natural slate, granite construction, stone boundary walls, buff coloured brick, brick chimney stacks, repetitive patterns and contribution to streetscape.

6. Balrothery Cottages, Tallaght

This terrace of four cottages is situated on Tallaght Road, just west of Brookmount lawns within Balrothery and dates to the early twentieth century. The design is typical of working class housing constructed within rural Dublin County at the time.

7. Boden Village Cottages, Ballyboden

This terrace of nine bungalows is situated on Ballyboden road, south-west of the crossroads with Glendoher and Ballyroan Road. The rear of the properties is bounded by a small watercourse, the tail-race from the former paper mill on Taylor's Lane. These bungalows were most likely constructed in the 1950s or 1960s.

8. Lucan Village

Lucan village is situated on the banks of the Griffeen and Liffey Rivers in a scenic part of the Liffey Valley and adjoins the Liffey Valley Special Amenity Area. Lucan largely dates from the eighteenth century when the town became a fashionable resort, following the discovery of a sulphuric spa in 1758. The main street dates from 1800 to 1830 and the scenic nature of the village attracted residents from Dublin. A series of mills, including linen, woollen and flour mills, was established on the Liffey downstream from Lucan during the eighteenth and nineteenth centuries and several mill complexes survive in varying degrees of preservation. Lucan Village's distinct character derives from a shared palette of materials, repetitive patterns, streetscape and the layout and details of the village such as the village green, limestone paving, mature tree lined streets, stone buildings and walls and public buildings.

9. Clondalkin Village

The Round Tower is the renowned symbol of Clondalkin Village, and dates from c.750AD. A number of mills were established on the Camac River, including in the eighteenth century when a series of small gunpowder mills were located in the

demesne of Little Corkagh. Clondalkin developed in the eighteenth and nineteenth centuries as a typical mixed-use town acting as a marketplace and providing housing for the local mill workers. The village retains a small number of houses from the nineteenth century. Examples of Clondalkin's distinct character include streetscape, roofscape, views and settings, views towards landmark buildings, including the Round Tower and Church of St. John's, and open spaces.

10. Palmerstown Lower – Mill Complex

Below Palmerstown village on the banks of the Liffey, a large number of mills were established during the eighteenth century. In the early nineteenth century the range of industrial enterprises here included extensive printing-works, large iron-works, oil and dye stuff mills and wash mills. There were also lead and copper works, large cotton mills and flour mills. The former industries were of considerable importance to the historical, architectural and social evolution of the area and a considerable amount of riverside historic buildings and rural character are still evident.

11. Rathfarnham Village including Willbrook

The development of Rathfarnham village is closely linked with that of Rathfarnham Castle, built in c. 1583 by the Archbishop of Dublin. During the nineteenth century a series of mills were established on the Owendoher and Dodder Rivers. During the eighteenth and nineteenth centuries, numerous villas and small country houses were built in the environs of Rathfarnham. With the arrival of trams, Rathfarnham became a suburb of Dublin, and terraced houses were built to accommodate suburban workers.

12. Tallaght Village

Tallaght is the site of an Early Christian monastery which was founded by St. Maelruain in the 8th century. St Maelruain's Church, graveyard and tower now occupy the site of this monastery. The lands in Tallaght area came under the control of the Archbishop of Dublin. Tallaght House was built in 1820 on the site which was occupied by Tallaght Castle and later the Archbishop's Palace. In 1855 the Dominicans purchased the lands and buildings and founded the Priory of St. Mary. In 1864 they opened the present priory building and added extensions at later dates. The village was connected to Dublin by tram in the 1890s and this led to significant redevelopment in Tallaght. The character of Main Street today is largely defined by the attractive and substantially intact early twentieth century houses in the village.

13. St Maelruan's Terrace (Goose Park), Old Bawn Road, Tallaght

As one of the first multiple-unit residential developments in the locality, this terrace also represents a significant example of early urban planning in South Dublin. Although their originally long rear gardens have been truncated and amalgamated by later commercial enterprises, the retention of the road-fronting gardens as well as the lack of high-rise or particularly high-density development in the immediate vicinity has meant that they retain much of their original character after almost a century of residential use. The six houses retain a discreet and distinctive appearance despite being surrounded by later twentieth-century houses. By virtue of their rarity as historic structures in the immediate area, they provide an insight into the local built environment and social history.

The repeating features of the site which typify its uniform character, including the enclosed front gardens, shape of window-openings, wall materials, brick chimney stacks and roof materials collectively lend a great deal to the overall historic character of the area.

14. TJ Burns Cottages

Semi-detached cottages on west side of Old Bawn Road.

15. Woodfarm Cottages 1-8 and Red Cow Cottages 1-8, townlands of Palmerstown Upper and Redcow farm, Old Lucan Road, Palmerstown

Red Cow and Woodfarm Cottages form two terraces of eight, two-storey structures having ground levels of snecked, squared granite construction with red brick detail and the upper floors of rough render painted in various colours. The traditional palette of materials includes natural slate pitched roofs with black clay ridge tiles and brick chimneys. Front-facing gables are used to punctuate the two rows and the houses front onto the road with most of the original wrought-iron railings forming the boundary of small gardens which provide unifying set-back from the road. A notable survival of these two early twentieth-century residential terraces are the original rear lanes and many of the linear rear plots to each house.

16. St. Brigid's Cottages, townland of Bushelloaf, Clondalkin

This group of single-storey, semi-detached, three-bay houses is situated on the north side of the present N7 road on a square plot of land between the road and a quarry which has operated at this location south-east of the historic core of Clondalkin village since before the early nineteenth century. The brick-built houses, some of which are painted or rendered, and some retain the original exposed surface finish have pitched slate roofs, slightly overhanging eaves with timber eaves detail and projecting gabled entrance porches with round-headed front entrance door openings, granite plinths to the brick corners and entrance steps where the slope of the street requires. There are low, rendered replacement walls which form a solid edge to the street between the incorporate gateways to rear plots, some of which have been developed with extensions to the original house or sub-divided to provide separate residential sites behind the street-fronting dwelling.

17. 9th Lock and Ballymanaggin Lane, townlands of Clonburris Great and Ballymanaggin, Clondalkin'

The group of alternating single and two-storey, semi-detached houses is situated on the north bank of the Grand Canal and on the opposite of the Ninth Lock Road from the eighteenth-century waterway structure which gives the main road leading north from the centre of Clondalkin its name. The early twentieth-century houses have squared granite walls with cut granite lintel and doorcase detail to ground level while the gables and first floor walls are built of buff-coloured brick. Gable apexes to the Ninth Lock Road-facing pair of semi-detached houses have distinctive painted timber-framing that provides further decorative embellishment to these more prominently-located dwellings. Roofs are pitched and all are clad with fibre-cement tiles, having slightly overhanging eaves with timber verge detail. There are original wrought-iron railings to boundaries of some front gardens on Ballymanaggin Lane although most have been replaced with low, rendered block-built walls which form a

solid edge to the street in front of the houses and incorporate gateways to rear plots, many of which have been developed with extensions to the original house.

18. No's 168-186 Whitehall Road

This crescent-shaped arrangement of ten semi-detached bungalow cottages [House Numbers 168-186] is situated on the south-east side of Whitehall Road. They have linear front gardens and having limited survival of wrought-iron boundary railings. The roof-form of the cottages alternates between pitched and hipped, providing subtle variety to the slate-clad roofs of the group. There are brick chimneys, some of which have been rendered, squared granite-built walls with projecting gabled entrance porches. Window openings are uniformly-arranged, but with a number of discrete variations in form with generally tall, narrow opening complimented by wider flat or segmental cut-granite lintels and heavy granite sills. The main entrance doorways have semi-circular fanlights over the quarry-faced granite lintel and this use of local building stone creates a distinctive architectural style in the area.

Development within Architectural Conservation Areas

The carrying out of exterior works to structures within an ACA are exempt from planning permission only where the works would not materially affect the character of the area and where the works would be consistent with the appearance of the structure itself and neighbouring structures.

The Council will seek to ensure that new development and works within ACAs and village areas respect the historic status of the area and demonstrate an awareness of the historic surroundings on the part of designers, developers, building occupiers and owners. This will serve to protect and enhance the architectural heritage of the area and will ensure that new development adds to the character of the area and reinforces its sense of place.

Chapter 12: *Implementation and Monitoring* contains advice on good practice design and information to be included with planning applications for development within an ACA.

Policy NCBH20: Architectural Conservation Areas
Preserve and enhance the historic character and visual setting of Architectural Conservation Areas and carefully consider any proposals for development that would affect the special value of such areas.
NCBH20 Objective 1: To avoid the removal of distinctive features that positively contribute to the character of Architectural Conservation Areas including building features, shop fronts, boundary treatments (including walls), street furniture, landscaping and paving.
NCBH20 Objective 2: To prohibit demolition of a structure that positively contributes to the architectural character of the ACA.

NCBH20 Objective 3:
To ensure that new development, including infill development, extensions and renovation works within or adjacent to an Architectural Conservation Area (ACA) preserves or enhances the special character and visual setting of the ACA including vistas, streetscapes and roofscapes.

NCBH20 Objective 4:
To address dereliction and to welcome, encourage and promote appropriate and sensitive reuse and rehabilitation of buildings, building features and sites within Architectural Conservation Areas.

NCBH20 Objective 5:
To reduce and prevent visual and urban clutter within Architectural Conservation Areas including, where appropriate, traffic management structures, utility structures and all signage.

NCBH20 Objective 6:
To promote and support the reimagining of public spaces and places within Architectural Conservation Areas as part of improving positive placemaking (refer to Section 3.6.2 subsection Placemaking and the Historic Built Environment).

NCBH20 Objective 7:
To ensure proposals for shopfronts and retail signage within ACAs adhere to best practice and achieve high quality designs which respect the character of the area. In this regard, applicants shall be required to have regard and adhere to the principles laid out in South Dublin's *Shopfront Design Guide*.

NCBH20 Objective 8:
To ensure that all planning applications for new developments within or immediately contiguous to an ACA include an Architectural Impact Assessment and Design Rationale addressing design considerations such as urban structure and grain, density and mix, scale, height, materials, landscape, views and landmarks and historic development.

NCBH20 Objective 9:
To continue and complete the work on information leaflets and guidance documents for owners, occupiers and practitioners within Architectural Conservation Areas.

NCBH20 SLO 1:
To investigate the purchase and development of the old RIC Barracks on the Old Nangor Road which is a Protected Structure within the present Architectural Conservation Area (ACA).

NCBH20 SLO 2:
To secure the preservation and enhancement of the Palmerstown Lower (Mill Complex) ACA, to actively promote the restoration of industrial heritage including the former mills, mill races and other buildings on Mill Lane and surrounds and to explore their use for residential, tourism / outdoor recreation and / or commercial purposes related to public enjoyment of this amenity.

3.5.4 Vernacular / Traditional and Older Buildings, Estates and Streetscapes

Built heritage is not confined to buildings, features and items listed as Protected Structures or located within Architectural Conservation Areas. Modest rural, urban and suburban houses and groups of houses that date from the late 19th century and early to mid-20th century can contribute to the historic character and visual setting of a place. Such structures can also have a distinctive planned layout, architectural detailing or collective interest that contributes to architectural interest, historic character and visual amenity throughout the County.

Vernacular architecture is rooted in our traditions and building forms and types, using local materials and skills which became characteristic of local indigenous communities and environments. The majority of surviving vernacular buildings, date from the eighteenth and nineteenth centuries such as traditional cottages, thatch cottages, farmsteads, mills, field systems, gates, water pumps, and shopfronts. Whilst many older and vernacular buildings have become neglected and damaged over time it is important that new viable uses and careful rehabilitation is encouraged to provide regeneration which is sympathetic to their special features.

Policy NCBH21: Vernacular / Traditional and Older Buildings, Estates and Streetscapes
Ensure appropriate design of new-build elements and interventions in historic buildings and environments.
NCBH21 Objective 1: To retain existing buildings that, while not listed as Protected Structures, are considered to contribute to historic character, local character, visual setting, rural amenity or streetscape value within the County.
NCBH21 Objective 2: To ensure that the redevelopment of older buildings, including extensions and renovation works do not compromise or erode the architectural interest, character or visual setting of such buildings including surrounding housing estates or streetscapes.
NCBH21 Objective 3: To encourage the retention, rehabilitation, renovation and re-use of older buildings and their original features where such buildings and features contribute to the visual setting, collective interest or character of the surrounding area.
NCBH21 Objective 4: To ensure that infill development is sympathetic to the architectural interest, character and visual amenity of the area.
NCBH21 Objective 5: To encourage the retention and / or reinstatement of the original fabric of our vernacular and historic building stock such as windows, doors, roof coverings, shop and public house fronts and other special features.

NCBH21 Objective 6:
To promote the repair and retention of traditional timber and / or rendered shopfronts and public house fronts, including those premises that may not be designated a Protected Structure having regard to the Architectural Heritage Protection Guidelines for Planning Authorities (2011 or any superseding guidelines).

NCBH21 SLO 1:
To protect and maintain the remaining old stone walls of Clondalkin.

3.5.5 Features of Interest

Historic items situated within the public realm can contribute to the character, interest and visual amenity of rural, suburban, urban and industrial places throughout the County and are therefore worthy of retention and refurbishment.

Policy NCBH22: Features of Interest

Secure the identification, protection and conservation of historic items and features of interest throughout the County including street furniture, surface finishes, roadside installations, items of industrial heritage and other stand-alone features of interest.

NCBH22 Objective 1:
To ensure that development within the County, including the Council's own development, seeks to retain, refurbish and incorporate historic items and features of interest.

NCBH22 Objective 2:
To protect, preserve and maintain industrial heritage features including weirs, millraces and mills along the River Dodder, River Camac, River Liffey, and their tributaries.

NCBH22 SLO 1:
To carry out sympathetic improvements to the area around and including the Mill Race Bridge in Rathfarnham.

3.6 Architectural Conservation, Adaptability and Placemaking

Architectural Conservation and Design

Designs to reimagine historic buildings should be based on conservation principles such as minimal intervention, reversibility, and respectful alteration and repair, in order to conserve the historic fabric. This is particularly important in the case of a Protected Structure. The *Architectural Heritage Protection Guidelines for Planning Authorities* provide detailed information on good design requirements, conservation principles and the planning and development process in relation to alterations to historic buildings, Protected Structures and buildings within an Architectural Conservation Area.

Respect for the original structure, its plan and setting, architectural character and the nature of its construction must be central to the design process to avoid undermining its authenticity and significance. This is a process that involves careful balancing of environmental and legislative constraints, owners / occupiers' requirements and responsibilities, and good conservation practice. Minimal intervention is a core conservation principle, and one that is both cost-effective and respectful to the integrity of a structure.

New Design within Historic Villages / Towns and Architectural Conservation Areas

New design in this context can be defined as all significant designed intervention in the historic environment. This includes open space, public realm, new build and major alterations and additions. In terms of scale, it includes everything from minor infill to major master planning. New designs in historic places can help realise the full economic and cultural potential of a place.

When considering new developments within the context of a historic town / village or Architectural Conservation Area, the design rationale and general site context should act as the main driver for the overall design, scale, mass and height in order to achieve the best possible new development in these sensitive areas.

New buildings proposed within historic core areas of villages / towns and Architectural Conservation Areas, should not necessarily replicate existing buildings in design, appearance or materials. While this may be appropriate in specific circumstances, in general new buildings in historic settings should read as modern and contemporary interventions and should create a harmonious relationship with their surroundings.

Chapter 12: *Implementation and Monitoring* sets out general design principles for new development within an existing historic area.

Policy NCBH23: Architectural Conservation and Design
Encourage appropriate design of new-build elements and interventions in historic buildings and environments.
NCBH23 Objective 1: To ensure that designs to reimagine historic buildings are based on conservation principles such as minimal intervention, reversibility, and respectful alteration and repair, in order to conserve the historic fabric.
NCBH23 Objective 2: To ensure that new buildings in historic settings and Architectural Conservation Areas are appropriately designed and create a harmonious relationship with their surroundings.

NCBH23 Objective 3:
To support the development of sustainable back land and infill development that is appropriate in scale and character to historic town and village centres, that transitions appropriately, accommodates surviving structures, where appropriate, and retains the historic streetscape form particularly within sensitive areas of architectural importance.

NCBH23 Objective 4:
To support placemaking initiatives and projects as part of Architectural Conservation Area and village enhancements, making the areas more attractive to residents, businesses and visitors and improving environment and community wellbeing.

NCBH23 Objective 5:
To support the implementation of the Government's Policy on Architecture (GPA) as it relates to historic buildings, streetscapes, towns and villages by ensuring the delivery of high quality architecture and quality placemaking for everyone and by demonstrating best practice in the care and maintenance of historic properties in public ownership.

NCBH23 Objective 6:
To consider the adoption of governance tools such as the Health Check Programme, Conservation Plans for special sites and the Living Town Initiatives in the promotion of heritage-led regeneration.

NCBH23 Objective 7:
To improve the streetscape of the historic villages with the removal of unnecessary poles, overhead cables and other structures on footpaths, where feasible, to emphasise the visual impact of shopfronts and building features.

3.6.1 Adapting and Reusing Historic Buildings

The reuse, repair, adaptation and upgrading of old buildings is a key component of promoting sustainable development and achieving compact growth and can also be a catalyst for the revitalisation of town and village centres. Reuse and adaptation will also support other objectives including Ireland's move towards a low-carbon society, heritage-led regeneration and a circular economy supporting local craftspeople and trades.

Reuse and adaptation are supported in national and regional planning policy: - NPO 17 of the NPF states *'Enhance, integrate and protect the special physical, social, economic and cultural value of built heritage assets through appropriate and sensitive use now and for future generations';* while RPO 9.30 of the RSES seeks to *'Support the sensitive reuse of protected structures'.*

Policy NCBH24: Adapting and Reusing Historic Buildings
Support and encourage the reuse and adaptation of historic, traditional, and older vacant and derelict buildings as a key component of promoting sustainable development and achieving compact growth and as a catalyst for the revitalisation of historic village and town centres.
NCBH24 Objective 1: To encourage the repurposing and reuse of older vacant and derelict structures, particularly within towns, villages and Architectural Conservation Areas.
NCBH24 Objective 2: To prohibit demolition or full replacement, where there are re-use options for historic buildings in order to promote a reduction in carbon footprint.
NCBH24 Objective 3: To encourage and support the delivery of projects that repair and conserve historic structures in accordance with national grant schemes for architectural conservation.
NCBH24 Objective 4: To ensure the reuse, adaption and upgrade of historic buildings is in accordance with conservation principles including minimal intervention, reversibility, respectful alteration and repair.

3.6.2 Placemaking and the Historic Built Environment

See also Chapter 5: *Quality Design and Healthy Placemaking*. Heritage-led placemaking and regeneration enables historic buildings to be reused and adapted successfully and to act as a catalyst for revitalisation of our towns, villages and streetscapes. Historic buildings and areas have many intrinsic qualities which contribute to placemaking and which can be harnessed in regeneration schemes – these attributes include visual amenity, character, and historic value and when combined, they confer a sense of identity which is critical to quality placemaking. Placemaking involving historic built environments is supported in national and regional planning policy:

The NPF states that *'Investment in our towns and villages through regeneration, public realm improvements and the appropriate adaptation and re-use of our built heritage, are key factors in developing, promoting and investing in a sense of place and aligning the objectives of creating high quality with that of spatial planning'.*

Regional Strategic Outcome 5 of the RSES is *'Creative Places' and the aim is to 'Enhance, integrate and protect our arts, culture and heritage assets to promote creative places and heritage led regeneration'.*

Policy NCBH25: Placemaking and the Historic Built Environment
Ensure that historic buildings and built environments are sensitively incorporated within development and regeneration schemes, taking advantage of their intrinsic attributes including character, visual amenity, sense of identity and place.
NCBH25 Objective 1: To support and promote heritage-led regeneration including the engagement of all relevant stakeholders, in accordance with RSO 5 and RPO 9.25 of the RSES.
NCBH25 Objective 2: To ensure that conservation is a key design principle underpinning any redevelopment / regeneration schemes that affect the historic built environments of the County.
NCBH25 Objective 3: To support the development of sustainable back land and infill development that is appropriate in scale and character to historic town and village centres, that transitions properly, that accommodates surviving structures where practical and that retains the historic streetscape form particularly within sensitive areas of architectural importance.
NCB25 Objective 4: To support placemaking initiatives and projects as part of Architectural Conservation Area and village enhancements, making the areas more attractive to residents, businesses and visitors and improving environment and community wellbeing.
NCBH25 Objective 5: To support the implementation of the Government's Policy on Architecture (GPA) as it relates to historic buildings, streetscapes, towns and villages by ensuring the delivery of high quality architecture and quality placemaking for everyone and by demonstrating best practice in the care and maintenance of historic properties in public ownership.
NCBH25 Objective 6: To consider the adoption of governance tools such as the Health Check Programme, Conservation Plans for special sites and the Living Town Initiatives in the promotion of heritage-led regeneration.

3.6.3 Climate Change Adaptation and Energy Efficiency in Historic Buildings

The use of existing building stock is a key contributor to sustainable development, as the most carbon neutral building is a building that already exists. Historic and traditional buildings, like any other buildings, are spaces for human habitation, economic activity and recreation. As such, they demand energy and as the reduction of carbon emissions becomes an issue to the forefront of public policy, these older buildings will need to play a contributing role in climate mitigation ambition.

Approximately 17% of our dwellings are traditionally built, with solid walls, tried-and-tested materials and construction methods. These buildings perform differently to modern construction, and in order for them to be modified effectively to use less energy, their physical properties and performance need to be carefully considered. There are risks associated with applying energy efficiency methods used for modern construction to traditionally built buildings, which include damage both to the building fabric and to the health of the building occupants.

Embodied Energy and Life Cycle in Older and Traditional Buildings

The reuse or continued use of older buildings is a key component of sustainable development and energy conservation practice. The retention and careful rehabilitation of historic buildings including vernacular buildings and other structures whether in an urban or rural context, allows the materials and embedded energy of these structures to be retained and thereby contribute to carbon footprint reduction. Demolition and replacement of such buildings where there are reuse options represents a waste of their embedded energy and such proposals will be discouraged and subject to rigorous scrutiny.

This approach is supported in regional planning policy in the RSES RPO 7.40 which states *'Local authorities shall include policies in statutory land use plans to promote high levels of energy conservation, energy efficiency and the use of renewable energy sources in existing buildings, including retro fitting of energy efficiency measures in the existing building stock and energy efficiency in traditional buildings…'*

Thermal Upgrading and Energy Efficiency in Older and Traditional Buildings

Thermal upgrading of older and traditional buildings requires an understanding of the energy performance of the individual building to identify appropriate energy renovation measures. Where original materials have failed and require replacement, the use of more energy efficient materials and work systems in their replacement should be supported and encouraged, as long as they do not negatively impact on the architectural significance and character of the building.

Policy NCBH26: Climate Change, Adaptation and Energy Efficiency in Traditional and Historic Buildings
Secure the identification, protection and conservation of historic items and features of interest throughout the County including street furniture, boundary walls, surface finishes, roadside installations, items of industrial heritage and other stand-alone features of interest.
NCBH26 Objective 1: To support and promote the retention and careful rehabilitation of historic and traditional buildings and other structures in both urban and rural contexts, in order to retain embedded energy and assist in carbon footprint reduction.
NCBH26 Objective 2: To support and promote the sensitive retro fitting of energy efficiency measures and the use of renewable energy sources in traditional and historic buildings, consistent with RPO 7.40 of the RSES.

NCBH26 Objective 3:

To ensure that measures to upgrade the energy efficiency of historic or traditional buildings are in accordance with conservation principles including minimum intervention, acknowledging their inherent architectural characteristics, techniques and materials and ensure that any upgrading measures do not have a detrimental physical or visual impact.

NCBH26 Objective 4:

To carry out demonstration projects of appropriate retrofitting / energy upgrading of traditional / historic buildings in order to inform works to Council-owned properties and to guide owners / developers of private properties.



3.7 Climate Action Audit

Climate Action Audit

Source of Green House Gases (GHGs)	Measures to Address Climate Impacts
Natural, Cultural and Built Heritage features do not directly cause greenhouse gas emissions. However, indirectly, heritage may result in some emissions, principally arising from: → Heating and cooling of historic buildings; → Visitors to heritage sites in vehicles powered by petrol and diesel.	**Natural and built heritage** plays a vital function in the reduction and absorption of carbon and has an extremely significant positive climate impact. Development Plan policies and objectives focused on safeguarding heritage therefore reinforce this climate positive role: → *Policies to protect natural landscapes, trees, hedgerows and wildlife habitats support their exceptional contribution to carbon sequestration. Particular landscape types such as blanket bogs in our upland areas play an especially important role in absorbing and embedding carbon;* → Policies to encourage the re-use, adaptation and upgrading of our older and historic building stock and to discourage demolition allow embedded carbon to remain in buildings and avoid the additional energy loading that would arise from replacement new buildings; → Policies to support the sensitive energy upgrading and use of renewable energy sources in historic and traditional buildings facilitate lower greenhouse gas emissions; → Policies advocating heritage-led placemaking and regeneration harness the intrinsic qualities of historic areas and buildings and enable the achievement of sustainable development. Together, these measures will assist South Dublin County in achieving its climate action targets and will support a move towards a low-carbon society.



Green Infrastructure

Vision

Promote the development of an integrated GI network for South Dublin County working with and enhancing existing biodiversity and natural heritage, improving our resilience to climate change and enabling the role of GI in delivering sustainable communities to provide environmental, economic and social benefits.

4.0 Introduction

This chapter of the Development Plan, alongside the associated maps, sets out the Green Infrastructure Strategy for the County. The EU defines Green Infrastructure (GI) as:

" a strategically planned network of natural and semi-natural areas with other environmental features designed and managed to deliver a wide range of ecosystem services such as water purification, air quality, space for recreation and climate mitigation and adaptation."

It comprises the interconnected network of natural, semi-natural and artificial habitats, green spaces and ecological assets that traverse our urban and rural areas. A healthy and well-connected GI network provides a range of social, economic and ecological benefits. Protecting natural features and combating habitat fragmentation improves biodiversity, filters pollutants and helps to improve air and water quality as well as preventing flooding by helping to control surface water runoff. From a placemaking perspective, it is an asset that can raise the profile of the County, influence business decisions to invest and encourage people to live and work in the County. As an integral component of building well designed and sustainable communities it is key to the success of the overall concept of connected, compact growth avoiding the damage created to the environment and climate through urban sprawl and facilitating improved physical and mental wellbeing. In this way GI is a holistic approach to land use planning which balances spatial, social and economic development in a way that enhances the natural environment.

4.0.1 GI and Climate Action

Since the publication of the previous County Development Plan 2016-2022, the wider legislative and policy landscape underpinning GI planning has evolved. It is acknowledged that we are living in an era of damaging climate change and biodiversity loss. In acknowledgement of this, the government has declared a climate and biodiversity emergency and has increased our targets towards a carbon neutral economy.

The likely impacts of climate change in South Dublin County include increased flooding risk, increased frequency of summer drought conditions as well as deteriorating air and water quality and biodiversity loss.

GI is now considered to be essential to the success of climate change mitigation and adaptation measures through nature-based solutions. While recognising that future development will result in higher energy demands, the potential for the environment to act as a balance to climate change is now central to the national and regional policy approach to climate change. GI includes urban and rural components, some natural, some man made. Through evaporation, cooling and shading it also assists in the management of temperature. The integration of GI into new development and retrofitting in existing areas contributes to sustainable development, placemaking and the success of the compact growth approach.

Balance is the key to the success of the GI based approach to climate action. Increased densities should be delivered in tandem with sustainable GI and other mitigation measures such as increased use of renewable technologies (See Chapter 10: *Energy*).

4.0.2 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 (NPF) and Regional Spatial and Economic Strategy (RSES). A number of policies and objectives in these documents are particularly relevant to the role of GI in national and regional policy:

- **National Policy Objective (NPO) 58** requires that '*Integrated planning for GI and ecosystem services will be incorporated into the preparation of statutory land use plans*'.

The NPF also states that GI planning will inform the preparation of regional and metropolitan strategies and city and county development plans by:

- Assisting in accommodating growth and expansion, while retaining the intrinsic value of natural places and natural assets;
- Providing increased certainty in planning by proactively addressing relevant environmental issues;
- Encouraging more collaborative approaches to plan-making by enabling examination of the interactions between future development requirements and the capacity of receiving areas; and
- Ensuring that sufficient and well-planned green spaces, commensurate in scale to long-term development requirements, are designated in statutory plans.

Under GI-Biodiversity-Landscape, the NPF notes that: *'It is also important to consider the interrelationships between biodiversity, natural heritage, landscape and our green spaces'.*

- **NPO 59** requires that Local Authorities *'Enhance the conservation status and improve the management of protected areas and protected species';*

- **NPO 60** requires that policy *'Conserve and enhance the rich qualities of natural and cultural heritage of Ireland in manner appropriate to their significance';*

- **NPO 62** requires that policy *'Identify and strengthen the value of greenbelts and green spaces at a regional and city scale, to enable enhanced connectivity to wider strategic networks, prevent coalescence of settlements and to allow for the long-term strategic expansion of urban areas'.*

The RSES also provides clear guidance for Local Authorities on climate action and GI. The RSES provides for 'Enhanced GI' as a key Regional Strategic Outcome:

→ **RSO 10: Enhanced GI** *'Identify, protect and enhance GI and ecosystem services in the Region and promote the sustainable management of strategic natural assets such as our coastlines, farmlands, peatlands, uplands woodlands and wetlands* (NSO 8, 9)'.

The Dublin Metropolitan Area Strategic Plan (MASP) included in the RSES identifies key GI assets within the Dublin Metropolitan Area, several of which are located in South Dublin County. These include the Dublin / Wicklow Mountains, River Dodder, the Liffey Valley Special Amenity Area and Tymon Park, all of which are incorporated into the GI Strategy.

The Climate Strategy of the optimum development scenario for the RSES states that it is policy to *'support achievement of our national climate obligations, and also to develop regional GI and ecosystem services together with site-based alternatives for adaptation / mitigation of impacts in strategic development locations'.* It further states that Local Authorities should follow the ecosystem services approach integrating biodiversity protection, water management and climate action. It requires Local Authorities to ensure the protection of GI assets through the development management process and to facilitate the interconnection of GI assets across the region. Local Authorities are asked to consider opportunities for carbon sequestration (capturing and storing carbon) and integration of natural and built heritage when considering development.

→ **RPO 7.12** *'Local Authorities shall promote an Ecosystem Services Approach in the preparation of statutory land use plans'.*

→ **RPO 7.16** *'Support the implementation of the Habitats Directive in achieving an improvement in the conservation status of protected species and habitats in the region and ensure alignment between the core objectives of the EU birds and Habitats Directives and local authority development plans'*

→ **RPO 7.17** *'Facilitate cross boundary co-ordination between local authorities and the relevant agencies in the Region to provide clear governance arrangements and co-ordination mechanisms to support the development of ecological networks and enhanced connectivity between protected sites while also addressing the need for management of alien invasive species and the conservation of native species'.*

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.

4.1 Methodology

An iterative approach was employed in the formulation of this strategy, with policy proposals and objectives based on a detailed assessment of the existing GI network in the County. The County's parks, open spaces, rivers, waterbodies, habitats, natura sites, landscape character types (see Chapter 3: *Natural, Cultural and Built Heritage*)

and other green and blue assets were mapped in detail. The blueprint of the existing GI network in the County has emerged from this process (See Figure 4.3). Analysis of the potential of the existing elements and assets have led to the identification of key GI assets along with the development of a vision and spatial framework for GI in the County. This highlights existing strengths and opportunities to further expand and enhance the County's GI network. The GI framework is based on the identification of a network of core areas, stepping stones and local and strategic corridors. A detailed analysis of the quality and potential opportunities presented by these assets, produced a suite of objectives, which when delivered will see the emergence of a robust GI infrastructure.

The Strategy will serve the County and the region for generations to come, and in the longer term fulfil the requirements of national and regional policy. Six strategic GI corridors and associated objectives are set out in this chapter. A further eleven local corridors, which link to and enhance the primary corridors, together with objectives for the protection and future enhancement of these corridors - is set out in Appendix 4: *Green Infrastructure, Local Objectives and Case Studies.*

Policy GI1: Overarching
Protect, enhance and further develop a multifunctional GI network, using an ecosystem services approach, protecting, enhancing and further developing the identified interconnected network of parks, open spaces, natural features, protected areas, and rivers and streams that provide a shared space for amenity and recreation, biodiversity protection, water quality, flood management and adaptation to climate change.
GI1 Objective 1: To establish a coherent, integrated and evolving GI Network across South Dublin County with parks, open spaces, hedgerows, trees including public street trees and native mini woodlands (Miyawaki-Style), grasslands, protected areas and rivers and streams and other green and blue assets forming strategic links and to integrate and incorporate the objectives of the GI Strategy throughout all relevant land use plans and development in the County.
GI1 Objective 2: To implement and monitor the South Dublin County GI Strategy during the lifetime of this plan and develop a fit for purpose GI scoring for the County which will support ongoing identification, protection, enhancement and management of GI in the County and which will enable the assessment and monitoring of GI interventions in the County.
GI1 Objective 3: To facilitate the development and enhancement of sensitive access to and connectivity between areas of interest for residents, wildlife and biodiversity, and other distinctive landscapes as focal features for linkages between natural, semi natural and formalised green spaces where feasible and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of Natura 2000 sites and protected habitats outside of Natura 2000 sites.

GI1 Objective 4:
To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.

GI1 Objective 5:
Continue to liaise with adjoining local authorities to ensure the protection and enhancement of cross county GI corridors.

GI1 Objective 6:
To collaborate with Kildare County Council to identify a common approach to a greenbelt / green spaces between the growing settlements within South Dublin and Kildare County Councils within the lifetime of the Development Plan and to advise the councillors of any such collaboration and proposed study or approach.

GI1 Objective 7:
To develop linked corridors of small urban 'Miyawaki' native mini-woodlands, a minimum of 100 sq m in size, to capture carbon and encourage biodiversity in suitable existing built-up areas, in low grade parkland, and other areas of zoned lands where deemed suitable and appropriate.

GI1 Objective 8:
To increase over the lifetime of this plan the percentage of land in the County, including residential, managed for biodiversity including supporting the delivery of the objectives of the County Pollinator Plan and to continue to investigate the potential for the use of low-mow methods during the lifetime of the Plan.

4.2 Strategic Themes

GI planning is a positive and proactive approach to land use planning that aims to secure the delivery of a broad range of ecosystem services. It is multifunctional and can deliver multiple and mutual environmental, social and economic benefits. The GI policies for South Dublin County are organised under the following five themes in order to reflect this broad range of ecosystem services and benefits it provides. These themes are mutually supporting, with specific policies helping to contribute to a stronger and more resilient county-wide GI Network.

Key Themes:

1. Biodiversity	2. Sustainable Water Management	3. Climate Resilience	4. Recreation and Amenity (Human Health and Wellbeing)	5. Landscape, Natural, Cultural and Built Heritage

4.2.1. Biodiversity

Biodiversity encompasses all of the different kinds of life on earth and the various ways these lifeforms interact with each other and their environment. The complex interactions that occur between different species and organisms are essential to support and sustain human life. Clean air and water, food, medicine and other natural resources that are essential to everyday life are all dependent on the protection and development of healthy, biodiverse habitats and ecosystems. Healthy biodiversity is at the core of the ecosystem services approach to development. Ecosystems and biodiversity help mitigate climate change impacts, by absorbing excess flood water or buffering us against extreme weather events. Forests, peatlands and other habitats are major stores of carbon. Protecting them can also help us limit atmospheric greenhouse gas concentrations. This Plan adopts a proactive approach to the preservation and enhancement of biodiversity in South Dublin County by promoting the protection of existing and the restoration of degraded habitats in the County and combating habitat fragmentation through the recognition within the GI strategy of the contribution of biodiversity to the enhancement of existing and creation of new linkages and corridors as part of the County's GI network.

"Biodiversity is the variability among living organisms from all sources including, inter alia, terrestrial, marine and other aquatic ecosystems and the ecological complexes of which they are part; this includes genetic diversity within species, between species and of ecosystems." United Nations Convention on Biological Diversity.

From the foothills of the Dublin Mountains to the Liffey Valley and the local and regional parks in between, South Dublin County contains a wide range of biodiversity-rich areas. Several of these habitats are protected at the European level under the Birds and Habitats Directives and are designated as part of the Europe-wide Natura 2000 network. The three Natura 2000 sites in South Dublin County are Glenasmole Valley SAC, and the Dublin / Wicklow Mountains SAC and SPA (refer to Chapter 3: *Natural, Cultural and Built Heritage*).

Seven sites of special ecological interest in the County are designated as proposed Natural Heritage Areas, including the Dodder Valley, Liffey Valley and Lugmore Glen. The Plan promotes the full utilisation of local planning powers to minimise the risk of degradation to these areas. The regional and local parks and public open spaces within the County serve as home to various native plant, animal and bird species and are important areas of biodiversity in their own right. The Plan aims to enhance the biodiversity of these existing public open spaces and promote the development of new local parks and spaces, to protect and promote biodiversity across the County.

Native pollinator species, such as the bumblebee and honeybee perform a vital role in

preserving Ireland's biodiversity by pollinating crops, plants and flowers. The All-Ireland Pollinator Plan aims to provide for the protection of pollinators, many of which have suffered decline in recent years due to habitat fragmentation and the use of pesticides. The National Plan contains a variety of measures aimed at supporting pollinator species, such as reducing use of pesticides, creating wildflower meadows and reducing the frequency of mowing on publicly owned green spaces. The Council has incorporated these suggestions into this GI Strategy to help protect South Dublin County's biodiversity.

Policy GI2: Biodiversity
Strengthen the existing Green Infrastructure (GI) network and ensure all new developments contribute towards GI, in order to protect and enhance biodiversity across the County as part of South Dublin County Council's commitment to the *National Biodiversity Action Plan* 2021-2025 and the South Dublin County Council *Biodiversity Action Plan,* 2020-2026, the *National Planning Framework (NPF)* and the *Eastern and Midlands Region Spatial and Economic Strategy (RSES)*.
GI2 Objective 1: To reduce fragmentation and enhance South Dublin County's GI network by strengthening ecological links between urban areas, Natura 2000 sites, proposed Natural Heritage Areas, parks and open spaces and the wider regional network by connecting all new developments into the wider GI Network.
GI2 Objective 2: To protect and enhance the biodiversity and ecological value of the existing GI network by protecting where feasible (and mitigating where removal is unavoidable) existing ecological features including tree stands, woodlands, hedgerows and watercourses in all new developments as an essential part of the design and construction process, such proactive approach to include provision to inspect development sites post construction to ensure hedgerow coverage has been protected as per the plan.
GI2 Objective 3: To retrospectively repair habitat fragmentation and provide for regeneration of flora and fauna where weaknesses are identified in the network through the implementation of new GI interventions.
GI2 Objective 4: To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12: *Implementation and Monitorin*g and the policies and objectives of this chapter.

GI2 Objective 5:
To protect and enhance the County's hedgerow network, in particular hedgerows that form townland, parish and barony boundaries recognising their historic and cultural importance in addition to their ecological importance and increase hedgerow coverage using locally native species including a commitment for no net loss of hedgerows on any development site and to take a proactive approach to protection and enforcement.

GI2 Objective 6:
To continue to support and expand the County Pollinator Plan through the management and monitoring of the County's pollinator protection sites as part of the Council's commitment to the provisions of the *National Pollinator Plan* 2021-2025.

GI2 Objective 7:
To enhance the biodiversity value of publicly owned hard infrastructure areas by incorporating the planting of new trees, grasses and other species, thereby integrating this infrastructure into the overall GI network.

GI2 Objective 8:
To take all possible steps to mitigate the impacts on biodiversity of increased recreation within the GI network, bearing in mind the effects of scramblers, dogs, drones, littering and illegal dumping.

GI2 Objective 9:
To examine where appropriate the full potential of landfill sites and quarries as well as existing underutilised perimeter and border park spaces through the augmentation of wild grasses and other naturally occurring vegetation that enhance local area biodiversity and habitats in support of the National Pollinator Plan and to consider wildflower meadows where beneficial to biodiversity.

GI2 Objective 10:
To enhance biodiversity and the health of pollinator species by banning the use of glyphosphate in or close to public parks, public playgrounds, community gardens / allotments and within residential estates, whether by directly employed Local Authority staff or private contractors.

4.2.2. Sustainable Water Management

The County's watercourses form a major and unique element of the GI network. They are vitally important biodiversity corridors for a range of protected species. The considered management and enhancement of watercourses and wetland areas can provide effective measures to help manage flooding and improve the quality of water.

The EU *Floods Directive* and the recommendations of the 2004 *National Flood Policy Review Report* are driving forces behind flood management in Ireland. The *Planning System and Flood Risk Management Guidelines for Planning Authorities*, DECLG and OPW (2009) and DECLG Circular P12 / 2014 address the interface between flood risk management and the planning system. The guidelines state that the steps in the

Development Plan process and its Strategic Environmental Assessment need to be supported by an appropriate analysis of flood risk.

A Strategic Flood Risk Assessment (SFRA) of the County has been prepared to support the Strategic Environmental Assessment of the County Development Plan. The assessment was carried out in accordance with the requirements of the Flood Risk Management Guidelines. The SFRA Report is a separate document to be read in parallel with this Plan and Chapter 11: *Infrastructure and Environmental Services*, Policy IE 4 Flood Risk.

Riparian Corridors

Riparian Corridors are the focal point for much of the world's freshwater. These areas are seen to be important in terms of biogeochemical processing and subsequent ecosystem service provision. They have a proven role in controlling the movement and processing of waterborne pollutants. The relationship between riparian areas and nutrient processing is widely known, by acting as buffers between upland areas and open water, they help treat pollutants. Riparian vegetation acts with flow, sediment and topography to influence channel form, instream habitat, nutrient dynamics, temperature and flow patterns.

Therefore, removal of upland and riparian vegetation through agriculture and urbanisation disrupts land-water linkages leading to reductions in water quality, simplification of stream channels, less stable thermal and flow regimes, and ultimately, reduced ecosystem integrity. Riparian vegetation is a key source of beneficial in-stream nutrients and carbon, provides shade aiding thermally sensitive species, for example salmonids, and directly influences channel morphology (bank stabilisation, source of large woody debris).

Designating and maintaining riparian corridors along the major watercourses and their tributaries is key to maximising ecosystem services provided by the watercourses. Vegetative riparian buffers provide for ecosystem services in the following ways:

- Interception and reduction of potential pollutants from both agricultural and urban sources;
- Attenuating flood waters;
- Bank stabilisation;
- Reducing runoff volumes;
- Habitat provision and refuge;
- Ecological corridors;
- Vegetal debris that falls into the watercourse is an important source of nutrients for instream biota;
- Thermal shading of watercourse;
- Amenity value.

Policy GI3: Sustainable Water Management
Protect and enhance the natural, historical, amenity and biodiversity value of the County's watercourses. Require the long-term management and protection of these watercourses as significant elements of the County's and Region's Green Infrastructure Network and liaise with relevant Prescribed Bodies where appropriate. Accommodate flood waters as far as possible during extreme flooding events and enhance biodiversity and amenity through the designation of riparian corridors and the application of appropriate restrictions to development within these corridors.
GI3 Objective 1: To ensure that hydromorphical assessments are undertaken where proposed development is within lands which are partially or wholly within the Riparian Corridors identified as part of this Development Plan.
GI3 Objective 2: To require development proposals that are within riparian corridors to demonstrate how the integrity of the riparian corridor can be maintained and enhanced having regard to flood risk management, biodiversity, ecosystem service provision, water quality and hydromorphology.
GI3 Objective 3: To promote and protect native riparian vegetation along all watercourses and ensure that a minimum 10m vegetated riparian buffer from the top of the riverbank is maintained / reinstated along all watercourses within any development site.
GI3 Objective 4: To uncover existing culverts where appropriate and in accordance with relevant river catchment proposals to restore the watercourse to acceptable ecological standards for biodiversity wherever possible improving habitat connection and strengthening the County's GI network.

Sustainable Drainage Systems (SuDS)

Natural features and open spaces such as parks or forests help retain and store stormwater, slowing its infiltration into the water system and filtering pollutants. However, due to reduced open space provision and higher rates of impermeable paving, urban areas can often experience challenges around surface water management. Water is directed to grey infrastructure drainage systems that can become overwhelmed during periods of heavy rainfall, leading to flooding. Pollutants from the urban environment also flow into the water system unmitigated, potentially reducing overall water quality. The implementation of Sustainable Drainage Systems (SuDS) is a nature-based solution to water management that aims to address these issues in a sustainable manner, by utilising and mimicking natural infiltration processes from the environment.

The SuDS philosophy is to mimic the natural hydrological cycle by promoting;

infiltration, evaporation, evapotranspiration, the harvesting of rainwater at source and the temporary storage of water (ponding), through the construction of a combination or series of components to form a 'management train'. The three 'pillars' of sustainable stormwater management practice are generally accepted as:

(i) Reducing the rate and quantity of stormwater discharge;
(ii) Improve the quality of stormwater discharges and receiving water bodies; and
(iii) Provide amenity and biodiversity value. Consideration of the sensitivity of the surrounding environment and downstream water quality is fundamental to the successful implementation of SuDS systems, particularly as we face into the uncertainties of a changing climate.

Guidance on the design, criteria and implementation of SuDS was produced under the Greater Dublin Strategic Drainage Study (GDSDS). South Dublin County Council's SuDS Guidance document will further inform developers and stakeholders in the implementation of SuDS. SuDS measures suitable for the public realm and communal areas include ponds and wetlands, bioswales and urban trees. Through careful design such features can help enhance the streetscape. Localised site-specific measures include the provision of green roofs / walls, filter strips, rain gardens, water butts and the incorporation of permeable paving where appropriate (see Appendix 4 and Chapter 11: *Infrastructure and Environmental Services* and Chapter 12: *Implementation and Monitoring*).

Policy GI4: Sustainable Drainage Systems
Require the provision of Sustainable Drainage Systems (SuDS) in the County and maximise the amenity and biodiversity value of these systems.
GI4 Objective 1: To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with South Dublin County Council's *Sustainable Drainage Explanatory Design and Evaluation Guide,* 2022.
GI4 Objective 2: To incorporate a SuDS management train during the design stage whereby surface water is managed locally in small sub-catchments rather than being conveyed to and managed in large systems further down the catchment.
GI4 Objective 3: To require multifunctional open space provision within new developments to include provision for ecology and sustainable water management.
GI4 Objective 4: To require that all SuDS measures are completed to a taking in charge standard.
GI4 Objective 5: To promote SuDS features as part of the greening of urban and rural streets to restrict or delay runoff from streets entering the storm drainage network.

GI4 Objective 6:
To maintain and enhance existing surface water drainage systems in the County and promote and facilitate the development of Sustainable Drainage Systems (SuDS), including integrated constructed wetlands, at a local, district and County level, to control surface water outfall and protect water quality.

4.2.3 Climate Resilience

'Resilience' is the ability to react and recover from external shocks and disruptions, as well as the foresight to anticipate and proactively prepare for future challenges. Climate change is recognised as a global source of disruption, one that will influence Ireland's spatial and economic growth and development over the next several decades. The Plan rises to this challenge and promotes a GI approach which frontloads South Dublin County's response to ensure a county which is resilient to current and future climate change impacts.

The impacts of a changing climate include fluctuations in seasonal temperatures, greater rainfall intensity and more frequent storm events, leading to an increased likelihood of flooding. Urban areas are particularly susceptible to these impacts. Built-up, three dimensional landscapes absorb and retain larger amounts of sunlight, contributing to higher localised temperatures compared to rural areas. This is known as the 'Urban Heat Island' effect, and can lead to higher cooling costs for buildings, as well as cause discomfort for residents and visitors. Urban areas are also more susceptible to intense rainfall and storm events which can overwhelm stormwater drainage systems.

GI will play a key role in combating climate change and mitigating against its impacts. The County's trees, forest and park areas provide valuable carbon sequestration services, absorbing CO2 from the atmosphere and storing it in the soil. In urban areas tree planting and other local GI interventions provide cooling and shade, ensuring a liveable and comfortable environment for residents and visitors. GI planting and SuDS can also play a significant role in stormwater runoff.

Urban Greening
Interventions which raise the quality of and modify the quantity and accessibility of urban green spaces are described as Urban Greening. Urban Greening can be achieved by establishing new urban spaces or by changing the characteristics of existing ones. The process can refer to a broad spectrum of measures which can be implemented at different scales in private or public spaces. These can include, pocket parks, urban gardens, green roofs / walls, recreational and urban / community gardening, natural (SuDS) and may include facilitated access to urban woodlands, forests and natural wildlife areas. Urban greening helps combat air and noise pollution, soaks up rainwater that may otherwise create flooding, creates a habitat for local wildlife, and has shown to lift morale in the people who see it, calming traffic and there is some evidence that it can lessen urban crime. This process is implemented through the application of a Green Space Factor.

Green Space Factor (GSF)

The quantity and quality of green infrastructure provided by new development will be improved by the implementation of a Green Space Factor (GSF) for South Dublin. The GSF is a measurement that describes the quantity and quality of landscaping and GI across a defined spatial area. This measurement comprises a ratio that compares the amount of green space to the amount of impermeable 'grey' space in a subject site. As a planning tool, this ratio is used to assess both the existing green cover within a site and the impact of new development, based on the quantity and quality of new green space provided. Greening factors have been adopted and implemented across the UK, Europe and the United States to help ensure that new development makes a positive contribution to the local environment. By ensuring that new development meets minimum standards for the provision of GI the GSF aims to secure a positive contribution to biodiversity, amenity, air quality, stormwater management, temperature regulation and other ecosystem services. The GSF prioritises the retention of existing GI features within a subject site, in order to support the protection of the County's existing GI network. At the same time, the GSF will ensure that new development incorporates new landscaping and GI features, contributing to the enhancement of the overall GI network. Chapter 12, section 12.4.2 provides further detail on the requirements for the GSF as part of planning applications.

A **Green roof** is one which is planted with different types of vegetation, which can include grasses, flora, herbs and vegetables. Green roofs can be incorporated into new developments and retroactively installed on older buildings in order to secure a variety of benefits. They can contribute to climate change resilience, helping to improve air quality and temperature while also retaining and filtering stormwater to alleviate pressure on drainage infrastructure. Depending on the mix of plants used green roofs can also help contribute to local biodiversity, as well as provide new public and private amenity spaces and increase property values. **Green walls** can provide similar benefits and contribute to urban design and placemaking.



Tree Planting

The value of trees in delivering carbon sequestration is undisputed. Tree canopy cover in the County has been assessed based on data provided by UCD, see Figure 4.1. It is highly desirable that the extent of this canopy should be extended during the lifetime of the Development Plan. Where considered appropriate, objectives supporting additional planting are included in Appendix 12: *Our Neighbourhoods*.

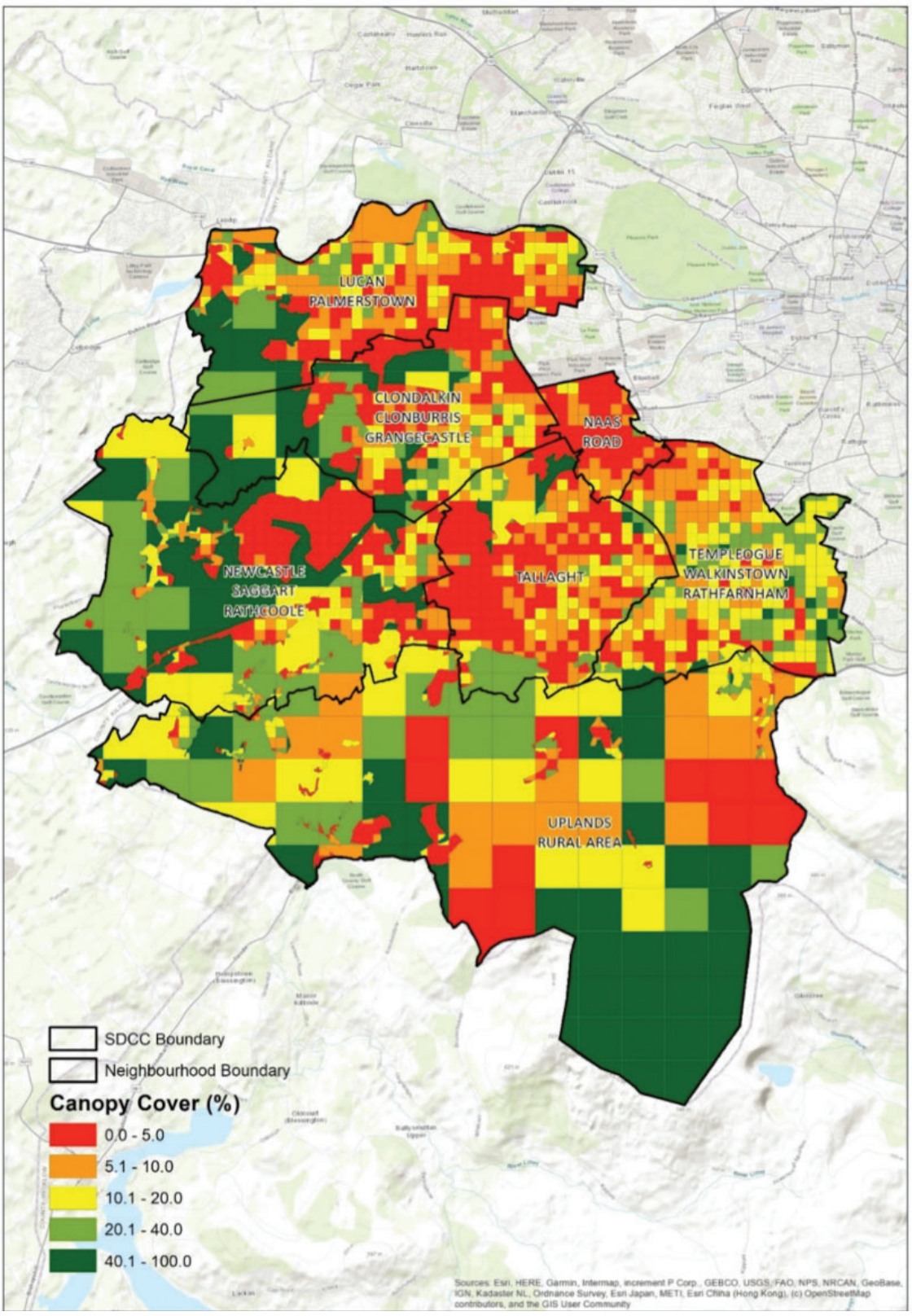


Figure 4.1: Tree Canopy Cover South Dublin County Council (Source: Department of Geography, UCD 2017)

Policy GI5: Climate Resilience

Strengthen the County's GI in both urban and rural areas to improve resilience against future shocks and disruptions arising from a changing climate.

GI5 Objective 1:
To protect and enhance the rich biodiversity and ecosystems in accordance with the ecosystem services approach to development enabling mitigation of climate change impacts, by absorbing excess flood water, providing a buffer against extreme weather events, absorbing carbon emissions and filtering pollution.



GI5 Objective 2:
To protect and enhance the natural regime of the watercourses of the County to more efficiently capture their flood resilience value.



GI5 Objective 3:
To ensure compliance with the *South Dublin Climate Change Action Plan* and the provisions of the Council's Tree Management Strategy.



- → Increase the County's tree canopy cover by promoting annual planting, maintenance preservation and enhancement of trees, woodlands and hedgerows within the County using locally native species and supporting their integration into new development.
- → Identify suitable sites for new urban trees including Miyawaki style mini woodlands, where feasible.
- → Support the implementation of a co-ordinated regional approach to the maintenance of trees and support the work of the Regional Steering Group on Tree Management to which South Dublin County Council is a participant.
- → Promote the establishment of tree trails in public parks across the County.
- → Promote the planting of new woodlands and forestry within appropriate open space and park locations within the County.
- → To plant "pocket forests" in tracts of open grassland to act as an oasis for biodiversity.
- → To recognise the value of mature trees in terms of carbon sequestration and amenity over saplings.

GI5 Objective 4:
To implement the Green Space Factor (GSF) for all qualifying development comprising 2 or more residential units and any development with a floor area in excess of 500 sq m. Developers will be required to demonstrate how they can achieve a minimum Green Space Factor (GSF) scoring requirement based on best international standards and the unique features of the County's GI network. Compliance will be demonstrated through the submission of a Green Space Factor (GSF) Worksheet (see Chapter 12: *Implementation and Monitorin*g, Section 12.4.2).



GI5 Objective 5:
To promote positive land and soil protection measures to avoid degradation or loss of natural soil resources, to minimise sealing of soils and to remediate contaminated land.

GI5 Objective 6:
To provide more tree cover across the county, in particular to areas that are lacking trees, with an emphasis on planting native Irish trees as appropriate.

GI5 Objective 7:
To require the provision of green roofs and green walls, providing benefits for biodiversity and as an integrated part of Sustainable Drainage Systems (SuDS) and Green Infrastructure, in apartment, commercial, leisure and educational buildings, wherever possible and develop an evidence base for specific green roof requirements as part of the Council's ongoing SuDS strategy development.

GI5 Objective 8:
To complete a flood risk assessment for Saggart with a view to restoring and protecting existing biodiversity, ecosystems and drain systems.

4.2.4 Recreation and Amenity (Human Health and Wellbeing)

There is a clear understanding that access to nature and the outdoors has a positive impact on human health and wellbeing. This comes at the same time as an increased awareness of the impact of air pollution on human health, which can lead to a myriad of negative outcomes. A GI approach to planning maximises the benefits to humans from healthy functioning ecosystems. To remain healthy and to continue to offer benefit to humans, the integrity and biodiversity value of ecosystems must be protected.

South Dublin's GI network makes a vital contribution to the mental and physical health of our communities. The County's hierarchy of publicly owned and managed parks and open spaces are important recreational destinations for residents and visitors at the local, neighbourhood and regional level. The Dublin Mountains, within the Wicklow Mountains National Park, are a significant recreational attraction and are popular destinations for hiking, climbing and bike riding. Many of these open spaces serve as important hotspots for biodiversity, and the trees, forestry and woodlands they contain filter carbon and other pollutants, contributing to air quality. Over the period of this plan the Council will preserve these existing recreational opportunities and support new projects and innovations, such as the Dodder Greenway, that will further enhance and diversify the ways in which residents and visitors can access and enjoy nature in the County.

A collaborative project with Dún Laoghaire-Rathdown County Council, Dublin City Council and the National Transport Authority, the Dodder Greenway will be over 17km long, providing an integrated pedestrian and cycle route from the quays in Dublin City Centre to Glenasmole in the foothills of the Dublin Mountains. This significant infrastructure will be integrated within the existing park system in order to provide safe and attractive access throughout to open space throughout the County. A

similarly forward-looking approach will be used to identify and promote new opportunities to improve the amenity and function of the County's GI network.

The Council will support Coillte's Dublin Mountains Conversion Plan that seeks to convert commercial forests in the Dublin Mountains to native and mixed woodlands to improve their biodiversity value and recreational amenity. There is also an opportunity to examine the various sports and leisure facilities that are located throughout the County, including playing pitches, skateparks and water sports, to review and assess how appropriate GI interventions can further improve their function and accessibility.

Innovative design solutions can help integrate traditionally hard-landscaped recreational facilities, such as playgrounds and skateparks, into the local GI network. Doing so can diversify the uses of these spaces, while also contributing to stormwater management. Weaver Park in Dublin City's Liberties area combines the provision of a skatepark with lawns and tree planting to create a multifunctional outdoor space that can host active and passive recreational uses, as well as markets or outdoor exhibitions. As a European example, the Lemvig Skatepark in Denmark transforms the idea of a mono-functional skate park into a multifunctional recreational space. The paved skate area is interspersed with grassy planted areas, as well as a small basketball court and sandpit, providing discrete yet interconnected spaces where families and visitors of all ages can play and relax.

The Council manages **allotments** at Tymon Park in Tallaght, Corkagh Park in Clondalkin, Friarstown in Bohernabreena and Mill Lane in Palmerstown. Residents can pay to rent these allotments to grow their own fruits and vegetables, providing access to healthy affordable food. Allotment growing also provides an opportunity for healthy physical recreation and social engagement, and also can play an important role in improving local biodiversity. The Council will continue to protect and promote existing allotments and provide for new allotments in accordance with a review of the provision and management of allotments across the County.



Policy GI6: Human Health and Wellbeing
Improve the accessibility and recreational amenity of the County's GI in order to enhance human health and wellbeing while protecting the natural environment within which the recreation occurs.
GI6 Objective 1: To support a hierarchy of accessible open spaces and recreational facilities, appropriate for neighbourhood size and catchment area, which are adaptable and capable of accommodating multiple uses (See Chapter 8: *Community and Open Space*).
GI6 Objective 2: To maximise the leisure and amenity resource offered by the County's parks through the promotion of Management Plans that provide for the continued improvement of the park setting, biodiversity and recreational facilities.
GI6 Objective 3: To provide accessible, attractive and safe routes linking settlements to the GI network of the County.
GI6 Objective 4: To ensure that all new residential development provides access to multifunctional green open space, in accordance with the provisions of Chapter 8: *Community and Open Space* of this Development Plan and South Dublin County's Parks and Open Space Strategy.
GI6 Objective 5: To support the provision of new walkways and cycleways in suitable locations to improve the recreational amenity of GI corridors in a manner that does not compromise the ecological functions of the corridors.
GI6 Objective 6: To minimise the environmental impact of external lighting within the GI network to achieve a sustainable balance between the recreational needs of an area, the safety of walking and cycling routes and the protection of light sensitive species such as bats (See Chapter 3: *Natural, Cultural and Built Heritage* and Chapter 12: *Implementation and Monitoring*).
GI6 Objective 7: To enhance publicly owned open spaces with further appropriate GI including nature-based interventions to improve and diversify the services they provide.
GI6 Objective 8: To support, in agreement with the delivery authority, the provision of outdoor public water drinking fountains along all new and future dedicated cycleways, promoting reusables and actively incentivising transition from single use plastic.
GI6 Objective 9: To investigate the potential to plant hedgerows along roads to help mitigate noise and air pollution, and to increase visual amenity and enhance biodiversity.

GI6 Objective 10:
To continue to protect and promote existing allotments and provide for new allotments where feasible in accordance with a review of the provision and management of allotments across the County.

GI6 Objective 11:
To support appropriate human engagement including the sensory experience of rivers and waterways, through access to viewing points and fishing spots, having regard to the primary need for environmental and biodiversity protection.

4.2.5 Landscape, Natural, Cultural and Built Heritage

Natural, cultural and built heritage is concerned with the range of natural and man-made assets of heritage value in the County. These include areas of importance for biodiversity, such as watercourses, woodlands and cultural assets such as important monuments, buildings and landscapes.

Natural heritage plays an important role in defining the character of South Dublin. The County contains a diverse range of landscapes that are both important ecological habitats as well as areas of natural beauty. The foothills of the Dublin Mountains, the river valleys of the Dodder and the Liffey and the Grand Canal are part of South Dublin's natural, cultural and built context and contribute to the County's setting and character, as well providing important recreational uses for residents (See *Landscape Character Assessment*, Appendix 9 and Chapter 3: *Natural, Cultural and Built Heritage*). The County's heritage also presents an opportunity to attract more visitors and tourists to the area on account of its amenity and beauty. The GI Strategy recognises the plurality of the values and aims to provide for the protection of South Dublin's heritage while ensuring its sustainable management and utilisation.

Natural, cultural and built heritage also contributes to placemaking at the local level. People have a cultural and emotional attachment to their natural environment. It helps us interpret and connect with our communities and contributes to a sense of place and community cohesion. Local heritage features, such as a small park, a collection of trees or even a line of hedgerow may not immediately appear to be important in the context of the wider County, yet such features help define our communities and peoples experience within them. South Dublin's GI network is greater than the sum of its parts and local heritage contributes to a healthy County-wide GI network in which residents will be invested.

A key challenge for the Plan is to balance the protection of our heritage and landscapes with the management of change in a manner that enhances rather than diminishes heritage and landscape features, structures, buildings, sites and places of special interest.

Policy GI7: Landscape, Natural, Cultural and Built Heritage
Protect, conserve and enhance landscape, natural, cultural and built heritage features, and support the objectives and actions of the County Heritage Plan.
GI7 Objective 1: To protect, conserve and enhance natural, built and cultural heritage features and restrict development that would have a negative impact on these assets in accordance with the provisions of Chapter 3: *Natural, Cultural and Built Heritage* of this Development Plan.
GI7 Objective 2: To protect and enhance the landscape character of the County by ensuring that development retains, protects and, where necessary, enhances the appearance and character of the landscape, in accordance with the provisions of South Dublin's Landscape Character Assessment and the provisions of Chapter 3: *Natural, Cultural and Built Heritage* of this Development Plan.
GI7 Objective 3: To work in collaboration with the owners of lands along the perimeter of Rathcoole Woodlands for its protection and that of the wildlife using it and the ecological services it provides.
GI7 Objective 4: To develop Rathcoole Woodlands as part of a wider nature / walking trail from Saggart to Lugg Woods subject to the protection of its biodiversity, wildlife and ecological value which is of primary importance.
GI7 SLO 1: The current green wildlife corridor between Saggart and Rathcoole be maintained and the need to preserve this wildlife corridor be incorporated into the design and development plans for Rathcoole Park.
GI7 SLO 2: To ensure the adequate protection and augmentation of the identified Alluvial Rathcoole Woodlands within the zoning RU, and in recognising their value as green infrastructure and the potential linkages to Lugg Woods and Slade Valley and other amenity areas, provide for sensitive passive amenity uses which have regard to their Annex 1 status.

4.3 Defining the Spatial Framework

The Council's GI network has been identified and mapped as part of the development of this strategy. This mapping exercise has identified a spatial framework for the County's GI comprising a diverse range of habitat and landscape types, from river valleys and major parks to private gardens and urban green spaces and including Natura 2000 sites and proposed NHAs. Other data sets have also informed the strategy, including flood maps and riparian corridors. There are variations in the distribution and quality of GI across the County. However, the County's GI assets come together to create a complex, integrated network of components whose total value is greater than the sum of their parts.

4.3.1 Components of the GI Network

GI networks are spatially defined in terms of several common components. Core Areas serve as anchors within a GI network. They are the point of origin and destination for wildlife and are sites at which essential ecological processes occur. Corridors represent the physical links that tie the network of Core Areas together. They typically align with water courses or linear open spaces and allow for the migration of species between Core habitats. Stepping Stones are smaller areas of green space. They provide alternative routes for the movement of species within the overall network and contribute to local biodiversity. The spatial arrangement of these different components and their relationship to one another comprises a spatial GI network. In the context of South Dublin County these Core Areas and Corridors provide connections not just within the County itself but also to the adjoining Local Authorities of Dublin City Council, Fingal County Council, Wicklow County Council, Kildare County Council and Dún Laoghaire–Rathdown County Council.

The key components and features of the County's spatial GI framework are detailed below:

- **Major Core Areas** within the County include the Dublin Mountains, within the Wicklow Mountains National Park, and the parks located along the Liffey Valley providing strong GI links with adjoining counties. Other **Core Areas** include major parks and public green spaces, such as Waterstown Park and Lucan Demesne within the Liffey Valley, and Tymon Park and Corkagh Park. The Liffey Valley Special Amenity Order Area extends protection within the Liffey Valley from Chapelizod to Lucan. These core areas are important centres of biodiversity in their own right and also serve as important recreational assets for South Dublin residents and visitors;

- A network of overlapping and multi-functional GI **Corridors** connects the County's core areas with the Dublin Mountains (Dublin and Wicklow), Liffey Valley, Kildare rural hinterland and the broader regional GI network. These corridors largely comprise of watercourses and their associated riparian zones, such as the River Liffey, Dodder, and Camac as well as the Grand Canal. Two additional emerging potential corridors along the urban fringe have been identified, adjoining the boundary with County Kildare (greenbelt / green space potential) and the M50

Corridor. Corridors also include the extensive network of hedgerows and trees that exist across the County. The key corridors pass through the neighbouring administrative areas of Dún Laoghaire–Rathdown, Dublin City, Fingal, Kildare and Wicklow. As such the GI Strategy will have regard to the need for cross-boundary communication and collaboration for their effective management;

- The Strategic County GI Corridors are further supported by a number of Local GI Corridors, as demonstrated in Figure 4.4. Each strategic corridor is described separately within Table 4.1, along with associated objectives. Appendix 4 provides further detail around the Local GI Corridors;

- The County's GI network contains a number of smaller, discrete green spaces that are dispersed throughout its built-up area. These include local-scale greens and parks and other green spaces. These spaces serve as **Stepping Stones** for species to move throughout the broader network of corridors and core areas and contribute to a range of additional local benefits around recreation and stormwater management;

- The urban centres and suburban areas of the County contain localised GI features including urban trees, smaller open spaces and water management features such as SuDS. The GI Strategy seeks to enhance such features and ensure they are connected to the broader GI network.

This strategy seeks to ensure that all new development contributes to the overall GI network of the County. It provides measures to protect and enhance existing GI attributes in the County providing for connections to local Stepping Stones (creating Stepping Stones) and ultimately providing links to the GI Corridors and Core areas of the County and Region. This contributes to strong climate change mitigation and adaptation in South Dublin County allowing us to meet national and regional targets referenced in section 4.0.1 above.

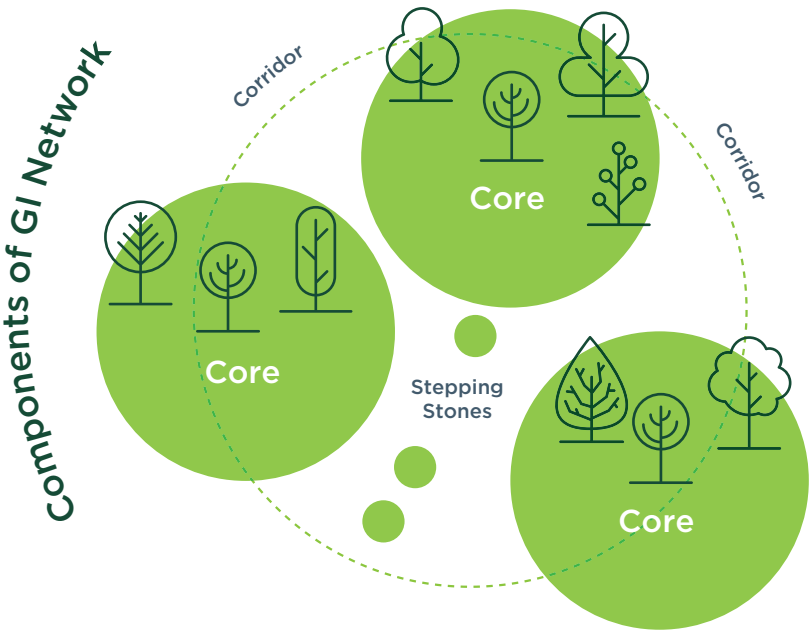


Figure 4.2: Components in a GI Network

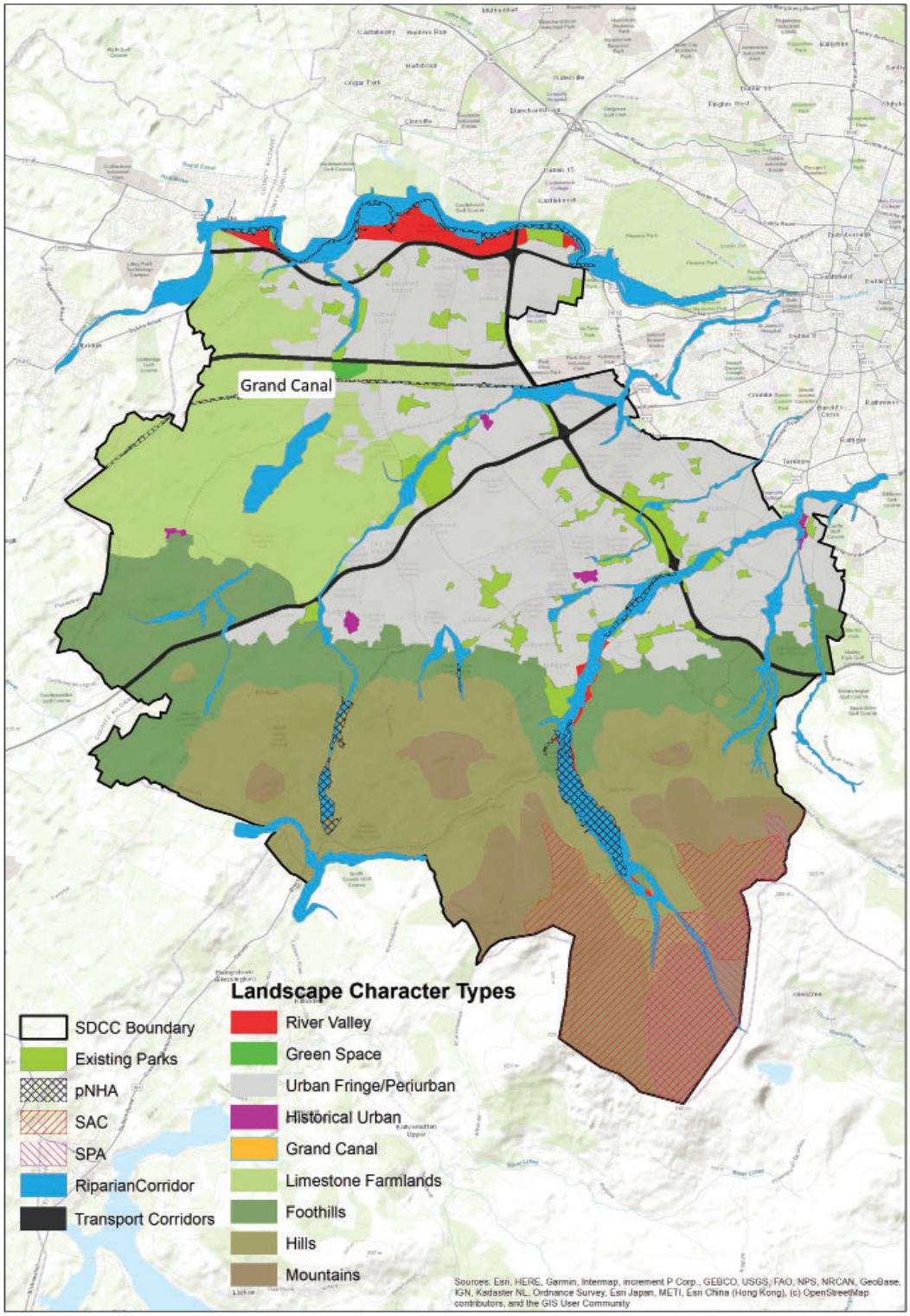


Figure 4.3: Key Elements of South Dublin County Council's GI network

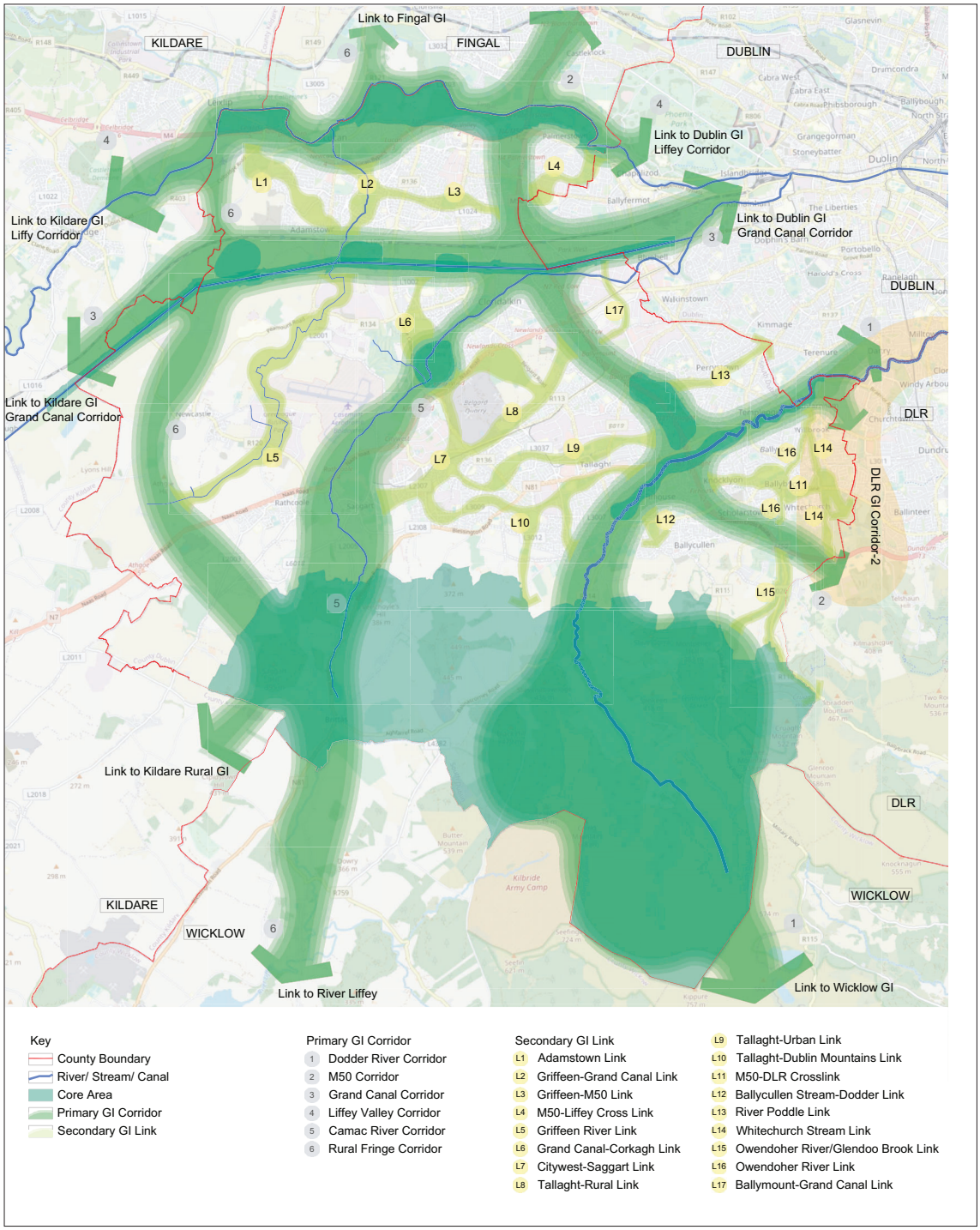


Figure 4.4: Green Infrastructure Strategy Map

4.3.2 Strategic Corridor Objectives

Objectives for each of the six strategic corridors are set out below in Table 4.1.

Table 4.1 Strategic Green Infrastructure Corridors

Strategic Corridor 1: The Dodder River
The River Dodder rises in the Dublin Mountains in the Glenasmole Valley and flows north-eastwards through the administrative areas of South Dublin County, Dún Laoghaire-Rathdown County and Dublin City before entering the sea at the Grand Canal Basin in Ringsend. As such, the Dodder presents a unique opportunity to connect South Dublin's GI network with those of its neighbours. The River Dodder has the unique characteristics of being both an urban river within a capital city and an important GI corridor for biodiversity. The Dodder is a Strategic GI corridor at the regional level passing through three urban / suburban counties and linking to several Natura 2000 sites and links to the Dublin Mountains, within the Wicklow Mountains National Park, and the Irish Sea. The Dodder River is a strong ecological corridor, containing a valuable biodiversity resource and acts as a refuge and protection of biodiversity both in general, and especially, for a wide range of protected species through the urban landscape – true 'Green Infrastructure'. In a European context, the presence of kingfishers, dippers, otters, and lamprey along an urban river like the Dodder is a very unique situation, especially for a capital city. There are substantial parks along the banks of the Dodder, providing amenity and recreation for the population of the city. The more recent development of the Dodder Greenway resulted from a collaboration between South Dublin County, Dublin City and Dún Laoghaire-Rathdown County Councils. This project will see the creation of a 17km greenway linking the quays in Dublin City Centre to the Bohernabreena Reservoir at Glenasmole. South Dublin County Council is responsible for 14km of the greenway, from Bohernabreena Reservoir to Orwell Park in Rathfarnham. The Greenway will be utilised by pedestrians and cyclists. Planning for the Greenway requires improvement of the environment through which it passes.

Overarching Objectives:

- To provide a multi-functional GI corridor crossing and connecting the mountains, urban and rural areas and linking with other regional corridors.
- To recognise, protect, and enhance the role of the River Dodder Corridor as a key route through the urban environment for biodiversity and protected species.
- To protect and enhance the River Dodder Corridor as an area of heritage, geology, special amenity and recreation.
- To monitor and address any negative impacts on biodiversity and protected species arising from amenity and greenway activities, so as to maintain the high value of the River Dodder Corridor as a Green Infrastructure link through the County and region.
- To explore opportunities to restore the quality and biodiversity of the Dodder's river-bank margins.
- To enhance and maintain ecological habitats along the river corridor to improve mobility for protected species and to support other ecosystem services such as pollinator sites, flood attenuation, and spaces for low-impact recreation.
- To continue the implementation of non-native invasive species control within the County including along the River Dodder, and to co-ordinate control measures with other stakeholders, wherever possible, to ensure a collaborative approach.
- To protect green and blue infrastructure of the Dodder River Corridor and restore the naturalness of the rivers riparian corridors through the planting of native plant species while minimising new development within the riparian corridors (Riparian Corridors are shown on the Development Plan GI Map, refer also to section 4.2.2 of this chapter).
- To protect sensitive species within the Dodder Valley and ensure new recreational development within the Dodder Valley does not have an adverse impact on nocturnal species.
- To protect and enhance the outstanding landscape character and amenity of the Dodder Valley (See Chapter 3: *Natural, Cultural and Built Heritage*).
- To restore the natural features of the River Dodder riparian corridor and promote the planting of native plant species.
- To implement the plans for the Dodder Greenway in accordance with the Part 8 for the scheme.

Core Areas and Stepping Stones	Objectives associated with the Core Areas / Stepping Stones
Core Areas: Dublin / Wicklow Mountains Bohernabreena Reservoir Glenasmole Valley **Stepping Stones:** Kiltipper Park	→ To support the implementation of the *'Dublin Mountains Forest Conversion Plan'* by Coillte Nature, in cooperation with the Dublin Mountains Partnership, in order to promote biodiversity and active and visual amenity. → To promote sensitive recreational access to Glenasmole Valley and Dublin Mountains in a manner that does not compromise its integrity as a core area of biodiversity. → To ensure that the implementation of the Dodder Greenway does not adversely impact the biodiversity, GI or amenity value of the Dodder Valley Park by implementation of the recommendations / requirements as set out in the environmental reports for the scheme. → To identify locations which have potential to provide for increased attenuation of floodwaters, or water attenuation, and manage them for this purpose. → To continue to implement the grassland, hedgerow and landscape management regimes supporting biodiversity, and the presence of ground nesting birds in particular, in Kiltipper Park.



Strategic Corridor 2: M50 Corridor

The M50 is an important piece of national transport infrastructure that links South Dublin County Council to DLR, DCC, and Fingal. While it acts to sever connectivity for biodiversity and for local communities, the GI Strategy recognises that there are opportunities for GI enhancement along the M50.

The M50 spans the biodiversity corridors of the River Liffey, the Grand Canal, the Camac, the Poddle, the Dodder, and the tributaries of the Whitechurch and Owendoher Rivers. It also spans the Dodder Valley Linear Park and bisects Tymon Park. A range of other open spaces and local and neighbourhood parks are also located along its perimeter, such as at Ballymount, Kilnamanagh, Knockmitten, and Collinstown.

An opportunity exists to identify and enhance the interconnection of the parks, green spaces and river corridors situated along the M50. Measures include providing additional north-south, pedestrian and cyclist green links (For example, at Grand Canal) as well as east-west links where possible. This will help create further GI connectivity for the benefit of biodiversity and for recreational purposes.

The M50 corridor also extends into the administrative area of Dún Laoghaire–Rathdown County Council to the south and Fingal County Council to the north. As such, there is further opportunity for cross-county extension of GI improvements into these counties to further enhance the importance of this corridor for example, the potential for GI links from the County to lands at Dunsink is one such opportunity.

Overarching Objectives:

- → To enhance connectivity between existing parks and open spaces on either side of the M50 corridor.
- → To enhance corridor links and biodiversity value through appropriate planting along both sides of the M50 Corridor, to maximise opportunities to ameliorate noise and air pollution, increase visual amenity, enhance biodiversity and provide continuous ecological corridors and green links where possible in consultation with TII / NTA.
- → To promote the connectivity of the M50 GI Corridor with Dublin's wider regional GI network, in consultation with Dún Laoghaire–Rathdown County Council and Fingal County Council.
- → To investigate the potential to implement improved pedestrian and cycling infrastructure between the Grand Canal corridor and green spaces at Knockmitten.
- → To identify and support additional north-south pedestrian and cyclist green links (for example at Grand Canal) as well as east-west links where possible.

Core Areas and Stepping Stones	Objectives associated with the Core Areas / Stepping Stones
Core Areas: Dodder Valley Park Tymon Park Grand Canal Liffey Valley (Waterstown Park) **Stepping Stones:** Ballymount Park / Newlands Farm Collinstown Park	→ To investigate EU funding mechanisms for nature-based solutions to climate change, exploring the feasibility of developing or retrofitting an eco-bridge or eco-tunnel across the M50 to provide ecological connectivity between both sides of Tymon Park for both biodiversity and for local communities. → To investigate EU funding mechanisms for nature-based solutions to climate change, exploring the feasibility of developing or retrofitting an eco-bridge or eco-tunnel across the M50 to provide ecological connectivity between Collinstown Park and Green space at Cloverhill Road. → To promote habitat improvement at Collinstown Park.



Strategic Corridor 3: Grand Canal Corridor

The Grand Canal is a key national Green Infrastructure feature, acting as a major ecological and recreational link between the River Shannon in the midlands and Dublin City where the canal enters the sea. As a proposed Natural Heritage Area, the Canal supports a range of key ecosystem services along its entire route and offers a major route for a range of protected species from Dublin's rural hinterland through the urban environment of South Dublin County.

While the Grand Canal offers significant opportunities for recreation and amenity, these provisions must be appropriate to the status of the Canal, at a time of biodiversity loss, as a key biodiversity corridor. This is particularly important when the Canal encounters the more urban environment of South Dublin County, where higher population densities and demand for recreational provision has the potential to sever and fragment the Canal's regional ecological connectivity.

The Grand Canal Corridor forms a major point of interaction with other identified Strategic Corridors in this Strategy: the M50 Corridor, the Rural / Urban Fringe corridor, and the Liffey-to-Liffey Corridor, while further local links connect it to the other areas of the Liffey Valley Corridor. There are also opportunities to connect to the Royal Canal Greenway in Fingal County Council, expanding the potential for additional GI connectivity in the Dublin region.

Overarching Objectives:

- → To protect and enhance the Grand Canal as an ecological green corridor, recognising its role as a national / regional corridor for wildlife and some ecosystem services.
- → To ensure that development along and adjacent to the Grand Canal, including the sensitive provision of amenity and recreational facilities, recognises the Canal's ecological status, avoiding areas and features of biodiversity and heritage sensitivity, and that appropriate set-back distances or buffer areas are identified and included.
- → To facilitate and enhance connectivity, both ecological and amenity, between the Grand Canal and Royal Canal Greenways.
- → To engage with stakeholders along the Grand Canal to achieve shared objectives for this GI feature, without negatively impacting on the Canal's natural ecosystem services. To improve permeability and access to the Grand Canal for residents and visitors in a manner that does not cause habitat fragmentation.
- → To ensure that the design of recreational and amenity facilities along the Grand Canal Corridor will enhance and protect the character of the landscape through which it passes (see Appendix 9: *South Dublin County Landscape Character Assessment*, for landscape character details).

Core Areas and Stepping Stones	Objectives associated with the Core Areas / Stepping Stones
Core Areas: Grand Canal pNHA **Stepping Stones:** Green spaces at Kishoge Green space at Clonburris Scrubland at Coolscuddan Open Spaces at Deansrath and Bawnogue Open Space and water body at Grange Castle Business Park	→ To preserve and enhance hedgerows to provide improved connectivity between the scrubland at Coolscuddan (north of Grangecastle West) and the Grand Canal GI Corridor. → To establish additional planted buffering along the course of the Grand Canal at Kylemore in order to mitigate the impact of industrial activities at Park West Industrial Estate and West Link Industrial Estate to the north and preserve the canals biodiversity and landscape / placemaking value. → To enhance the biodiversity within open space areas acting as stepping stones proximal to the Grand Canal Corridor.



Strategic Corridor 4: Liffey Valley Corridor

The River Liffey traverses the northern boundary of the County and is a GI corridor of regional importance. It provides a 'green lung' for Dublin City / County and is a key element of the wider regional GI network, running from its origins in the Wicklow Mountains through the plains of County Kildare and through County Dublin into Dublin City Centre where it enters the sea.

Sections of the River Liffey are designated as proposed Natural Heritage Areas, while the portion within South Dublin County and Fingal County is also subject to a Special Amenity Area Order. These designations reflect the variety of habitats and protected species supported by the River Liffey.

The majestic open parkland setting of sections of the River Liffey Valley provide opportunities to strengthen the visual and landscape amenity value of the valley and create appropriately designed pedestrian and cycle routes that can traverse the County and link with amenities in adjoining counties.

Overarching Objectives:

- → To protect and enhance the outstanding character and ecology of the Liffey Valley Corridor, recognising its value as a key regional landscape and GI feature that supports important habitats, species, and a range of ecosystem services.
- → To protect and enhance the recreation and amenity value of the Liffey Valley Corridor, recognising its environmental sensitivities.
- → To enhance connectivity with the surrounding regional GI network infrastructure.
- → To facilitate and support the development of the Liffey Valley as an interconnected network of parklands and support the development of a carefully considered greenway in collaboration with Dublin City Council, Fingal County Council, and Kildare County Council.
- → To protect green and blue infrastructure within the River Liffey corridor based on the riparian corridors outlined in the Development Plan Green Infrastructure Map.
- → To protect and enhance the outstanding landscape character and amenity of the Liffey Valley (see Appendix 9: *South Dublin County Landscape Character Assessment*, for landscape character details).

Core Areas and Stepping Stones	Objectives associated with the Core Areas / Stepping Stones
Core Areas: Areas designated SAAO and pNHA including: Lucan Demesne Italian Legation lands St. Edmondsbury lands Hermitage Golf Course lands King's Hospital lands Waterstown Park **Stepping Stones:** Lucan Heights Lucan Weir Park Vessey Park Griffeen Valley Park	→ To preserve the existing woodland, trees and hedgerows at Lucan Demesne. → To investigate the potential for enhanced connectivity between Lucan Demesne and St. Edmundsbury lands. → To investigate the potential for enhanced access to St. Edmondsbury lands from Lucan. → To preserve and enhance existing woodlands and hedgerows at St. Edmondsbury. → To maximise the recreational amenity supported by proximity to the river within Lucan Demesne. → To continue to implement the grassland, hedgerow and landscape management regimes supporting biodiversity and the presence of ground nesting birds in particular, in Waterstown Park. → To develop a plan to manage access to the Liffey Valley to the publicly owned lands to the north east of the Hermitage Clinic. → To implement sensitive planting in order to enhance the setting of recorded monuments, including the Woodville Castle site (Lucan), a Recorded Monument (no. DU017-006) to contribute to local placemaking and amenity.



Strategic Corridor 5: Camac River Corridor

This corridor generally marks the interface between the urban and rural parts of the County. It follows the route of the River Camac from its origins in the foothills of the Dublin Mountains through the urban area of Clondalkin, flowing through Corkagh Park. While urban pressures have impacted upon the Camac River, it still sustains populations of protected species and habitats, making the Camac a key GI feature.

This corridor has great potential as a regional level green infrastructure threading through the high-density urban areas. The opportunity to daylight existing culverted sections should be considered.

Development at the urban / rural interface has the potential to inadvertently sever existing connectivity, both for wildlife and for local communities. Planning carefully for the inclusion of GI principles at this interface zone is therefore critically important if rural GI is to be protected and incorporated into new communities and enterprise developments.

Overarching Objectives:

- → To avoid further fragmentation of the Green Infrastructure network at the urban fringe and strengthen existing ecological links between built-up areas along this corridor.
- → To enhance the GI network by addressing habitat quality issues along the Camac River and by identifying and including additional 'stepping stone' opportunities along the river.
- → To improve the ecological GI value and connectivity of landscape features created as part of permitted development.
- → To seek the daylighting of existing culverted sections of the Camac River Corridor.
- → To support the emerging principles of the City Edge Strategic Framework Plan and to support the naturalisation of the Camac River as part of that process.
- → To promote the completion of a Greenway linking Corkagh Park with Clondalkin Village and onwards to the Grand Canal Greenway.

Core Areas and Stepping Stones	Objectives associated with the Core Areas / Stepping Stones
Core Areas: Corkagh Park **Stepping Stones:** Slievethoul / Slade Valley Lugg Forest Rathcoole Park Open spaces at City West Open spaces at Kilcarbery Rathcoole Alluvial Woodlands within RU zoning	→ To investigate potential opportunities to link existing and proposed recreational trails at Slade Valley to the emerging Dodder Greenway in order to improve recreational access and amenity. → To investigate the potential opportunities to link woodlands at Rathcoole to existing and proposed recreational trails at Lugg Woods and Slade Valley. → To improve GI value of newly developed landscape features (such as lakes) in Citywest. → To retain the open space adjacent to Rathcoole Park, developed as part of the Mill Lands Development as an open space area and provide a link between Rathcoole and Saggart. → To support the implementation of the Slade Valley Walking Route. → To preserve and enhance the status of Corkagh Park as a regional park for biodiversity and ecosystems services (including flooding) importance. → To preserve and protect the Alluvial Woodlands at Rathcoole within the zoning RU as an environmentally sensitive area for biodiversity and ecosystems services of importance having full regard to their Annex 1 status. → To include woodlands at Rathcoole as part of a wider nature / walking trail from Saggart to Lugg Woods subject to the protection of its biodiversity, wildlife and ecological value which is of primary importance.

Strategic Corridor 6: Rural Fringe Corridor

This corridor is important for both South Dublin and the wider regional GI network, providing a link between the foothills of the Dublin Mountains and lands at Wicklow to the south, through the rural landscape that marks the western section of the County to the Grand Canal and Liffey Valley corridors and connecting with lands at Leixlip in Kildare.

This link recognises the important landscape character and rural heritage of the County's western corridor and represents the final swathe of landscape in the County that retains its lowland rural heritage, supporting both its human communities and its biodiversity. The rural landscape of fields and hedgerows offers significant north-south ecological links through the County for ecosystem services and for species such as bats, badgers, and farmland birds. It also provides a significant opportunity to retain a green buffer for biodiversity and amenity provision for people between the urban expanse of this County and the County boundary with Co. Kildare.

The corridor also sustains other cultural heritage assets, reflecting the position that South Dublin County once held in previous times as a supplier of agricultural produce to the expanding city of Dublin.



Overarching Objectives:

- → To identify measures to protect the distinctive rural landscape of the western hinterland of South Dublin County, reflecting its high value as an ecosystem services provider and a cultural heritage asset for the County and a green lung between growing settlements to the east and west.
- → To collaboratively investigate with Kildare County Council the benefits of providing a greenbelt or green space between the growing settlements within South Dublin County and Kildare County Councils within the lifetime of the Development Plan.
- → To support and facilitate the development of accessible links between the Liffey Valley and the Grand Canal corridors.
- → To protect and provide an enhanced ecological, recreation and amenity corridor linking the county's Green Infrastructure corridors on the western boundary of the county.
- → To investigate the feasibility of developing or retrofitting an eco-bridge or eco-tunnel across the N7 roadway and the M4.
- → To promote opportunities for local food production through allotments or other means as appropriate.
- → To retain the rural character of the existing roads retaining roadside hedgerows and drainage ditch networks.
- → To investigate and support the potential for a western-corridor way marked walking / cycling route utilising public roads, walkways and other accessible lands.
- → To consider the opportunities for rural hedgerow restoration including townland boundaries and other ancient field boundaries.
- → Recognise the contribution of agriculture to the production of high quality food and the protection of the natural heritage and promoting the use of environmentally friendly agricultural practices.

Core Areas and Stepping Stones	Objectives associated with the Core Areas / Stepping Stones
Core Areas: Dublin / Wicklow Mountains Grand Canal pNHA Liffey Valley **Stepping Stones:** Slievethoul / Slade Valley Airlie Park (being developed) Lucan Golf Course Hedgerows and woodlands	→ To support the implementation of the Dublin Mountains Forest Conversion Plan by Coillte Nature in order to promote biodiversity and active and visual amenity.



4.4 Climate Action Audit

Climate Action Audit

Source of Green House Gases (GHGs)	Measures to Address Climate Impacts
All development will have an impact on the environment and climate of the County. This chapter supports the role of GI in achieving EU, national and regional policy objectives on climate action and its role in achieving quality placemaking, sustainable development and long-term quality linkages for biodiversity and people across the County and region. It proposes the idea that any development small or large can contribute to and support the GI and ecosystem services of the County bringing a multitude of benefits.	Policies and objectives contained in this chapter include: → Overarching policy to protect, enhance and further develop a multifunctional GI network, using an ecosystem services approach; → Setting out of five themed policy areas reflecting the broad range of ecosystem services and benefits. These themes are mutually supporting, with specific policies helping to contribute to a stronger and more resilient county-wide GI Network. These themes are biodiversity, Sustainable Water Management, Climate Resilience, Recreation and Amenity (Human Health and Wellbeing) Landscape, Natural and Cultural Heritage; → Provides a spatial framework for GI in the County identifying strategic and local GI Corridors and delivering objectives for the protection and enhancement of these corridors; → Proposes the development of an urban greening factor for application to all development once developed.



Quality Design and Healthy Placemaking

Vision

Create a leading example in sustainable urban design and healthy placemaking that delivers attractive, connected, vibrant and well-functioning places to live, work, visit, socialise and invest in.

5.0 Introduction

In line with the provisions of the *National Planning Framework* (NPF) and the *Regional Spatial and Economic Strategy* (RSES) the quality of design and character of an area are critical factors for making places attractive and distinctive. 'Placemaking' which aims to strengthen the connection between people and the places they share, creating the right types of environments in which people can live work, visit, socialise and invest in, is a key factor in producing attractive and distinctive communities.

Healthy Placemaking seeks to protect and enhance the unique identity and character of places and to facilitate improvements to human wellbeing and the quality of life that comes from the interaction of people and their environment. The development of new strategic development areas alongside significant regeneration lands within South Dublin County further creates opportunities for the development of strong placemaking within the County, delivering attractive and sustainable environments in which to live.

The built environment plays an important role in both the wellbeing of the individual and in the success and vibrancy of the County. All new development in South Dublin County should be designed and delivered in a manner that recognises its importance in the future success of the County and our citizens.

Quality Design and Healthy Placemaking and Climate Action

A key element of healthy placemaking is the provision of a movement network that enables people to choose public transport and active travel measures as their first choice. We must proactively support the delivery of a transport network that offers people healthier modes of transport, modes that will help to reduce carbon emissions and reduce congestion. Streets should be designed for people to move and enjoy, where the space is shared by all users. This approach will play a key role in delivering more attractive places and creating opportunities to be physically active and reduce the negative consequences of car-based commuting.

It is the aim of this plan to achieve an efficient use of land with a focus on key urban centres, and to achieve development densities that can support vibrant, compact, walkable places that prioritise walking and cycling. The implementation of such measures requires a compact development form and when successfully achieved can play a significant role in climate action, reducing the need for car-based travel and carbon emissions while also facilitating opportunities for the use of more sustainable and renewable energy sources.

Policies and objectives which will have a climate-positive impact have been highlighted with the climate symbol.

The policies and objectives set out in this chapter are therefore wide ranging and are critical to maintaining and recognising our existing natural and built environment assets while also sensitively managing and positively influencing the future delivery

of sustainable housing and jobs growth, transport interventions and community infrastructure within the County. The creation of healthy and attractive places will also require ongoing improvements to physical infrastructure.

The implementation of such measures within this chapter and subsequent chapters when combined will contribute significantly towards the delivery of successful and sustainable, well-functioning and attractive Neighbourhoods within the County as visually depicted within Appendix 12 of this plan.

5.1 Policy Context

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

The NPF sets out a single vision and a shared set of goals for every community across the country expressed as 'National Strategic Outcomes'. NSOs specifically relevant to the delivery of sustainable neighbourhoods within South Dublin County relate to Compact Growth, Sustainable Mobility, Enhanced Accessibility, a Strong Economy, Enhanced Amenities and Heritage, Sustainable Management of Infrastructure, Access to Childcare, Education and Health Services and a Transition to a Low Carbon and Climate Resilient Society.

A number of other objectives are also relevant to delivering Quality Design and Healthy Placemaking:

- **National Policy Objective 4 of the NPF** requires planning authorities to *'Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being'.*

- **In addition, National Policy Objective 13** sets out that *'In urban areas, the inclusion of planning and related standards, including in particular building height and car parking will be based on performance criteria that seek to achieve well-designed high-quality outcomes in order to achieve targeted growth. These standards will be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected'.*

- **Regional Policy Objective 9.10 of the RSES** states *'In planning for the creation of healthy and attractive places, there is a need to provide alternatives to the car and to prioritise and promote cycling and walking in the design of streets and public spaces. Local authorities shall have regard to the Guiding Principles for 'Healthy Placemaking' and 'Integration of Land Use and Transport' as set out in the RSES and to national policy as set out in 'Sustainable Residential Development in Urban Areas' and the 'Design Manual for Urban Roads and Streets (DMURS)'.*

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

5.2 Successful and Sustainable Neighbourhoods

In line with the provisions of Goal 11 of the UN Sustainable Development Goals, the NPF and the RSES, the delivery of sustainable neighbourhoods means creating the right environment which facilitates the delivery of safe and affordable housing, job opportunities, investment in public transport and active modes of transport, creates green public spaces and improves urban planning and management in an inclusive manner.

Successful and sustainable neighbourhoods require a range of local services and facilities, including employment, commercial, educational, health, spiritual, civic amenities, and services. The Development Plan has a key role to play in enhancing and facilitating the delivery of successful and sustainable neighbourhoods in South Dublin County in a manner which retains the distinctive identity of each area while also ensuring residents have access to a wide range of such facilities. These facilities should be accessible from residential areas by safe and convenient routes.



Policy QDP1: Successful and Sustainable Neighbourhoods

Support the development of successful and sustainable neighbourhoods that are connected to and provide for a range of local services and facilities.

QDP1 Objective 1:

To ensure that residential development contributes to the creation of sustainable communities in accordance with the requirements of the *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas*, DEHLG (2009) (or any superseding document) including the urban design criteria as illustrated under the companion *Urban Design Manual – A Best Practice Guide*, DEHLG (2009).

QDP1 Objective 2:
To ensure that residential, mixed use and employment 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 as updated).

QDP1 Objective 3:
To protect the quality, ambiance, vibrancy and vitality of urban centres by promoting an appropriate mix of complementary and compatible day and night-time uses, including commercial, recreational, civic, cultural, leisure and residential uses.

QDP1 Objective 4:
To reinforce the network of urban centres as the appropriate locations for new mixed-use development, ensuring that the existing context including identified built and natural assets, urban design, integration and potential for connectivity fully informs development.



QDP1 Objective 5:
To promote the re-development of underutilised Local Centres within the County as new mixed use neighbourhood hubs continuing to provide for local retail and services in a manner which respects and consolidates the existing urban character of these areas ensuring adherence to the eight key design principles in 'The Plan Approach' including quality of design, integration, accessibility and connections to the surrounding areas.



QDP1 Objective 6:
To build residential neighbourhoods in a manner that aims to provide for adequate numbers of affordable homes in line with provisions set out in Goal 11 of the UN Sustainable Development Goals, the National Planning Framework and the Regional Spatial and Economic Strategy towards the delivery of long-term sustainable communities.

5.2.1 The Delivery of Sustainable Neighbourhoods 'The Plan Approach'

To deliver sustainable communities and a healthier and better quality of life for all in South Dublin County, this plan sets out eight key principles which must be applied to new developments in the County.

'The Plan Approach' to the delivery of sustainable and successful neighbourhoods is to ensure that all development is designed and developed around the eight principles so that every opportunity is harnessed to drive and support the vision for South Dublin County to create attractive, connected and functional places to live, work, visit, socialise and invest in.

The eight key principles apply on all zoned development lands within the County and to a multitude of development types and land uses. Development proposals – excluding smaller scale extensions which do not impact on the public realm – should be supported by a statement from a suitably qualified person detailing 'the plan approach' taken in the design of the development, including the materials and

finishes proposed and demonstrating how the overarching principles for the achievement of successful and sustainable neighbourhoods have been integrated as part of the design proposal.



Figure 1: Eight Key Design Principles

The overarching considerations / principles provide a holistic approach for development facilitated by each of the subsequent chapters in this plan and must be integrated in a manner which recognises and contributes positively towards successful and sustainable neighbourhoods.

Policy QDP2: Overarching - Successful and Sustainable Neighbourhoods

Promote the creation of successful and sustainable neighbourhoods through the application of the eight key design principles to ensure the delivery of attractive, connected, and well-functioning places to live, work, visit, socialise and invest in throughout the County.

QDP2 Objective 1:
To ensure that applications for new development are accompanied by a statement from a suitably qualified person detailing how 'The Plan Approach' has been taken into consideration and incorporated into the design of the development including the materials and finishes proposed and demonstrating how the overarching principles for the achievement of successful and sustainable neighbourhoods have been integrated as part of the design proposal.

QDP2 Objective 2:
To ensure that 'The Plan Approach' to development is taken into consideration by the applicant and demonstrated during any pre-application consultations (under section 247 of the Planning & Development Act, 2000, as amended).

5.2.2 Context

Context is the character and setting of the area in which a proposed development will be located. Context includes the natural as well as the human history of the area; the capacity of the receiving environment, the form of settlement, buildings and spaces; its ecology and archaeology; its landscape, its location, and the routes which pass through it. A thorough appreciation and assessment of the overall site context is the starting point in designing a distinct place.

South Dublin County has grown around the villages of Clondalkin, Lucan, Newcastle, Palmerstown, Rathcoole, Rathfarnham, Saggart, Tallaght and Templeogue. Each of the villages has a unique character and offers a diverse range of professional and retail services. Alongside this, new urban centres have developed over the years around the different residential areas. These local and district centres have become an important focus for the local community with their own identity providing a sense of place to these neighbourhoods.

In facilitating growth over the last two decades, Adamstown has been developed as a sustainable neighbourhood within a strategic growth area. Clonburris and Tallaght Town Centre alongside regeneration lands within the wider Tallaght Neighbourhood have been identified as areas capable of accommodating significant future growth over the lifetime of this and future plans. Further development potential exists within the City Edge regeneration lands which will be subject to a detailed framework for development in conjunction with Dublin City Council. Development has also occurred in areas where Local Area Plans are in place, providing a framework for development in those areas.

Key to delivering high quality design and healthy placemaking will be ensuring that all new development responds in a positive manner to its surroundings contributing significantly towards the overall aim of delivering successful and sustainable neighbourhoods within South Dublin County.

Policy QDP3: Neighbourhood Context
Support and facilitate proposals which contribute in a positive manner to the character and setting of an area.
QDP3 Objective 1: To ensure new development contributes in a positive manner to the character and setting of the immediate area in which a proposed development is located taking into consideration the provisions set out in Chapters 3 and 4 of this Plan and having regard to the requirements set out in Chapter 12: *Implementation and Monitoring* in relation to design statements.
QDP3 Objective 2: To protect and conserve the special character of the historic core of the villages and ensure that a full understanding of the archaeological, architectural, urban design and landscape heritage of each village informs the design approach to new development, infrastructure and renewal, recognising the particular character and context in Architectural Conservation Areas (ACAs).
QDP3 Objective 3: To promote and adhere to design standards and densities in village centres that are informed by the surrounding village and historic context and enhance the specific characteristics of each town or village in terms of design, scale, form and external finishes.
QDP3 Objective 4: To protect and conserve the special character of the historic core of the traditional village of Palmerstown and ensure that a full understanding of the archaeological, architectural, urban design and landscape heritage of the village informs the design approach to new development and renewal, in particular in Architectural Conservation Areas (ACAs) and to provide more weight to this objective than to the policies of third parties and / or to provide that where third party policies are to be given priority, the implementation of such policies should identify how this CDP objective is being prioritised and accommodated in the implementation.
QDP3 Objective 5: To promote design standards and densities in the traditional village of Palmerstown, that are informed by the historic context and enhance the specific characteristics of the village in terms of design, scale and external finishes and to provide more weight to this objective than to the policies of third parties and / or to provide that where third party policies are to be given priority, the implementation of such policies should identify how this CDP objective is being prioritised and accommodated in the implementation.

QDP3 Objective 6:
To ensure that higher buildings in established areas respect the surrounding context and take account of heights and their impact on light and the negative impact that they may have on existing communities to ensure consistency with regard to Healthy Placemaking.

QDP3 Objective 7:
Any development on the RES-N lands (Killinarden and Ballycullen / Oldcourt) abutting the Rural Zone at Map 9 shall be designed, located, scaled and serviced in a manner that does not detract from the character and landscape of the receiving environment bearing in mind its proximity to the HA-DM zone.

QDP3 Objective 8:
To only consider buildings of a reasonable / appropriate height in our heritage villages and that this is in line with existing buildings and is sympathetic to the makeup of these heritage villages.

QDP3 Objective 9:
To preserve, incorporate, enhance and respond to the setting of existing archaeological and historic features including burgage plots and tower house sites where these arise.

5.2.3 Healthy Placemaking

Healthy placemaking seeks to protect and enhance the unique identity and character of places and to facilitate improvements to human wellbeing and the quality of life that comes from the interaction of people and their environment. Placemaking is underpinned by good urban design, which seeks to create public spaces that are vibrant, distinctive, safe, and accessible and which promote and facilitate social interaction. Healthy placemaking requires the delivery of the eight key principles in a holistic manner improving both social and physical infrastructure.

The provision of high quality and inclusive urban design measures are key to the delivery of successful and sustainable neighbourhoods within South Dublin County creating healthy, attractive and accessible places to live, work, visit, socialise and invest in.

Policy QDP4: Healthy Placemaking
Promote the delivery of neighbourhoods that are attractive, connected, vibrant and well-functioning places to live, work, visit, socialise and invest in.
QDP4 Objective 1: To deliver successful and sustainable neighbourhoods that are attractive, connected, vibrant and well-functioning through high quality design and healthy placemaking in a manner which reduces the need to travel, facilitates a mix of uses and the efficient use of land and infrastructure in line with the provisions of NPO 4 and 26 of the NPF and RPO's 6.12, 9.10 and 9.11 of the RSES.
QDP4 Objective 2: To promote a high standard of building and urban design, creating public spaces that are distinctive, safe, universally accessible and facilitate social and cultural diversity and interaction.

5.2.4 Connected Neighbourhoods (Short Distance Neighbourhoods)

Delivering successful and sustainable neighbourhoods means providing for people to have access insofar as possible to the daily services they need by means of walking and cycling. This is promoted in the RSES through the 10-minute settlement concept whereby community facilities and services are accessible within a 10-minute walk or cycle from home or accessible via public transport services connecting people to larger scaled settlements where such services are available.

A key element of healthy placemaking is the need to ensure alternatives to the car in the design of streets and public spaces and to prioritise and promote cycling and walking as active transport modes. The provision of high-quality public transport, greenways and cycleways enhances an area, contributing to more attractive places, creating opportunities for a healthier lifestyle through physical activity and reducing the negative consequences of car-based commuting.

This County Development Plan aims to strive towards the delivery of connected neighbourhoods and the 10-minute settlement concept through the promotion of a compact settlement form and sustainable movement (see also Chapters 2 and 7 of this Plan).

In support of this approach the *Cycle South Dublin* programme of works reflects the increasing importance of making cycling and walking realistic and integral parts of how people move around the County. *Cycle South Dublin* has been prepared against the backdrop of the Council's commitments to Sustainable Travel; Climate Change; Building Stronger Local Economies and Improving Personal Health and Wellbeing. The Development Plan supports this programme and aims to optimise such infrastructural investments through the promotion of connected neighbourhoods and sustainable movement. The detailed implementation of such measures will be carried out through this plan and various statutory and framework plans as required.

Policy QDP5: Connected Neighbourhoods
Promote short distance neighbourhoods and strive towards the achievement of 10-minute settlements over the lifetime of the Plan, promoting a more compact development form, sustainable movement, and ease of access to services, community facilities, jobs and amenities.
QDP5 Objective 1: To improve the accessibility of all identified centres (see Chapter 9 Table 9.2) from the surrounding catchment area through public transport provision, sustainable transport infrastructure including cycling and walking, incorporating high quality local linkages between public transport stops, cycle parking and car park facilities and the various attractions within each identified centre (see Chapter 7: *Sustainable Movement* and Appendix 12: *Our Neighbourhoods* for further details).
QDP5 Objective 2: To promote measures to improve pedestrian and cycle safety and convenience, including new or enhanced permeability links within all areas and pedestrianisation within identified centres.

5.2.5 Public Realm

Key to the achievement of successful and sustainable neighbourhoods is the provision of a high-quality public realm. Public Realm refers generally to the public space of a neighbourhood area, the areas between buildings, the streets, squares and parks. Public space primarily facilitates a rich public life providing opportunities for different users to enjoy an area in a multitude of ways.

How effectively and efficiently the public realm works is a vital component of the day-to-day life and experience within a neighbourhood and local area. In addition to providing for human interaction, it provides the essential space for key services such as lighting, signage, cleaning and drainage, and is the space in which all forms of movement and transportation operate. For this reason, safety, orientation and accessibility are important issues to consider when looking at the public realm. Such public spaces should feel comfortable, safe and welcoming.

As a minimum, safe and secure public spaces should be:

- **Welcoming and Inviting:** Public spaces should be designed and constructed with all members of the community in mind. Public spaces that are attractive, feel safe and are easy to access encourages people from different ages and backgrounds to be more physically active in outdoor spaces;
- **Well-lit:** Particular consideration should be given to how spaces are experienced at night and how the design can improve this experience. As well as boosting safety, lighting can influence the flow of movement, as pedestrians will favour following a path of light over risking the darker pathways;
- **Well Designed:** Public spaces should be attractive, with a distinct sense of place and high-quality public realm. Good-quality local greenery such as tree and shrub

planting, small urban and pocket parks, playgrounds, and urban meadows, improve the look, feel and ambience of a space;

- **Well Connected:** Public spaces which form part of the wider network of safe and appealing routes for walking and cycling can ensure day and night-time use with people traversing the space regularly to walk or cycle to local shops, schools and workplaces, or to access public transport links;
- **Well-maintained:** Public spaces should always have a well-maintained appearance. The full life-time costs of materials, including maintenance and replacement, needs to be properly identified at design and selection stage and resourced in practice.

A primary aim of this plan is to promote the provision of a high-quality public realm identifying the need for the enhancement of existing and provision of new additional civic and public spaces and parks, through a hierarchy of spaces (See Chapter 8, Section 8.7.2). The enhancement of existing and delivery of such new spaces while providing for attractive, interesting, inviting and well used outdoor spaces will also aim to maximise the potential to provide for a connected network of natural green spaces identified within the Green Infrastructure Network (Chapter 4) of this plan.

Policy QDP6: Public Realm
Promote a multi-disciplinary and co-ordinated approach to the delivery and management of the public realm within South Dublin County.
QDP6 Objective 1: To require that all development proposals, whether in established areas or in new growth nodes, contribute positively to the creation of new, and the enhancement of existing public realm. To demonstrate how the highest quality in public realm design is achieved and how it can be robustly maintained over time (see also Chapter 12: *Implementation and Monitoring* - Design Statements and Public Realm).
QDP6 Objective 2: To support public realm improvements under South Dublin County Council's Village and Centre enhancement initiatives including those proposed within Architectural Conservation Areas having regard to the *Architectural Heritage Protection Guidelines for Planning Authorities* (DAHG, 2011) or any subsequent guidelines.
QDP6 Objective 3: To promote and implement environmental and public realm improvements in existing town, village, district and local centres to a high standard and finish to ensure that the design addresses environmental quality, urban design, safety including the potential for anti-social behaviour, identity, and image.
QDP6 Objective 4: To pursue all avenues of funding to secure resources for the enhancement, renewal and regeneration of the public realm of the County's urban areas.

QDP6 Objective 5:
To co-ordinate the development of the private and public space in Palmerstown Village and other villages by ensuring that any project works by third parties are used as an opportunity for SDCC to improve and enhance the streetscape and that SDCC liaise with utility providers so that all unnecessary footpath poles are removed and all electrical and other overhead cables, currently a blight on the village landscape, are put underground at the earliest opportunity.

QDP6 Objective 6:
To ensure that all new developments but particularly apartment developments where gardens do not form part of the home, make provision for sufficient public realm space to enable the community to enjoy a healthy living environment outdoors but within the boundaries of the development and that no new development whether it be private or social creates a development that downgrades the public realm to an extent that it is insufficient to serve as a healthy place to live, both mentally and physically.

QDP6 Objective 7:
To ensure, in so far as is practical, that all boundary walls in new residential developments are of a similar height and of a high quality where they are bordered on either side by a public footpath or an area that has been or is due to be taken-in-charge in order to leverage the opportunity to improve the quality of boundary treatments.

QDP6 Objective 8:
To continue to improve the environment and public realm of Palmerstown village in terms of environmental quality, urban design, safety, identity and image.

QDP6 Objective 9:
To ensure, in cooperation with the NTA and relevant agencies, that projects which affect the public realm will consider fully the needs of pedestrian, cyclists and public transport users, and that transport schemes complement any public realm objectives.

5.2.6 High Quality and Inclusive Development

Guidelines for Planning Authorities in relation to residential development advocate a holistic approach to the creation of sustainable communities and residential neighbourhoods, with an emphasis on the design of quality urban environments.

The Guidelines on *Quality Housing for Sustainable Communities,* DEHLG (2007) advise that successful design and good quality sustainable housing developments require a balance between a range of issues such as accessibility, security, safety, privacy, community interaction, availability of appropriate services and the provision of adequate space.

The Guidelines for Planning Authorities on *Sustainable Residential Development in Urban Areas,* DEHLG (2009) set out urban design criteria that should be used in the

design of all residential areas. Best practice examples of the implementation of these urban design criteria are illustrated under the companion *Urban Design Manual – A Best Practice Guide,* DEHLG (2009).

The Design Manual for Urban Roads and Streets, DTTAS & DECLG (2013) provides further guidance in relation to the design of streets and presents a series of principles, approaches and standards that are necessary to create safe and successful residential streets.

Further to the aforementioned guidelines, design criteria and standards in relation to Healthy Placemaking and Public Realm for all development types are detailed in Chapter 12: *Implementation and Monitoring* of this Plan. The standards are framed by the policy and objectives set out below.

High Quality Design

A high standard of design can significantly improve the aesthetic and practical experience of our neighbourhoods in everyday life. A high quality of urban design and architecture also improves economic value and is a key element in regeneration proposals. The Council will therefore encourage high quality design, materials and finishes and good quality landscaping with robust maintenance protocols for all residential, commercial and employment developments in South Dublin County including retail and mixed-use schemes. The design must ensure that the proposed development will be integrated with and be complementary to the streetscape. All proposals for new development must demonstrate how the proposal constitutes a positive urban design response to the local context, leveraging improvements to the local standards where required, and how it contributes to healthy placemaking and the identity of an area.

Policy QDP7: High Quality Design – Development General

Promote and facilitate development which incorporates exemplary standards of high-quality, sustainable and inclusive urban design, urban form and architecture.

QDP7 Objective 1:

To actively promote high quality design through the policies and objectives which form 'The Plan Approach' to creating sustainable and successful neighbourhoods and through the implementation of South Dublin County's Building Height and Density Guide.

Street Frontage

Promoting well-designed streets and public spaces that feel safe, secure and attractive for all to use is an important element in creating healthy places to live, work, visit, socialise and invest in. Successful streets and spaces are generally characterised by the presence of active frontages or 'live' edges. Buildings or other features whose use is directly accessible from the public street or space which it faces, such as shopfronts, doors and entrances, or residential upper floors with overlooking windows, provide activity and vitality within the public realm with people coming and going at different times of the day, providing natural surveillance and vibrancy.

Active frontages which meet these criteria will be encouraged in all town, district and local centres, while inactive or poorly designed frontages will be discouraged.

Shopfronts, workspace, residential and community spaces form the backdrop to many of the pedestrian areas and spaces that make up the public realm. They have an importance well beyond their role to advertise the goods available for purchase. Shopfronts – the scope of which encompasses not only shops but also other business frontages such as restaurants, public houses, banks and offices – provide important opportunities to engage with the street. Similarly, street front cafes are an important part of our urban centre environments and add to the vibrancy and vitality of the streetscape.



The Council will actively promote the principles of good shopfront design as set out in *South Dublin County Council Shopfront Design Guidelines* (2019) and continue to support the improvement of shopfronts through initiatives such as the South Dublin County Council Shopfront Grant Scheme.

Policy QDP7: High Quality Design – Street Frontage
QDP7 Objective 2: To actively promote well-designed streets and public spaces that provide for active frontages and 'live' edges that feel safe, secure and attractive for all to use.
QDP7 Objective 3: To require a high quality of design and finish for new and replacement shopfronts, signage, and advertising, having regard to the requirements set out in Chapter 12: *Implementation and Monitoring*.

QDP7 Objective 4:
To ensure that the principles of good shopfront design as set out in South Dublin County Council Shopfront Design Guidelines (2019) (or any superseding guidelines) are adhered to.

Street Width and Building Height Ratios

As part of assessing new development proposals, building height and the enclosure of new streets and public spaces will be an important consideration.

Building heights that result in a canyon effect of the street will be discouraged and this will need to be tested and demonstrated as part of proposals. Canyons can inhibit sufficient light and air reaching the buildings and street below. Consideration may be given to those streets with a north-to-south orientation where they allow more sunlight to permeate than streets with an east-to-west axis.

Along narrower streets, it may be necessary to keep the scale of the frontage of the building to a minimum, by setting back the upper floors behind the front roof parapet so that it is not apparent from the street. Such a solution will also need to work in terms of its impact from longer views where it may be more visible.

Designers should seek to promote / maintain a sense of enclosure on all streets within Towns and Villages. Figure 3 demonstrates measurements that can indicate a sense of enclosure by way of building height to street width ratio. Where building frontages face onto public open spaces and squares, they should normally provide sufficient sense of enclosure and a suitable backdrop to define and overlook the space while not overpowering it.

Ultimately, all proposals for development should contribute positively to providing a coherent enclosure of streets and public spaces, taking into consideration the proportions and activities of buildings on both sides of a street or surrounding a public space.

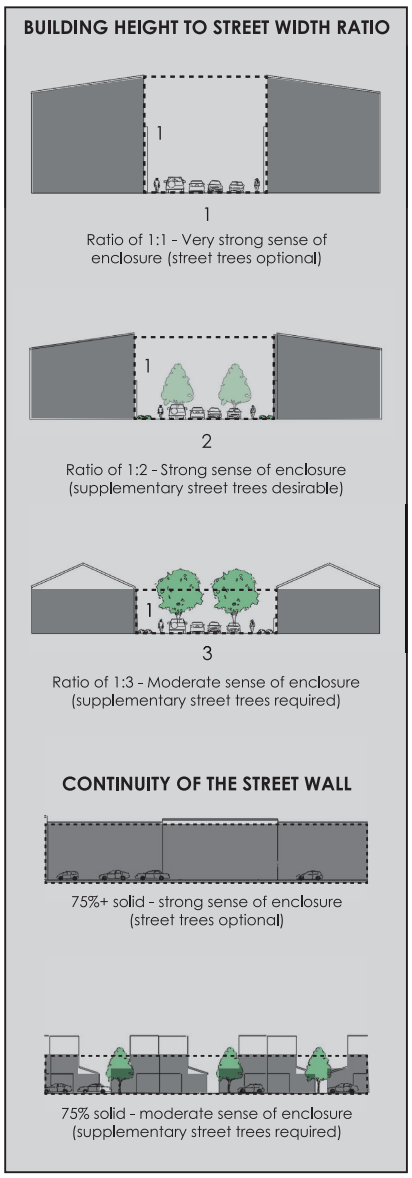


Figure 3: Building Height to Street Width Ratio - DMURS 2019.

Policy QDP7: High Quality Design – Street Width and Height
QDP7 Objective 5: To ensure that development contributes to the creation of sustainable communities in accordance with the requirements of the Guidelines on *Quality Housing for Sustainable Communities,* DEHLG (2007), the *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas*, DEHLG (2009), or any superseding guidelines, including the urban design criteria as illustrated under the companion *Urban Design Manual – A Best Practice Guide*, DEHLG (2009).
QDP7 Objective 6: To ensure that development provides an integrated and balanced approach to movement, healthy placemaking and streetscape design in accordance with the requirements of the *Design Manual for Urban Roads and Streets*, DTTAS and DEHLG (2019).
QDP7 Objective 7: To ensure that all proposals for development contribute positively to providing a coherent enclosure of streets and public spaces, taking into consideration the proportions and activities of buildings on both sides of a street or surrounding a public space, providing for good standards of daylight and sunlight, and micro climatic conditions and having regard to the guidance and principles set out in the South Dublin County's Building Height and Density Guide and the *Design Manual for Urban Streets and Roads* (DMURS) (2019).

Adaptability and Inclusivity

High quality, adaptable and inclusive development, which meets the needs of all users, regardless of age, gender, race or sensory and mobility abilities and disabilities and allows all people to use spaces in the same way and on equal terms, must be at the forefront of all new development proposals. The Council will promote and support a Universal Design Approach to residential and non-residential development including employment, education, civic, community and health facilities, retail, banking and other tertiary services. The application of Universal Design thinking to our built environment recognises differences and accommodates them by integrating considerations at the start of the design stage:

- → **Equitable use:** The design is useful to people with diverse abilities;
- → **Flexibility in use:** The design accommodates a wide range of individual preferences and abilities;
- → **Ease of use:** Use of the design is easy to understand and can be used efficiently and comfortably.

Quality housing with long-term adaptability – such as 'soft-spots' where internal walls can change from a two-bedroom layout to one larger bedroom; and WCs that are wheelchair accessible, with drainage and service provisions enabling a shower to be fitted at a later stage – allows for change as circumstances alter or families grow. The Council will promote and support adaptable building design and the provision of Lifetime Homes in residential and mixed-use developments, having regard to the

principles and guidance on adaptability as set out in the South Dublin County's Height and Density Guide (Appendix 10) and the *Urban Design Manual – A Best Practice Guide* (2009) and the guidance on Lifetime Homes as set out in the *Quality Housing and Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities* (2007).

The Development Plan includes a socially inclusive housing strategy for the existing and future population of South Dublin County including the needs of those requiring social housing. The following Chapters set out the Council's holistic approach to neighbourhood and community development, which aims to deliver attractive mixed-use sustainable neighbourhoods containing a variety of housing types and tenures together with supporting community facilities, public realm and good connections to public transport links and local amenities and services.

Policy QDP7: High Quality Design – Adaptability and Inclusivity

QDP7 Objective 8:
To promote and support a Universal Design Approach to residential and non-residential development – having regard in particular to the universal design principles and guidance in relation to Buildings for Everyone, Housing and Shared Space as promoted by the Centre for Excellence in Universal Design at the National Disability Authority – ensuring that all environments are inclusive and can be used to the fullest extent possible by all users regardless of age, ability or disability consistent with RPO 9.12 and 9.13 of the RSES. (See also Chapter 8: *Community Infrastructure and Open Space*).

QDP7 Objective 9:
To promote and support the provision of quality housing with long-term adaptability in residential and mixed-use developments, having regard to the principles and guidance in relation to adaptability as set out in South Dublin County's Height and Density Guide (Appendix 10) and the *Urban Design Manual – A Best Practice Guide* (2009) and the guidance on Lifetime Homes as set out in the *Quality Housing and Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities* (2007).

QDP7 Objective 10:
To promote and support the principles of universal design, ensuring that all environments are inclusive and can be used to the fullest extent possible by users regardless of age, ability or disability consistent with RPO 9.12 and 9.13 of the RSES.

QDP7 Objective 11:
To encourage and foster the creation of attractive mixed-use sustainable neighbourhoods which contain a variety of housing types and tenures with supporting community facilities, public realm and residential amenities, and which are socially mixed in order to achieve a socially inclusive county.

QDP7 Objective 12:
To develop a network of pedestrian footpaths and public spaces, which includes access to public toilets, accessible outdoor seating and facilities for people with disabilities and / or mobility impairments and based on the principles of universal design.

5.2.7 Density and Building Heights

The adoption of the *National Planning Framework* (NPF) represented the advent of significant changes to planning policy in Ireland at national and regional level. The NPF articulates a set of shared goals for every community across the country to deliver a programme of compact urban growth.

National Policy Objective 22 of the Revised NPF requires the inclusion of planning policy provisions and standards *'including in particular building height and car parking to be based on performance criteria that seek to achieve well-designed high-quality outcomes in order to achieve targeted growth'.*

Residential Density

The Sustainable Residential Development and Compact Settlement Guidelines (2024) set policy and guidance in relation to residential density, including provision of ranges, expressed as 'dwellings per hectare' (dph), in various settlement categories and different area types within those settlements. The area types and the recommended net density ranges relevant to South Dublin County are outlined in Table 3.1 and 3.3 of the Guidelines. Section 3.4 of the Guidelines provide that the recommended density ranges should be further refined based on:

- consideration of centrality and accessibility to services and public transport; and
- considerations of character, amenity and the natural environment.

The applicable density ranges in a South Dublin County context are outlined here in Table 5.1 and are aligned with the *Sustainable Residential Development and Compact Settlement Guidelines (2024)*. In relation to "Metropolitan Towns", the centres of the settlements of Newcastle, Rathcoole and Saggart do not meet the characteristics of the "Metropolitan Towns (>1,500 population) – Centre and Urban Neighbourhoods" area type in the Guidelines as they are historic villages where the zoning is intended tosupport the protection and conservation of the special character of the traditional villages. The "Metropolitan Towns (>1,500 population) - Suburban / Urban Extension" area type and density range are appropriate for the entirety of these settlements, including the centres.

Table 5.1 Appropriate density ranges as per the Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024)

Settlement Category	Area Type and Description	Density Range (Net)	Applicable Areas within SDCC
Dublin City and Suburbs	**City – Urban Neighbourhoods** The city urban neighbourhoods category includes: i. the compact medium density residential neighbourhoods around the city centre that have evolved overtime to include a greater range of land uses, ii. strategic and sustainable development locations, iii. town centres designated in a statutory development plan, and iv. lands around existing or planned high-capacity public transport nodes or interchanges[1]. -all within the city and suburbs area. These are highly accessible urban locations with good access to employment, education and institutional uses and public transport.	50-250 dph shall generally be applied.	'Regen', 'TC', 'MRC' and 'SDZ' zoned lands, subject to statutory plans / schemes. The existing statutory plans for these areas, and forthcoming for City Edge, further refine densities within those areas on a plan-led basis based on considerations of centrality and accessibility to services and public transport, character, amenity and the natural environment.

1 Defined in Table 3.8 of the 'Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024)'

	City – Suburban/Urban Extension Suburban areas are the lower density car-orientated residential suburbs constructed at the edge of cities in the latter half of the 20th and early 21st century, while urban extension refers to the greenfield lands at the edge of the existing built-up footprint that are zoned for residential or mixed-use (including residential) development.	40-80 dph shall generally be applied. Densities of up to 150 dph shall be open for consideration at 'accessible' suburban / urban extension locations.	All other areas within or directly contiguous to the Dublin City and Suburbs boundary not covered by the 'City – Urban Neighbourhood' area type.
Metropolitan Towns and Villages (>1,500 population)	**Suburban/Urban Extension** Suburban areas are the low density car-orientated residential areas constructed at the edge of the town, while urban extension refers to greenfield lands at the edge of the existing built-up footprint that are zoned for residential or mixed-use (including residential) development.	35-50 dph shall generally be applied. Densities of up to 100 dph shall be open for consideration at 'accessible' suburban / urban extension locations.	'VC', 'Res' and 'Res-N' zoned lands within or directly contiguous to the settlement boundaries of Newcastle, Rathcoole and Saggart.

Section 3.3.6 of the Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024) identifies exceptions to the recommended density ranges.

Plot Ratio and Mixed-use Density

Dwellings per hectare (dph) is generally a useful tool for measurement of intensity of land-use in primarily residential developments. In mixed-use town centre and regeneration areas where a range of uses are encouraged, both within the area and within individual development sites, plot ratio can be a more effective measurement of intensity of use, scale of buildings and urban design outcomes. It provides flexibility to measure a range of housing options and non-residential uses.

Tallaght Town Centre LAP area and City Edge are two such high-density regeneration areas within South Dublin where the current plan/framework uses plot ratio as the primary measurement of density. This approach assists in ensuring that development achieves the urban design outcomes for the scale of building, public realm, streets and mix of uses envisaged in these areas suitable to the emerging character of the area; that there is flexibility to accommodate a mix of uses; and that infrastructure/

services can be planned for the anticipated quantum of workers, as well as residents, based on floor area targets.

Building Height

The *Urban Development and Building Height Guidelines* (2018) expand on the requirements of the NPF by setting relevant planning criteria for considering increased building height to achieve greater densities in various but principally urban city-centre locations and suburban and wider town locations. To ensure compliance at local level with the overarching planning policy requirements at national level, SPPR1 states:

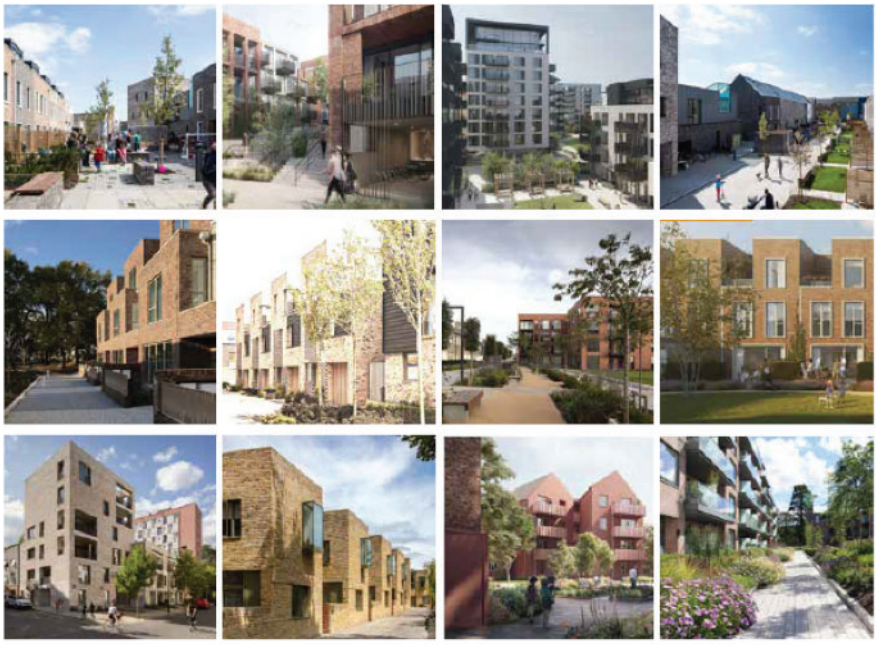
"In accordance with Government policy to support increased building height and density in locations with good public transport accessibility, particularly town / city cores, planning authorities shall explicitly identify, through their statutory plans, areas where increased building height will be actively pursued for both redevelopment, regeneration and infill development to secure the objectives of the National Planning Framework and Regional Spatial and Economic Strategies and shall not provide for blanket numerical limitations on building height."

In response to such policy provisions and guidelines, in particular SPPR1, this plan is accompanied by South Dublin County's Building Height and Density Guide (Appendix 10).

South Dublin County's Building Height and Density Guide (BHDG)

The *Sustainable Residential Development and Compact Settlements Guidelines* (2024) and the Building Height and Density Guide (BHDG) for South Dublin County form the primary policy basis and toolkits to employ the delivery of increased building height and density within the County in a proactive but considered manner.

South Dublin's Building Height and Density Guide contains a detailed set of performance-based criteria for the assessment of developments of greater density and increased height. It provides a series of detailed notional development scenarios for various site contexts providing for specific guidance criteria around contextual appropriateness. These have been developed especially for South Dublin County based on the known qualities and characteristics of its particular urban and suburban environments. The performance-based assessment criteria will enable proper consideration of development proposals for increased building height linked to the achievement of a greater density of development.



The BHDG has regard to and is informed by all relevant Ministerial Guidance documents (and any amendments thereof) and Specific Planning Policy Requirements contained therein, most notably the *Urban Development and Building Heights Guidelines for Planning Authorities* (2018). The premise of these guidelines is not intended to introduce height for the sake of height, but to introduce and consider increased heights and densities as a means of accommodating greater residential populations within the County's serviced and zoned land banks in particular where public transport, employment and other services are proximate to a development proposal in line with the principals of compact growth.

Securing compact and sustainable urban growth in South Dublin County will mean focusing on reusing previously developed 'brownfield' land in the County as well as undeveloped infill sites, particularly those served by good public transport. The BHDG sets out the key considerations in scenarios such as this and other relevant varying site contexts across the County.

How to use the BHDG

South Dublin County's Building Height and Density Guide aims to take applicants through a process of contextual analysis by which the suitability or otherwise of different density and height levels can be assessed with reference to the receiving environment of the proposed development.

The guide sets out the following 4-step approach which includes;

1. Policy	2. Thinking	3. Application	4. Illustration
Planning Context National and Local	Understanding Considerations around Density and Height	Developing a Criteria-based Approach	Indicative Development Scenarios

The BHDG in Appendix 10 of this plan is intended to complement the *Urban Design Manual – Best Practice Guidelines* (2009) which identified a set of component questions at various scales which together formed a complete urban design analysis of the development proposal. In the BHDG, certain parameters of the more general urban design assessment are expanded to more directly address issues relating to height, density, and intensification.

Policy QDP8: High Quality Design – Building Height and Density Guide (BHDG)

Adhere to the requirements set out in the Urban Development and Building Height Guidelines (2018) issued by the DHLGH through the implementation of the Assessment Toolkit set out in the South Dublin County's Building Heights and Density Guide 2021 and taking due account of the requirements set out in the *Sustainable Residential Development and Compact Settlements Guidelines* (2024).

QDP8 Objective 1:

To assess development proposals in accordance with the Building Height and Density Guide set out in Appendix 10 of this Development Plan and associated planning guidelines. In this regard, all medium to large scale and complex planning applications (30 + residential units, commercial development over 1,000 sq m or as otherwise required by the Planning Authority) shall be accompanied by a 'Design Statement'. The Design Statement shall include, inter alia, a detailed analysis of the proposal and statement based on the guidance, principles and performance-based design criteria set out in South Dublin County's Height and Density Guide. Any departures within the proposed development from the guidance set out in the Building Height and Density Guide for South Dublin County (Appendix 10) shall be clearly highlighted in the Design Statement. (See Chapter 12: *Implementation and Monitoring*).

QDP8 Objective 2:

In accordance with NPO35, SPPR1 and SPPR3, to proactively consider increased building heights on lands zoned Regeneration (Regen), Major Retail Centre (MRC), District Centre (DC), Local Centre (LC), Town Centre (TC) and New Residential (Res-N) and on sites demonstrated as having the capacity to accommodate increased densities in line with the locational criteria of the *Sustainable Residential Development and Compact Settlements Guidelines* (2024) and *Planning Design Standards for Apartments – Guidelines for Planning Authorities* (2025) (or Planning Design Standards for Apartments National Planning Statement, as applicable) and the *Urban Design Manual – Best Practice Guidelines* (2009), where it is clearly demonstrated by means of an urban design analysis carried out in accordance with the provisions of South Dublin County's Building Height and Density Guide that it is contextually appropriate to do so.

Building Height Terminology

South Dublin County's BHDG sets out important terminology to assist in the assessment of building heights in the County and discussions around height. Recognising that there should be no blanket numerical limitations on building heights, height in the BHDG is considered thematically in relation to its context. Such terminology is summarised as follows:

Prevailing Height	The prevailing building height is the most commonly occurring height of buildings within an area of common character and at the contextual scale at which the proposal is to be assessed. The prevailing building height of a specific street may be different to the prevailing building height of the wider neighbourhood and a site might in some instances be large enough to effect a transition between the two.	
Thematic Height	In certain urban areas, for example Georgian Dublin, the prevailing height may be closely linked to a specific form of development from which the area derives its character. In such instances, it might be appropriate to refer to Prevailing Height as Thematic Height in order to signal the presence of specific contextual issues around built environment, heritage or historic concerns.	

Amplified Heights	There may be existing buildings or parts of buildings within the streetscape or neighbourhood that deviate from the prevailing height but not to such an extent as to be considered a significant, or non-thematic, variation. Such instances of amplified height do not necessarily denote a contextual precedent to which new developments can respond in kind with increased heights.	
Apparent Height	There may be existing buildings or parts of buildings within the streetscape or neighbourhood that deviate from the prevailing height. This may be in a more comprehensive fashion than selective amplification of part of the building's form by instead setting back floors above the prevailing or thematic height as a secondary massing, while the primary building façade provides a 'shoulder' that maintains the prevailing height of the street.	
Contextual Heights	While the prevailing height is the general measure of heights in the surrounding area, the analysis of contextual height will include and identify all of the variations in apparent height and amplified heights that are relevant to any rationale for or justification of increased building heights in a new development. A comprehensive analysis of prevailing and thematic heights and the function and location of variations to these within the urban area will result in an understanding of the contextual height of the receiving environment of the proposed development.	

Context Driven Approach to Height

The approach to building heights in South Dublin County, as supported by South Dublin County's BHDG, will be driven by its context. This is in line with the Urban Development and Building Height Guidelines and specifically SPPR1 which prohibits numerical limitations on building height by planning authorities.

The BHDG sets out a framework for the analysis of building heights relative to their context. For example, a ten-storey building is 'tall' in the context of a 2-storey streetscape but is only 'taller' in a block where the prevailing height is 8-storeys. Building heights are increased relative to the prevailing heights in their vicinity. Therefore, proposals for increased building heights can be expressed in terms of their amplification of prevailing heights by means of a Contextual Height Ratio. In this regard, a ten-storey building would be five times the contextual height (5 x CH) in a two-storey streetscape, but one and a quarter times the contextual height (1.25 x CH) in an 8-storey streetscape. Such a measure provides a clear indication of the scale of change proposed in the built environment without utilising the more subjective terminology of tall / taller or high / higher buildings.

The context driven approach to height in the County will be based on and informed by the receiving environment and surrounding built form having regard to the provisions of South Dublin County's BHDG and in particular the Contextual Analysis Toolkit. The presence of permitted development(s) in the surrounds, whilst a planning consideration, does not on its own, connote an emerging context of increased heights or a precedent for individual increases of development heights.



Contextual Heights at Clancy Quay Dublin - the 8-storey Building C can be expressed as a contextual height ratio of 4xCH relative to the historic buildings A or 1.25xCH relative to the newer development at Building B.

Proposed increased heights should be proportionate to the role and function of buildings and the scale of their impact on the receiving environment. By this measure, the more prominent a role the development plays at the larger urban scale the more a larger contextual height ratio would be expected; conversely the more locally-oriented a role the building plays the lower the expected contextual height ratio.

Landmark Buildings

Commonly, terms such as 'landmark' or 'gateway' are used in applications to justify significantly scaled increases in building heights. However, landmark buildings that are distinctive in their form and provide real legibility such as signalling the presence of an important public transport interchange or node; an important gateway to an urban area or a large-scale public or civic amenity or facility – can play an important role in healthy placemaking and creating successful and sustainable neighbourhood areas.

The scale of the landmark should be proportionate to its role as a placemaking object within the urban fabric and the extent to which that landmark function extends beyond the local area. The *Urban Development and Building Height Planning Guidelines* (DHLGH, 2018) provides the following classifications for landmarks:

- Metropolitan Landmarks, that is, landmarks with a function at the scale of the relevant City / Town;
- District Landmarks, that is, landmarks with a function at the level of the District / Neighbourhood / Street; and
- Local Landmarks, that is, landmarks with a function at the level of the Site / Building.

There is potential for misunderstanding around the designation of Metropolitan Landmark within the South Dublin County Council administrative area given the entire County is located within the wider Metropolitan Area of Dublin as set out in the RSES. As such, for the purposes of discussing proposals for proportionate increases in building height relative to the scale of the landmark, this Development Plan and South Dublin County's BHDG, instead uses the following classifications:

Primary Landmarks

Primary Landmarks are landmarks with a function at the scale of the urban centre.



An example would include the general increase in building heights in Tallaght Town Centre to signal the civic function and the specific increase in building height of the south-west block in the Belgard Square West development to mark the location of the Luas terminus.

Height increases in the primary landmark example did not preclude an increase in building height within the development block between Cookstown Way and Belgard Square West south of the civic centre. The vertical expression of the increase in building height serves a function at the urban scale to identify the town centre area from the N81 to the south.

Secondary Landmarks

Secondary landmarks are landmarks with a function at the neighbourhood scale.

An example would include the amplification of height and vertical expression of the mixed-use building on Adamstown Avenue signalling the gateway to the new neighbourhood.



The gateway nature of the site justifies a secondary landmark at the neighbourhood scale.

However, the extent of height increase is limited and setback from the primary massing along the Adamstown Avenue streetscape. The gateway function is primarily achieved by means of the vertical expression of a limited articulation of height.

Local Marker

Local landmarks are landmarks with a placemaking function within a streetscape or development area.



An example would be the expression of the tower form in the Carnegie Library on Monastery Road Clondalkin to signal the public function of the building.

The height of the tower element is no different to the general building height of the library. The local marker function has been achieved by articulation of secondary mass from the main building and its distinct vertical expression.

It follows from the above that not all increases in building heights will connote landmarks and that not all landmarks will justify an increase in building heights. Therefore, in applications for landmark type buildings or for amplified heights akin to a landmark, the onus will be on designers and applicants to satisfactorily demonstrate that the proposal is contextually appropriate but also that the proportionate function of the landmark justifies it, having regard to the sample primary, secondary and local landmark classifications set out above.

Policy QDP9: High Quality Design - Building Height and Density

Apply a context driven approach to building heights in South Dublin, as supported by South Dublin's Building Heights and Density Guide.

QDP9 Objective 1:
To require that designers and applicants demonstrate to the satisfaction of the Planning Authority that applications for landmark type buildings or for amplified heights akin to a landmark, are contextually appropriate and that the proportionate function of the landmark justifies it, having regard to the primary, secondary and local landmark classifications.

5.2.8 Mix of Dwelling Types

This Plan sets out to ensure that new residential development provides a wide variety of housing types that cater for the diverse housing needs of the County's population and counteract segregation between differing household types. This is supported by the South Dublin County Council Housing Strategy 2022-2028 and the policies set out in Chapter 6, which recognise the need to provide a range of house types in all residential developments. The need for house types to cater for different demographics including aging will be important as indicated in the government's 'Our Shared Future' and will be influenced by the *South Dublin Age Friendly County Strategy* 2020-2024 *and Age Friendly Ireland's Principles and Guidelines for the Planning Authority* (2021).

Policy QDP10: Mix of Dwelling Types

Ensure that a wide variety of housing types, sizes and tenures are provided in the County in accordance with the provisions of the South Dublin County Council Housing Strategy 2022-2028.

QDP10 Objective 1:
To ensure that all new residential developments provide for a wide variety of housing types, sizes and tenures in line with the South Dublin County Housing Strategy 2022-2028.

QDP10 Objective 2:
To ensure that our ageing society is catered for in a choice of housing provision having regard to *South Dublin Age Friendly County Strategy and Age Friendly Ireland's Principle and Guidelines for the Planning Authority* (2021).

5.2.9 Materials, Colours and Textures

The careful selection of appropriate materials in buildings, streets and spaces is a key factor to achieving the qualities of successful places. Building finishes should be durable and of a high quality and should adhere to the principles of sustainability and energy efficiency. Durable materials such as stone, brick, timber, metal and glass will be promoted which provide either a traditional or contemporary aesthetic depending on design and application.

Each development proposal will be considered on its merits and the context of both the immediate and wider area are crucial when developing ideas about material choices, colours and detailing. In all types of development, it is important to consider whether the proposed materials, their colour and detailing contribute to the immediate context and reinforce a neighbourhood's 'sense of place'. Due to the unprecedented range and availability of standard building and cladding materials, choices have to be made using many criteria including:

- Appropriateness to building function;
- Robustness, durability and ease of maintenance;
- Thermal / Insulation performance;
- Sourcing: local, regional, or international;
- Life cycle costs;
- Contextual appropriateness;
- The need for quality design and placemaking.

Traditional materials may not be appropriate or available and therefore judgement has to be exercised regarding the characteristics of a new material to be complementary with the established pattern, rather than be poor imitations in terms of colour or texture.

Consideration should be given to long term maintenance implications of certain types of render, and weather resistant renders such as sand-cement, lime and pebble dash should be favoured. Rendered finishes down to ground level may not offer the robustness needed due to the higher level of activity and effects of weathering at this threshold.

Further guidance and performance-based assessment criteria in relation to the materials and detailing in new development proposals is set out in South Dublin County's BHDG (Appendix 10). Chapter 12 also sets out the Council's design principles and requirements in relation to the use of materials, colours and textures in development.

Policy QDP11: Materials, Colours and Textures
Promote high-quality building finishes that are appropriate to context, durable and adhere to the principles of sustainability and energy efficiency.
QDP11 Objective 1: To require the use of high quality and durable materials and finishes that make a positive contribution to placemaking.
QDP11 Objective 2: To promote the use of structural materials that have low to zero embodied energy and CO2 emissions and ensure a wood-first policy on public buildings funded or part-funded by the Council.
QDP11 Objective 3: To promote the reuse and recycling of materials to promote the circular economy and reduce construction and demolition waste.

5.3 Sustainable Rural Neighbourhoods

Context

The Rural Area is primarily concentrated in the Dublin Mountains to the southwest and the western fringes of the County surrounding the settlements of Saggart, Rathcoole and Newcastle. In terms of settlements located within the rural hinterland there are small clusters of development at Glenasmole and Redgap and the small rural settlement of Brittas to the extreme west of the County.

The rural sense of place is rooted in the community, through families and community connections, through the long-standing experience of meitheal, and in the local history and heritage of the area and the people who formed it.

There are many physical elements of a settlement that give character and a sense of place. These include the urban grain of the historic core, existing buildings of high architectural merit and local characteristics such as local materials, building lines, walls, building heights, rivers, streams, trees, hedgerows and other local landscape features. Recognising and enhancing the existing context and character is a key component for any development or plan within the rural hinterland.

Residential development within the rural hinterland is carefully managed through the Rural Housing Policy and Local Need Criteria in accordance with the *Sustainable Rural Housing Guidelines* (2005) and Circular SP 5 / 08. The policy approach promoted in this Development Plan is considered to provide a reasonable balance between the delivery of appropriate and justifiable residential development in the rural parts of the County.

Brittas

As the largest rural village in the County, Brittas is located in the foothills of the Dublin Mountains, on the southwestern fringes and close to the border with County Wicklow. The village settlement of Brittas is zoned High Amenity – Dublin Mountains (Objective HA-DM).

Brittas is strategically located on the N81 national secondary route and continues to experience development pressure; particularly one-off rural housing within the surrounding rural area. Its location at the Dublin Mountains presents opportunities for tourism development which could support the local economy.

To maintain and enhance the vitality of this rural village it is an aim of this plan to prepare a planning study for Brittas Village, in consultation with local residents, landowners and local representatives, having regard to the implications of the proposed Natural Heritage Area designations, the future protection and enhancement of the village, the development of tourism potential in the area with a view to the long-term viability of the local community.

Policy QDP12: Sustainable Rural Neighbourhoods

Protect and promote the sense of place and culture and the quality, character and distinctiveness of the County's rural hinterland that makes it an attractive place to live, work and visit.

QDP12 Objective 1:
To support the development of new initiatives such as walking trails connecting villages and smaller rural settlements, both for the enjoyment of local people and as an attractor for visitors to the area, promoting sustainable local economic development.

QDP12 Objective 2:
To support the improvement of public transport infrastructure and services in the rural hinterland.

QDP12 Objective 3:
To ensure that new development builds on or enhances the streetscape, landscape character and open space network of the settlement through high quality design and landscaping.

QDP12 Objective 4:
To promote appropriate development that enhances the character and vitality of the existing settlements and which does not negatively impact on existing residential amenity.

QDP12 Objective 5:
To ensure any proposals for development within rural settlements (subject to local need criteria being established as per Chapter 6 of this plan) demonstrates a high-quality design response and will not impact negatively on the character and amenity of the existing settlement. In determining a design response, new developments should reference the elements of the settlement that give character and a sense of place, such as: the urban grain of the historic core, existing buildings of high architectural merit and local characteristics (such as local materials, building lines, walls, building heights, rivers, streams, trees / hedgerows and other local landscape features).

QDP12 SLO 1:
To support Brittas as a sustainable community and rural village of outstanding natural beauty and to prepare a planning study and study boundary for Brittas Village, in consultation with local residents, landowners and local representatives, having regard to the implications of the proposed Natural Heritage Area designations, the future population and enhancement of the village and to development of a tourist and leisure facility to include accommodation, associated services and activities at Brittas Ponds and surrounding lands with a view to maintaining and protecting existing assets and the long-term viability of the local community. The planning and tourism study shall be commenced within 12 months of the adoption of this County Development Plan and shall include an analysis of population and housing data.

5.4 Plans / Frameworks

Plans and Frameworks should be developed in a manner that applies a layered approach focusing on the receiving baseline environment with the aim of ensuring the preservation, protection, and enhancement of existing natural, cultural and built heritage and the ecosystem services they provide. Opportunities should be identified early on in the design process to further develop and enhance the Green Infrastructure network and biodiversity within the County.

Incorporating these initial steps, the development type and requirements of the plan / framework should be analysed and implemented in a manner which places Climate Action Measures, Quality Design and Healthy Placemaking at the forefront of all aspects of its formulation and development.

Policy QDP13: Plans / Frameworks – General

Continue to work closely with all infrastructure providers to ensure the timely delivery of social, community, economic and sustainable transportation infrastructure in tandem with new residential development and in accordance with the provisions of the County Development Plan or any Local Area Plan, SDZ Planning Scheme, other strategic land designations or framework / masterplan in place in the area.

5.4.1 Local Area Plans

Local Area Plans will be prepared for areas where new development requires a co-ordinated approach and in particular for areas that are likely to experience large scale development or that are in need of regeneration.

Local Area Plans must be consistent with the policies and objectives of the County Development Plan and ministerial guidelines. Policy changes will help inform the decision to review existing Local Area Plans.

Policy QDP14: Local Area Plans (LAP)

Prepare Local Area Plans as appropriate, prioritising areas that are likely to experience large scale residential or commercial development or regeneration.

QDP14 Objective 1:
To support a plan led approach through Local Area Plans in identified areas by ensuring that development complies with the specific local requirements of the Local Area Plan, having regard to the policies and objectives contained in this Development Plan and ministerial guidelines.

QDP14 Objective 2:
To promote a layered approach to the preparation of Local Area Plans which designs in at an early stage the receiving baseline environment and builds on the opportunities this presents for placemaking, having particular regard to the enhancement of green infrastructure networks for biodiversity and amenity.

QDP14 Objective 3:
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.

QDP14 Objective 4:
To prepare a Local Area Plan for the community of Kingswood (Naas Road) with a view to the sustainability of this community being protected and which provides for retail and other commercial opportunities and amenities, community facilities, employment opportunities and connectivity to the adjoining residential areas.

QDP14 Objective 5:
To prepare a Local Area Plan for Saggart.

QDP14 Objective 6:
To require a Local Transport Plan to be carried out as part of any LAP preparation process, commensurate to the scale of the LAP. The Local Transport Plan / Local Area Plan should have regard to the NTA and TII Guidance Note on Area Based Transportation Assessments 2018 or any subsequent updates thereof, and will be subject to screening for AA and SEA.

QDP14 SLO 1:
To ensure the sustainable long-term growth of Citywest that continues to promote and facilitate the development of the Citywest / Fortunestown area in accordance with the phasing set out in the Fortunestown Local Area Plan 2012-2022 (as extended) or any superseding LAP, and that appropriate levels of services, social and sports infrastructure, facilities and economic activity is met to meet the needs of the current and future population growth.

QDP14 SLO 2:
To prepare a new Local Area Plan for Ballyboden.

QDP14 SLO 3:
That the provisions of the Ballycullen - Oldcourt Local Area Plan (2014) as extended, in respect of the steep topography in the lands zoned RES-N between Stocking Lane, Ballycullen Road and the M50 (Map 10) remain in force during the lifetime of this Plan having regard to ministerial guidelines.

5.4.2 Strategic Development Zones

Within South Dublin County the Government designated 223.5 hectares of land at Adamstown as a Strategic Development Zone in 2001. The Adamstown SDZ Planning Scheme (amended) 2014 and 2020 sets out a planning framework to support the delivery of approximately 9,395 dwelling units and supporting infrastructure and facilities. This scheme has progressed at a steady pace since the adoption of the 2016 County Development Plan with a remaining development capacity for over 5,000 units. In March 2021, the Council successfully secured funding of €9.7 million from the Urban Regeneration Development fund for supplementary strategic funding to deliver the Central Boulevard Park, the Civic Building and the Town Centre Plaza. As part of this application 585 residential units will be delivered. As set out in Chapter 2 Table 8 it is envisaged within this plan that in region of 5,240 units will be delivered within the 6-year lifetime of this plan.

The Government has also designated 180 hectares of land at Clonburris as a Strategic Development Zone. The planning scheme for Clonburris was approved in May 2019. The Clonburris SDZ Planning Scheme sets out a planning framework to support the delivery of between 7,700-11,100 dwelling units and supporting infrastructure and facilities. Significant work has been carried out in regard to enabling infrastructural works required to kick start development. In March 2021, South Dublin County Council successfully secured funding of €176.6 million from the Urban Regeneration Development fund for supplementary strategic funding to deliver the huge quantum of infrastructure required to unlock the delivery of over 8,700 homes in Clonburris over the next 10 years.

Policy QDP15: Strategic Development Zones (SDZS)
Continue to implement the approved Planning Schemes for Adamstown and Clonburris SDZs.
QDP15 Objective 1: To support the delivery of the identified infrastructure to facilitate sustainable development in South Dublin's Strategic Development Zones.

5.4.3 Framework / Masterplans

Framework plans and Masterplans act as a preliminary design guide for the future development of lands within the County. These plans are informed by background research and baseline analysis, identifying opportunities for future development and possible constraints. These plans set a framework for future development of the relevant area.

In certain instances, the preparation of site design briefs will be an appropriate tool to provide a design rationale for site development, building design and landscaping elements, ensuring that the proposed development fits within its context. The design brief will demonstrate how the design is guided and informed by good urban design practices. It will provide a clear direction for how the site should develop, including a set of design principles and how these principles will be achieved.

Policy QDP16: Framework Plans (FP)
Prepare Framework Plans and Masterplans as required for identified areas on Council owned or other lands to facilitate a co-ordinated approach to development.
QDP16 Objective 1: To prepare Framework Plans or Masterplans on identified lands to ensure a co-ordinated approach to delivery ensuring that they are structured in a logical, clear and comprehensible manner demonstrating and providing the background to the land use and design methodology and having due regard to the context of such lands.
QDP16 Objective 2: To support the 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.
QDP16 Objective 3: To identify potential development sites within Palmerstown and to prepare site design briefs for these sites in order to provide a framework to guide appropriate development including connectivity.
QDP16 Objective 4: To consider the need for a Local Transport Plan to be prepared as part of any Framework / Masterplan, commensurate to the scale of the Framework / Masterplan. The Framework / Masterplan will be subject to screening for AA and SEA.



5.5 Climate Action Audit

Climate Action Audit

Climate Action Audit – Quality Design and Healthy Placemaking

Source of Green House Gases (GHGs)

The potential sources of GHGs that may arise from not promoting the principles of **Quality Design and Healthy Placemaking** are:

- Less compact urban growth and urban sprawl can lead to more car-based journeys and create less opportunities to use more sustainable and renewable energy sources.
- Poorly connected Neighbourhoods can lead to more car-based journeys.
- Unattractive public realm, unwelcoming and poorly designed streets / spaces can deter people from using active modes of transport to access services and recreational amenities.
- Use of unsustainable structural materials in buildings and the public realm.
- Urban generated growth in the rural hinterland areas.

Measures to Address Climate Impacts

This chapter contains policies and objectives which promote measures that have the potential to reduce the climate impact of providing for **Quality Design and Healthy Placemaking** as follows:

- Support the delivery of the NPF 'National Strategic Outcomes' and the RSES 'Regional Specific Outcomes' specifically relevant to the delivery of sustainable Neighbourhoods within South Dublin County relating to Compact Growth, Sustainable Mobility, Enhanced Accessibility, Enhanced Amenities and Heritage, Sustainable Management of Infrastructure, Access to Childcare, Education and Health Services and a Transition to a Low Carbon and Climate Resilient Society.
- Support the efficient use of land with a focus on key urban centres, and to achieve development densities that can support vibrant, compact, walkable places that prioritise pedestrian movement, reducing the need for car-based travel and carbon emissions while also facilitating opportunities for the use of more sustainable and renewable energy sources.
- Promoting and facilitating a mix of uses and the efficient use of land and infrastructure in line with the provisions of NPO 4 and 26 of the NPF and RPO's 6.12, 9.10 and 9.11 of the RSES.

- → Creating inclusive and safe environments in which people can move through, encouraging active modes of transport and striving towards the delivery of connected neighbourhoods and the 10-minute settlement concept in line with the RSES.
- → Supporting the delivery of the Cycle South Dublin programme of work to improve cycle infrastructure in the County, attracting more users and reducing car-based journeys.
- → Creating a strong sense of place and enabling connections across the County through a robust and resilient Green Infrastructure network which employs nature-based solutions while also contributing directly to climate action measures through carbon sequestration and other measures.
- → Seek more Inclusive Development so that people can access services and appropriate housing locally, reducing car-based travel.
- → Promote the use of sustainably sourced building materials and the reuse of demolition and excavated materials.
- → Promote the use of structural materials that have low to zero embodied energy and CO2 emissions.





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
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: 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: 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: 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: 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: 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
Ensure that sufficient zoned land continues to be available at appropriate locations to satisfy the housing requirements of the County.
H2 Objective 1: 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: 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: 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: To promote lifetime housing standards in new homes built in the County in accordance with best practice.
H2 Objective 5: 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
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: 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: 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: 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: 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: 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
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: 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: To ensure that new residential developments incorporate energy efficiency measures and promote innovation in renewable energy opportunities.
H7 Objective 3: 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
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: 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: 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: 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
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: 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: 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
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: 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: 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: 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
Promote a high standard of privacy and security for existing and proposed dwellings through the design and layout of housing.
H11 Objective 1: 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: To ensure that all developments are designed to provide street frontage and to maximise surveillance of streets and the public realm.
H11 Objective 3: 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: 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: 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);

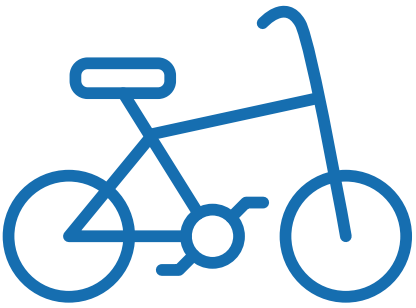
- → Is designed and sited to minimise impact on the landscape including views and prospects of natural beauty or interest or on the amenities of places and features of natural beauty or interest including natural and built heritage features; and
- → Will not have a negative impact on the environment 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: → Heating and cooling of buildings using fossil fuels. → 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: → The promotion of compact urban growth consistent with the Core Strategy and Settlement Strategy. → Promoting efficient use of lands within established residential areas by facilitating infill development. → Promotion of rightsizing and ageing in place keeping families close, reducing unsustainable travel within communities. → Promote high quality design in housing delivery which makes urban living attractive and is in accordance with National design standards. → Promotion of adaptable / lifetime housing standards to cater for the life cycle of people's needs. → Policies regarding utilisation of existing private and social housing stock to maximum efficiency. → Promote location, siting and design of houses and apartments to take advantage of solar gain. → Promotion of efficient Building Design and Standards in line with the Building Regulations. → Promote the use of sustainably sourced building materials and the reuse of demolition and excavated materials through building design. → Promote the use of structural materials that have low to zero embodied energy and CO2 emissions.


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Sustainable Movement

Vision

Increase the number of people walking, cycling and using public transport and reduce the need for car journeys, resulting in a more active and healthy community, a more attractive public realm, safer streets, less congestion, reduced carbon emissions, better air quality, quieter neighbourhoods and a positive climate impact.

7.0 Introduction

Movement is essential to how we live our lives and for society to function both socially and economically – for commuting to work, travel to school, social and leisure trips, and for the supply of goods and services. The private vehicle will always have an important role to play in how people move around South Dublin. However, in recent decades traditional layouts with low density housing, distributor roads and cul-de-sacs have resulted in people having to choose to drive for the majority of their trips. This has created environments which are dominated by the car and where distances to shops, bus stops, schools and workplaces are excessively long. This, coupled with the lack of adequate provision for walking and cycling has resulted in an urban environment dominated by motorised traffic and often hostile to cyclists and pedestrians. The dominance of car-based transport also has many adverse environmental and social impacts including traffic accidents, congestion, noise, and emissions with negative implications for air quality, health and climate change.

Recent thinking in relation to development of sustainable towns and cities involves the '10-minute neighbourhood' or the 'connected neighbourhood' concept, whereby the services people need in their daily lives are located a short distance from their home by walking or cycling. This concept facilitates active travel modes (walking and cycling) and the use of public transport resulting in more compact, vibrant and walkable urban areas. This approach is echoed in national planning policy (the *National Planning Framework*) which has Compact Growth and Sustainable Mobility as key National Strategic Outcomes and regional planning policy *(the Regional Spatial and Economic Strategy*) which promotes more compact, higher density neighbourhoods focused on public transport nodes. In areas designed in this manner, people of all ages and abilities can choose to make short and medium length trips by walking and cycling, making it easier and more economical for public transport to operate and to cater for medium and longer trips. More pleasant urban environments are created where social and economic activity can thrive. The County Development Plan reflects national and regional policy and incorporates compact growth, sustainable movement and the connected neighbourhood concept at the core of its approach to placemaking.

Travel data for the County indicates that one quarter of trips under 3km and almost half of trips under 6km are taken by car. There is significant scope for a shift to walking and cycling for these shorter trips. However, to make this shift attractive to people, changes to the environment are required to make walking and cycling easier – these changes include designing new development areas around active travel modes and public transport and building at higher densities. In existing areas, measures to promote active modes and public transport include improving pedestrian facilities by implementing measures such as widening footpaths and enhancing surfaces, removing obstacles such as walls and railings in order to create better permeability, and providing a network of safer cycle lanes. This County Development Plan contains policies and objectives for healthy placemaking and sustainable movement that over time, will achieve an increase in walking, cycling and use of public transport and a decrease in use of the private car.

7.1 Sustainable Movement and Climate Action

The national *Climate Action Plan* (2021) indicates that transport accounts for almost one fifth of Ireland's greenhouse gas emissions. In the South Dublin County area, data from the 2016 census indicates that 62% of journeys are by private transport, which are mainly car-based trips. It is therefore clear that changing the way in which we move around to more sustainable modes including walking, cycling and public transport has significant potential to help us tackle climate change by reducing emissions from transport. This chapter contains policies and objectives that seek to achieve this goal, and which will assist South Dublin County in achieving its climate action targets. There is also significant scope for movement and transport corridors to form important links in the Council's green infrastructure network as they provide opportunities for additional and replacement planting of native species and pollinators, which will in turn contribute to biodiversity and carbon sequestration. Policies contained in this chapter for an increase in EV charging facilities to encourage the transition from petrol and diesel cars to electric vehicles will also make a big impact on emissions and greatly reduce greenhouse gas emissions.

7.2 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* (NPF) and *Regional Spatial and Economic Strategy* (RSES). A number of objectives in these documents are particularly relevant to the area of sustainable movement:

- **National Strategic Outcome 4 of the NPF is Sustainable Mobility;**

- **National Policy Objective 64 of the NPF** states *'Improve air quality and help prevent people being exposed to unacceptable levels of pollution in our urban and rural areas through integrated land use and spatial planning that supports public transport, walking and cycling as more favourable modes of transport to the private car…';*

- **Chapter 5 of the RSES** contains the *Dublin Metropolitan Area Strategic Plan (MASP).* Regional Policy Objective 5.2 of the MASP is to *'Support the delivery of key sustainable transport projects including Metrolink, DART and Luas expansion programmes, BusConnects and the Greater Dublin Metropolitan Cycle Network and ensure that future development maximises the efficiency and protects the strategic capacity of the metropolitan area transport network, existing and planned';*

- **Regional Policy Objective 5.3 of the RSES / MASP** requires that *'Future development in the Dublin Metropolitan area shall be planned and designed in a manner that facilitates sustainable travel patterns, with a particular focus on increasing the share of active modes (walking and cycling) and public transport use and creating a safe attractive street environment for pedestrians and cyclists'.*

There are many other national and regional policy objectives relevant to transport and sustainable movement, some of which are referred to within individual policies and objectives in this chapter. A full list of national and regional policy objectives is set out within Appendix 7. The NTAs Strategy for the Greater Dublin Area is a key policy document referenced below.

7.3 Overarching Policies and Objectives

The social, economic and environmental wellbeing of South Dublin County and the Dublin Region is dependent on the efficient and sustainable movement of people and goods within and through the County. An overarching policy is to rebalance transport and mobility within the County by promoting ease of movement by sustainable modes (including walking, cycling and public transport). This will provide for the freeing up of road space for essential functions such as public transport and emergency vehicles. It will also allow for commercial transport which is essential to economic growth. In doing so, the Council will continue to provide for all elements of the transportation network that are within its remit and will engage with external agencies including the National Transport Authority (NTA) and Transport Infrastructure Ireland (TII) to assist the delivery of sustainable transport projects that are provided at a regional or national level.

In preparing this County Development Plan, in addition to the policy documents outlined above, the Council has had regard to a number of strategic documents with relevance to transport and movement including:

- **Transport Strategy for the Greater Dublin Area** (2016-2035), National Transport Authority: This strategy was updated in 2022 setting out the framework for investment in transport infrastructure and services to 2042, including measures to tackle climate change, reduce congestion, provide safe cycling and develop sustainable communities for Dublin City and region;

- **Climate Action Plan** (2021), Department of the Environment, Climate and Communications: This document charts a course towards meeting EU emissions reduction targets for Ireland to 2030, with a view to reaching the longer term target of net zero emissions by 2050. Modal shift to walking, cycling and public transport is one of the main measures being promoted by the Action Plan to achieve its targets for transport as well as building the EV charging network, conversion of the public fleet to EVs, and use of biofuels;

- **Design Manual for Urban Roads and Streets** (2013; updated 2019), Department of Transport, Tourism and Sport and Department of Environment, Community and Local Government: This document provides guidance relating to the design of urban roads and streets. The focus of the manual is on the fact that well-designed streets can create connected physical, social and transport networks that promote walking, cycling and public transport as real alternatives to car journeys;

- **National Cycle Manual** (2011), National Transport Authority: This document offers guidance on integrating cycling in the design of urban areas in order to create a

safe traffic environment for all road users and to encourage more people of all ages and abilities to cycle.

The Council recognises that new development, both residential and commercial, permitted in line with this Plan will lead to additional trips being generated. The Council will work with the relevant agencies to seek to ensure that as high a proportion as possible will be conducted by sustainable means. However, it is accepted that a residual proportion of the trips generated will be taken by private vehicle. The challenge is to ensure that this does not add to existing levels of congestion or saturation of the road network.

Policy SM1: Overarching – Transport and Movement
Promote ease of movement within, and access to South Dublin County, by integrating sustainable land-use planning with a high-quality sustainable transport and movement network for people and goods.
SM1 Objective 1: To achieve and monitor a transition to more sustainable travel modes including walking, cycling and public transport over the lifetime of the County Development Plan, in line with the County mode share targets of 15% Walk; 10% Cycle; 20% Bus; 5% Rail; and 50% Private (Car / Van / HGV / Motorcycle).
SM1 Objective 2: To ensure consistency with the NTA's *Transport Strategy for the Greater Dublin Area* (2016-2035) as updated to 2042, as required by RPO 8.4 of the RSES.
SM1 Objective 3: To support the delivery of key sustainable transport projects including DART and Luas expansion programmes, BusConnects and the Greater Dublin Metropolitan Cycle Network in accordance with RPO 5.2 of the RSES / MASP.
SM1 Objective 4: To ensure that future development is planned and designed in a manner that facilitates sustainable travel patterns, with a particular focus on increasing the share of active modes (walking and cycling) and public transport use and creating a safe and attractive street environment for pedestrians and cyclists, in accordance with RPO 5.3 of the RSES / MASP.
SM1 Objective 5: To ensure that future development is planned and designed in a manner that maximises the efficiency and protects the strategic capacity of the metropolitan area transport network, both existing and planned, and to protect and maintain regional accessibility, in accordance with RPO 8.3 of the RSES.
SM1 Objective 6: To safeguard the County's strategic road network and to improve the local road and street network in a manner that will better utilise existing road space and encourage a transition towards more sustainable modes of transport.

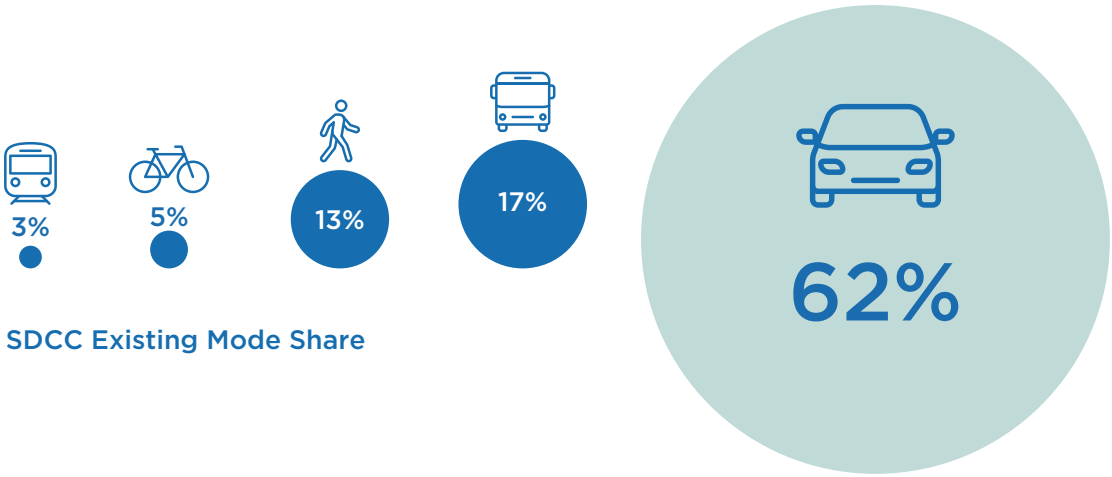
SM1 Objective 7:
To engage with relevant agencies including the National Transport Authority (NTA) and Transport Infrastructure Ireland (TII) in relation to strategic and local transportation issues including delivery of transport projects and to encourage consultation with local communities.

SM1 Objective 8:
To prepare Integrated Transport Studies for urban areas within the County, as need arises, to provide a long-term plan for the movement of pedestrians, cyclists, public transport and private vehicles and to have regard to the European Commission's Guidelines for Developing and Implementing a Sustainable Urban Mobility Plan (2nd Edition, 2019) in the preparation of such studies.

SM1 Objective 9:
To support micro-mobility in line with legislative / statutory requirements.

7.4 Travel Mode Share

Data indicates that a significant majority of trips (62%) originating in South Dublin County are by private transport and are mainly car-based. Cycling accounts for a very small proportion of journeys at 5% while walking comprises 13% of trips. Approximately one fifth (20%) of trips are taken by public transport which breaks down as 17% bus and 3% rail.

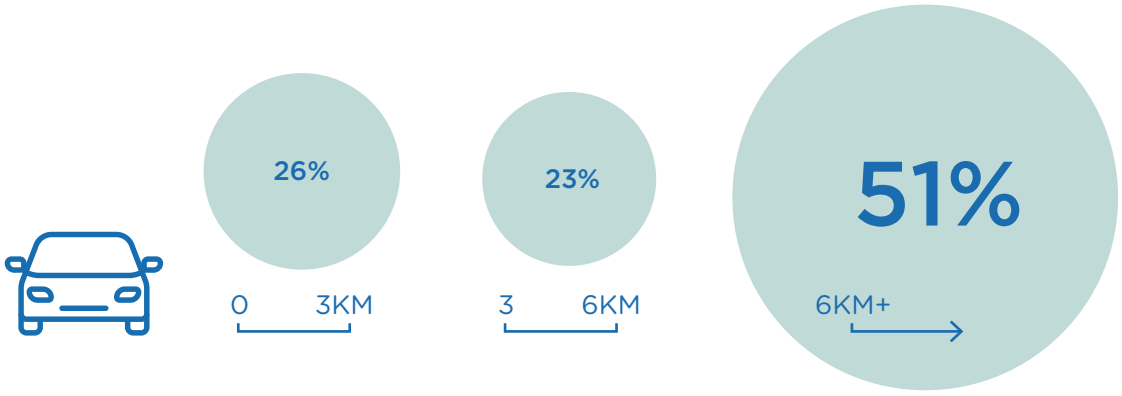


SDCC Existing Mode Share

Source: Census 2016 POWSCAR data (Place of Work, School or College Census of Anonymised Records).
Car symbol refers to all motorised private transport (car, van, HGV, motorbike, and so on).
Figures have been rounded for presentation purposes.

When length of trip is factored in, just over one quarter of car-based trips are for journeys of under 3km. There is scope for many of these short trips to be made on foot or by bicycle, given the right conditions including wider paths, cycle lanes with better surfaces, and the creation of more direct routes, resulting in a more permeable and connected environment. Just under a quarter of trips of between 3km and 6km

are by car – some of these medium-length trips could be undertaken by cycling, with the improvement and provision of facilities such as safe cycle lanes and secure bike parking at key destinations. Just over half of car-based trips are for distances of more than 6km. Similarly, many of these trips could be undertaken by public transport.



Lengths of Car Journeys Originating in South Dublin County

Transition to public transport will be aided by improvements in the pipeline including the roll-out of BusConnects which will include proposals for six new dedicated bus routes through the County. BusConnects will provide a redesigned more efficient bus network with high frequency spines, new orbital routes and increased bus services. Similarly, heavy rail services within the County are scheduled for significant upgrade and improvement including proposals for DART+ that will see increased train frequency on the Heuston to Hazelhatch line with capacity for up to 23 trains per hour in each direction with stops at Adamstown, Clonburris and Park West in the Naas Road area, along with the opening of the rail station at Kishogue in Clonburris. In addition, there is scope for increased capacity on the existing Luas lines to Tallaght and Saggart, as well as the potential benefits that new Luas lines to both Lucan and the southern part of the County would bring.

Considering the urgent need to transition to more sustainable modes of transport, the Council has set mode share targets for the County which aim to increase the amount of people walking, cycling and using public transport and decrease the number of journeys in private vehicles over the lifetime of the County Development Plan and beyond. These targets are set against a backdrop of planned improvements to public transport and cycling infrastructure. In particular, the roll-out of the *Cycle South Dublin* network which will encourage safer cycling within the County. There are several strategic development areas within the County where higher density and more compact development is planned which will facilitate sustainable travel in growth areas. These areas include the Tallaght and City Edge regeneration areas and Clonburris and Adamstown SDZs. South Dublin's targets will see walking increase from 13% to 15% and cycling double from a low base of 5% to 10%. Bus mode share would increase from 17% to 20% while rail mode share would increase from the current very low level of 3% to 5%. These incremental increases in mode share would result in the decrease in private car use from the current high level of 62% down to 50% during the County Development Plan period.

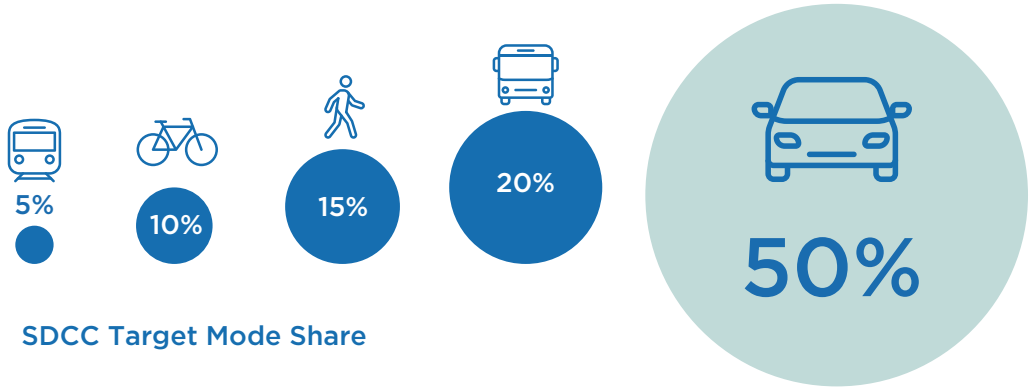


Table 7.0 Existing and Target* Mode Share (percentage)

Mode	SDCC Existing Mode Share (%)	SDCC Target Mode Share (%)
Walk	13	15
Cycle	5	10
Bus	17	20
Train	3	5
Private (Car, Van, HGV, Motorcycle)	62	50

*Note this relates to targets within the lifetime of the Development Plan. As transport investment provides for further improvements in bus, rail and cycling schemes, the mode share outcomes for cycling and public transport will also rise.

7.5 Walking and Cycling

To make active travel a credible alternative choice to car-based transport, and to facilitate the '10-minute neighbourhood', certain critical factors need to be in place:

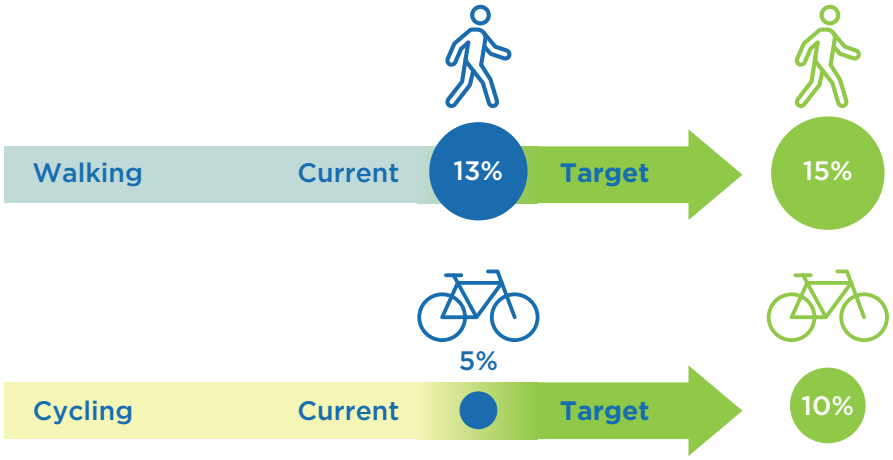
- A permeable pedestrian and cycling network that allows for multiple direct connections between key destinations such as residential areas, shops, schools, employment centres and public transport links; and
- An attractive and safe pedestrian and cycling environment where high quality facilities are provided supporting their use by all ages and abilities.

To achieve these objectives, the Council is actively engaged in initiatives which will have a direct positive impact on walking and cycling:

- **Cycle South Dublin** – This is a programme of works to provide a safe cycle network within the County over the next decade;
- **Sustainable Movement Studies** – These background studies, carried out as part of the preparation of the Development Plan, involved close examination of movement within neighbourhoods with a view to identifying projects that will encourage active travel and the use of public transport;

→ **Greenway projects** including the extension of the Grand Canal Greenway and the continuing rollout of the Dodder Greenway.

A target mode share of 15% for walking and 10% for cycling has been set by the Council increasing the mode share from 13% and 5% respectively.



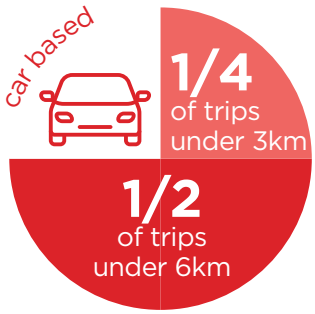
7.5.1 Sustainable Movement Studies

Sustainable Movement Studies were undertaken for each of the seven Neighbourhood Areas with the support of the NTA. The purpose of the studies was to:

→ Paint a picture of movement issues within each area; and
→ Identify measures to increase active transport modes (walking and cycling) and public transport to help achieve their target mode share and reduce dependency on the car.

The outcomes of these studies have informed the policies and objectives on sustainable movement within this chapter of the Development Plan. Summaries of the issues identified within each Neighbourhood Area are set out in Appendix 12: *Our Neighbourhoods*.

Travel data for the County indicates that one quarter of trips under 3km and half of trips under 6km are car-based. Many of these short trips could be done by walking or cycling.



The Studies identified various measures to trigger a shift towards active travel and public transport including:

- Improvements to public transport waiting facilities;
- Traffic calming measures;
- Footpath widening and surface enhancement;
- Creating more permeable connections for walking and cycling and access to public transport routes;
- Improvements to cycle lane and cycle parking provision.

The studies have identified a number of potential projects within the County as background analysis to inform sustainable movement projects within the County. Significant funding is available from the NTA to carry out these improvements.

Over time the implementation of these measures will result in more people walking, cycling and using public transport and less people using the private car. This will result in many widespread and transformative benefits including:



A more active and healthy population

An increase in road safety

A reduction in greenhouse gas emmissions and consequent positive climate impact

A reduction in traffic congestion

Improved air quality

7.5.2 Cycle South Dublin

Cycle South Dublin is a Council programme of works that aims to provide a well-connected, well-designed, and safe walking and cycling network that offers people of all ages and abilities an attractive and credible alternative to using the car. It proposes a set of projects that would deliver nearly 260km of new and improved cycle lanes over the next ten years. Since 2016, traffic congestion in South Dublin County has grown by 11% on main roads and this will become ever more challenging as the County's population continues to grow over the coming years. The objectives of *Cycle South Dublin* are to:

- Provide a comprehensive and connected cycle network across South Dublin County;
- Increase participation and make cycling a more achievable mode of transport for people of all ages and abilities; and
- Improve the cycling identity of the County.

The projects, which will be mainly funded by the NTA, will include improvements to the existing network and new 'Now', 'Soon' and 'Later' schemes to be progressed over the next 2, 5 and 8 years, respectively (see Table 7.1 below). A further separate phase of works to facilitate cycling will be delivered by the NTA associated with the BusConnects project.

Table 7.1 Cycle South Dublin Routes and Projects

Cycle South Dublin Routes and Projects (Cycle South Dublin routes are indicated on Development Plan Maps)					
'Now' Schemes		**'Soon' Schemes**		**'Later' Schemes**	
Route No.	Route / Project	Route No.	Route / Project	Route No.	Route / Project
1	**Lucan Canal Loop**	3	**Corkagh Park to Grand Canal** (A) Clondalkin Village to Grand Canal (B) Corkagh Park	20	**Newcastle to Rathcoole**
2	**Grand Canal extension**	4	**Tallaght to Clondalkin Village**	21	**Fortunestown Lane** (A) Citywest Avenue to junction with Citywest Road (B) Ardmore Drive to its junction with Cookstown Road
5	**N81** (B) Jobstown Junction	5	**N81** (A) Jobstown Junction to N82 junction	22	**Citywest Road - Citywest Avenue to N81**
6	**Tallaght Village to Dodder Valley**	7	**Greenhills Road to Dodder Valley**	23	Tymon to Greenhills Park From the Greenhills Road to Kippure Avenue, St Finbars Close, St James Road to Greenhills Park
8	**Dodder Greenway** (A) Dodder Greenway bridges (B) to (F) Dodder Greenway Links	14	**Liffey Valley to Lucan** Arc roundabout to Lucan	24	**M50 Greenway** (A) Clondalkin Grand Canal to Ibis Roundabout (B) Red Cow round-about to Kingswood (C) Kilnamanagh to Tymon Lane (D) Balrothery, M50 footbridge, Firhouse Weir, Junction of Ballycullen Road and Firhouse Road
9	**Firhouse to Knocklyon**	15	**Clondalkin Boot Road to N4** (A) Clondalkin Boot Road to Coldcut Road	25	**Rathcoole to Saggart**

10	**Wellington Road**	16	**Ninth Lock Road**	32	**Butterfield Avenue**
11	**Grange Road** Nutgrove Avenue to St Enda's Drive	17	**Citywest Avenue, City West Road to R136** Citywest Avenue, N82 to Outer Ring Road	33	**Ballyroan Road**
12	**Tallaght Streets** (A) Belgard North Link Road (B) Airton Road Extension (C) Public realm and Plaza	18	**Bothar Katharine Tynan to Ballymount, Calmount Avenue**	34	**Ballycullen Road**
13	**Celbridge Link Road**	19	**City West to Rathfarnham** (A) N82 to N81 (B) N81 to Whitestown Way (C) Killininny Road to its junction with Ballycullen Road (D) St Colmcille Way to Ballyboden Road (E) Ballyboden to Rathfarnham	35	**Cromwellsfort Road and Kimmage Road West**
15	**N4 to Liffey Valley Shopping Centre and Coldcut Road** (B) N4 to Liffey Valley SC and Coldcut Road	26	**Canal Loop to Celbridge Road** (A) Griffeen Valley Park to Celbridge Link Road (B) Celbridge Road to South Dublin County boundary		
21	**Fortunestown Lane** (C) Citywest Avenue to junction with Garter Lane (one side)	27	**Bancroft Park** (B) Bancroft Park		
27	**Castletymon Road** (A) Castletymon Road	28	**Killinarden Park to Oldbawn Road** (A) Killinarden Park to Whitestown Way (B) Whitestown Way to Oldbawn Road		
29	**Limekiln and Whitehall Road West**	31	**Kennelsfort Road**		
30	**Templeville Road**				

7.5.3 Design of Cycle Facilities

The design of cycle facilities in Ireland is guided by the *National Cycle Manual*, NTA (2011) and any on-going revisions to this document. The cycle manual seeks to encourage cycling by promoting a safe environment for all road users with a specific focus on cyclists. It offers guidance on integrating the bike in the design of urban areas through five basic principles:

- **Safety:** Designers of transport infrastructure must seek to maximise road safety for all road users, including cyclists;
- **Coherence:** Cycling routes within the network should be logical and continuous;
- **Directness:** Cycling infrastructure should be as direct as possible, minimising any delays or detours;
- **Attractiveness:** The cycling environment along a route should be pleasant and interesting. This is particularly important for beginners, tourists and recreational cyclists;
- **Comfort:** Cycling infrastructure should be designed, built and maintained for ease of use and for comfort.

The Planning Authority will generally apply the standards contained in the *National Cycle Manual* when designing new cycle facilities (including tracks, lanes, paths and storage facilities), and in the assessment of any new development proposals, subject to certain constraints and environmental sensitivities.

The quantum of cycle parking required to service new developments is contained within Chapter 12: *Implementation and Monitoring*, Bicycle Parking Standards.

7.5.4 Active Travel and Schools

Travel data indicates that almost half of children walk to school where the school is located within the same neighbourhood area. However, the analogous figure for cycling is very low at just over 4% while car journeys at almost 40% are excessively high for these short trips. With the provision of better cycle infrastructure and the prioritisation of active travel routes around schools, there is significant scope to greatly improve active modes, particularly cycling.

Several measures can be implemented to encourage a modal shift to walking and cycling for school journeys:

- At planning and design stage, school sites should be chosen that are as close to the communities they serve as possible;
- Permeability and connectivity with the surrounding area should be ensured by provision of multiple pedestrian and cyclist access points to school sites;
- Mobility management plans should be required in order to establish measures to reduce car-based travel and increase active travel modes and public transport use;
- Adequate and secure bicycle storage should be provided within school sites;
- Positive interventions should be implemented such as participation in the Green

Schools and School Streets projects (see below);
- → Priority should be given to provision of infrastructure including safe cycle ways, footpaths and improved permeability schemes through the *Cycle South Dublin* programme and other such initiatives.

The Council will continue to work with local schools and the Department of Education at planning, design and operational stages in order to implement the measures set out above with the aim of ultimately leading to a significant modal shift towards active travel to school.

(Refer also to Section 8.10.2 in Chapter 8: *Community Infrastructure and Open Space*).

School Streets Initiative

The aim of the *School Streets* initiative is to restrict motorised traffic within an agreed street, or zone, outside the school gate to create a safer environment in which children can feel encouraged to cycle, walk or scoot to school. South Dublin County Council and the NTA are partners in the initiative.

Objectives of the initiative include:

- → Improved road safety and reduced traffic congestion by encouraging walking and cycling;
- → Improving the local environment and air quality by reducing dependence on motorised vehicles;
- → Promoting better health through more active travel.

The Council has identified eight schools across the County for a *School Streets* pilot project which will be funded by the NTA.

The Council will take the lead in working with schools within the County to identify further suitable projects in order to achieve the objectives of the initiative.

Green Schools Initiative

Green Schools is an environmental management and education programme for schools, operated and coordinated by the Environmental Education Unit of An Taisce. The aim is to promote long-term, whole-school action for the environment that is student-led, with involvement from the wider community. There are several themes in the programme including transport, which aims to increase the number of students walking, cycling, scooting, using public transport or carpooling to school. The transport theme is funded by the Department of Transport, Tourism and Sport and is supported by the NTA. Many schools in the South Dublin County area participate in the *Green Schools* initiative. The Council works closely with An Taisce, supported by various government departments and sponsors, in the implementation of the *Green Schools programme*.

Policy SM2: Walking and Cycling

Re-balance movement priorities towards sustainable modes of travel by prioritising the development of walking and cycling facilities and encouraging a shift to active travel for people of all ages and abilities, in line with the County targets.

SM2 Objective 1:
To achieve and monitor a transition to the County's mode share targets of 15% Walk and 10% Cycle.

SM2 Objective 2:
To create a comprehensive County-wide network supported by sustainable movement studies and other permeability measures, consisting of legible, sign-posted and well-maintained:
(i) Safe cycling routes through the implementation of the *Greater Dublin Cycle Network Plan,* NTA (2011) and the *Cycle South Dublin* project; and
(ii) Walking routes that link communities to key destinations, amenities and leisure activities.

SM2 Objective 3:
To ensure that connectivity for pedestrians and cyclists is maximised and walking and cycling distances are reduced by promoting compact growth and permeability in the design and layout of new development areas.

SM2 Objective 4:
To ensure that connectivity for pedestrians and cyclists is maximised and walking and cycling distances are reduced in existing built-up areas, by removing barriers to movement and providing active travel facilities in order to increase access to local shops, schools, public transport services and other amenities through filtered permeability, while also taking account of existing patterns of anti-social behaviour in the removal of such barriers with due consideration of consultation with local residents where need is evident or expressed.

SM2 Objective 5:
To ensure that all streets and street networks are designed in accordance with the principles, approaches and standards contained in the *Design Manual for Urban Roads and Streets* (2013; updated 2019) so that the movement of pedestrians and cyclists is prioritised within a safe and comfortable environment for a wide range of ages, abilities and journey types.

SM2 Objective 6:
To ensure that facilities for pedestrians and cyclists are designed in accordance with the principles, approaches and standards contained in the *National Cycle Manual* or any updated guidance and to promote off-road cycle infrastructure where feasible, subject to any design having regard to environmental sensitivities.

SM2 Objective 7:
To promote walking and cycling for school trips by implementing the following measures:

- → Identifying school sites that are as close as possible to the communities they serve;
- → Ensuring that multiple access points are provided to school sites for pedestrians and cyclists;
- → Ensuring that adequate and secure bicycle storage is provided within schools;
- → Promoting initiatives such as the Green Schools and Schools Streets projects;
- → Prioritising school routes for permeability projects and provision and enhancement of pedestrian and cycle ways;
- → Supporting the use of a range of physical measures to provide improved safety for pedestrians and cyclists at and close to schools.



SM2 Objective 8:
To work with the NTA to acquire funding and secure full implementation of the *Cycle South Dublin* programme and actions which may arise from the sustainable movement studies carried out to inform the plan.



SM2 Objective 9:
To work with the NTA to review the feasibility of implementing additional cycling facilities within the major urban and recreational areas of the County.



SM2 Objective 10:
To further develop a footpath and cycle path repair and assessment system where members of the public can report maintenance issues and instigate repairs, and to implement a public lighting renewal, improvement and maintenance strategy in urban areas that provides adequate public lighting and puts the safety of pedestrians, cyclists, women and minority groups at the heart of this strategy, and to ensure that cycle paths are consistently and properly maintained to a high standard to ensure that cyclists use them.



SM2 Objective 11:
To provide additional directional signs for major destinations, civic amenities and tourist attractions on major pedestrian and cycle routes, including references to distances, estimated times and / or number of steps to be taken.



SM2 Objective 12:
To support the implementation of the *South Dublin County Council Direction Sign Strategy* (2020; amended in 2021) that accords with the *National Traffic Signs Manual* and the Fáilte Ireland *Dublin Visitor Orientation Strategy* (2020) and takes into account the local heritage and history of an area, particularly in a village context.

SM2 Objective 13:
To ensure that new walking and cycling routes are designed, insofar as possible, to function as links in the County's green infrastructure network and that adequate replacement and additional planting of native species and pollinators is provided, and that SuDS approaches are used to deal with surface water run-off.

SM2 Objective 14:
To ensure that all walking and cycling routes have regard to environmental conditions and sensitivities including biodiversity, protected species and designated sites and to incorporate appropriate avoidance and mitigation measures as part of any environmental assessments.

SM2 Objective 15:
To investigate the feasibility and potential opportunities for a cycle way and / or greenway linking Newcastle, Rathcoole, Hazelhatch and the Grand Canal.

SM2 Objective 16:
To ensure that all streets and street networks are designed in accordance with the principles, approaches and standards contained in the *National Disability Inclusion Strategy* (NDIS) 2017-2022.

SM2 Objective 17:
To support bike parking provision at villages, centres, parks and any other areas of interest, as well as near public transport nodes to support multi-modal transport options.

SM2 SLO 1:
To provide for a pedestrian bridge over the N7 at the Barney's Lane junction to improve access to the Saggart Luas terminus.

SM2 SLO 2:
To consider an off-road shared cycle and pedestrian path from Stocking Lane to the Hellfire Club to provide a safe alternative to cars, to access this amenity.

SM2 SLO 3:
On land border at Castleview site (formerly known as Coolamber), to maintain a complete unbroken natural boundary comprising railings or other permanent structure along the perimeter of the site (with the exception of an entrance off the Newcastle Road and pedestrian and cyclist permeability with the Finnstown Neighbourhood Centre to the north of the site). The above notwithstanding any other related policies or objectives outlined in this Plan.

SM2 SLO 4:
To improve the safety of the road for pedestrians between Millbrook Nursing Home and Saggart Village.

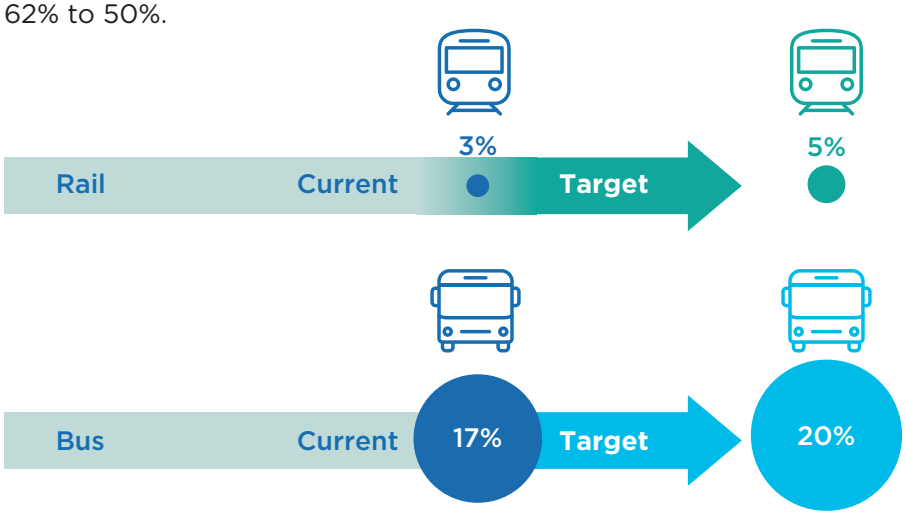
7.6 Public Transport

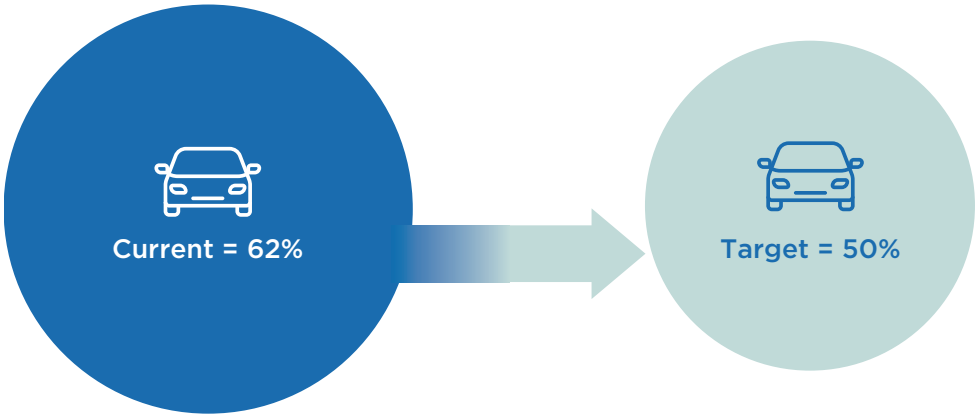
Approximately one fifth (20%) of trips originating in South Dublin County are by public transport. This figure is quite low considering the built-up character of much of the County, its proximity to Dublin City and the public transport services available in the developed parts of the County.

To encourage a significant shift to public transport, the Council will continue to work with the NTA, the statutory authority responsible for long-term strategic transport planning in the Greater Dublin Area, to focus on the delivery of:

- Orbital public transport services linking major centres and areas of employment such as Tallaght, Clondalkin and Liffey Valley and further linking to other parts / key service areas of the Greater Dublin Area;
- Additional and extended public transport routes to service newly developed and developing areas, and existing areas where gaps in services exist;
- Transport hubs, to connect services (such as between orbital and radial routes and / or core and feeder routes) and form a 'web' like network;
- Improved access to public transport stops and services;
- Improved integration between higher density forms of development and public transport nodes.

The Council's target is to increase public transport use for trips originating within South Dublin County from the current low base of 17% bus and 3% rail, to 20% bus and 5% rail, respectively, over the lifetime of this Development Plan. This target also sees private motorised travel (mainly car-based) reduce from the current high level of 62% to 50%.





There are a number of strategic projects in the NTA's *Transport Strategy for the Greater Dublin Area* 2022-2035, as updated to 2042, proposed for South Dublin County that have the potential over the coming years to have a transformative impact on travel by shifting the dominance of car-based transport towards public transport. These include:

- BusConnects;
- DART+ along the Kildare Line from Heuston to Hazelhatch;
- Luas to Lucan;
- Transport interchanges at Tallaght and Liffey Valley.

The Council are supportive of improvements to public transport within the County and the benefits such measures would bring.

Policy SM3: Public Transport – General
Promote a significant shift from car-based travel to public transport in line with County targets and facilitate the sustainable development of the County by supporting and guiding national agencies in delivering major improvements to the public transport network.
SM3 Objective 1: To achieve and monitor a transition to the County mode share targets of 20% Bus and 5% Rail.
SM3 Objective 2: To facilitate and secure the implementation of major public transport projects as identified within the NTA's *Transport Strategy for the Greater Dublin Area* (2016-2035) as updated to 2042, or any superseding document, including BusConnects, the DART expansion programme along the Kildare route, the opening of the new rail station at Kishogue and the Luas to Lucan.

SM3 Objective 3:
To ensure that future development is planned in such a manner as to facilitate a significant shift to public transport use through pursuing compact growth policies, consolidating development around existing and planned public transport routes and interchanges, and maximising access to existing and planned public transport services throughout the network.

SM3 Objective 4:
To optimise accessibility to public transport, increase catchment and maximise permeability through the creation of new and upgrading of existing walking and cycling routes linking to public transport stops.

SM3 Objective 5:
To facilitate an interlinked network that maximises the efficiency of existing services, reduces overall journey times and facilitates easy exchanges between modes and routes.

SM3 Objective 6:
To establish future public transport routes that will support the County's medium to long term development, including new and / or enhanced orbital routes to provide connectivity between outer suburban areas.

SM3 Objective 7:
To support and encourage the NTA in investigating high-capacity public transport solutions for Dublin southwest, including examining the feasibility of Metro and / or Luas, serving areas including Ballyboden, Ballycullen / Oldcourt, Firhouse, Kimmage, Knocklyon, Rathfarnham, South Tallaght, Templeogue and Terenure and the feasibility of linking the red and green Luas to maximise public transport links and permeability in Dublin southwest.

SM3 Objective 8:
To support and collaborate with the NTA and Dublin City Council in carrying out an Area Based Study on future transportation for the City Edge strategic regeneration lands.

SM3 Objective 9:
To ensure that all new public transport corridors are designed to enhance the County's green infrastructure network by ensuring adequate replacement and additional planting of native species and pollinators and to ensure that SuDS approaches are used to deal with surface water run-off.

SM3 Objective 10:
To work with the relevant transport agencies to ensure that all public transport proposals have regard to pertaining environmental conditions and sensitivities including biodiversity, protected species and designated sites and incorporate appropriate avoidance and mitigation measures as part of any environmental assessments.

7.6.1 BusConnects

BusConnects is the NTA programme for improvement of bus services in Dublin and other cities across Ireland and is a key part of Government policy to improve public transport and address climate change. The key elements of the strategy as it applies to Dublin are:

- A network of continuous bus priority and safe cycling facilities along 16 corridors;
- A redesigned more efficient bus network with high frequency spines, new orbital routes and increased bus services;
- More user-friendly and convenient ticketing and payment systems;
- Improved bus waiting facilities; and
- A transition to a low emissions bus fleet.

It is anticipated that a planning application for the radial core bus corridor infrastructure will be submitted by the NTA to An Bord Pleanála with construction expected to take place within the lifetime of the plan.

Table 7.2 BusConnects Proposed Radial Core Bus Corridor Routes Serving South Dublin County

Route Number	Origin / Destination
Route 6	Lucan to City Centre
Route 7	Liffey Valley to City Centre
Route 8	Clondalkin to Drimnagh
Route 9	Greenhills to City Centre
Route 10	Tallaght to Terenure
Route 11	Kimmage to City Centre
Route 12	Rathfarnham to City Centre

A number of orbital routes are also proposed which will greatly improve ease of movement within the County and to destinations beyond. These are set out in Table 7.3.

Table 7.3 BusConnects Proposed Orbital Routes Serving South Dublin County

Route Number	Destinations
S4	Liffey Valley – Ballyfermot – Crumlin – Milltown – UCD
S6	Tallaght – Dundrum – UCD – Blackrock
S8	Tallaght – Sandyford – Dún-Laoghaire
W2	Liffey Valley – Clondalkin – Tallaght
W4	Tallaght – Grange Castle – Liffey Valley – Blanchardstown
W6	Maynooth – Celbridge – Citywest – Tallaght

Policy SM3: Public Transport – Bus
SM3 Objective 11: To facilitate the delivery of the BusConnects Core Bus Corridors and seek additional bus corridor and orbital routes to serve the County by securing and maintaining any required route reservations and to ensure the BusConnects Corridors do not adversely affect the village life and livelihoods of any of our County Villages.
SM3 Objective 12: To work with the NTA to secure the expansion of the bus network, including distinct new bus networks as necessary, to serve new development and regeneration areas within the South Dublin County area including Tallaght, City Edge, Adamstown, Clonburris, Fortunestown, Ballycullen and Newcastle.

SM3 Objective 13:
To support new Bus Rapid Transit (BRT) lines as a means of providing new public transport links, where rail options are demonstrated by the NTA not to be achievable over the period of the County Development Plan 2022-2028, including for the planned Metro (Metrowest) and along the Outer Ring Road and Adamstown-Citywest corridors.

SM3 Objective 14:
To support a review of bus services in the Naas Road environs including investment in orbital services with a view to meeting future demand and enhancing development potential of the City Edge regeneration area.

SM3 Objective 15:
To support the enhancement of the Local Link Rural Transport Programme in consultation with stakeholders in order to provide the rural communities of the County, such as Bohernabreena and Glenasmole, with access to improved bus services.

SM3 Objective 16:
To support a review of bus corridors in the N4 environs to expand into the commuter belt towns of bordering County Kildare with a view to meeting future demand of the surrounding Lucan and Adamstown area.

SM3 Objective 17:
To work with the NTA and other state agencies to facilitate the delivery of the Kennelsfort Road-R148 grade separated junction or an equivalent solution to maximise the efficacy of the BusConnects Project.

SM3 Objective 18:
To liaise with bus service providers where new bus stop infrastructure is proposed in order to ensure facilities such as shelters and bins are included, where appropriate.



7.6.2 Rail

DART Expansion Programme

The implementation of the DART expansion programme will provide DART+ services as far as Hazelhatch on the Kildare Line, serving the developing Adamstown SDZ lands, the Grange Castle Business Park, the established areas of Clondalkin and the Strategic Development Zone (SDZ) lands at Clonburris where a community of 23,000 population is planned. The newly-built station at Kishogue will open during Phase 1B of the Clonburris SDZ Planning Scheme (1,001-2,000 residential units). The expansion programme will also provide an increased train frequency at Park West in the City Edge area.

Existing Luas Lines

The existing Luas lines to Tallaght and Saggart provide excellent access to a high-quality public transport link for people living in and working in South Dublin. As new development in South Dublin and in Dublin City continues over the coming years, the Council will work with the NTA to assess the need and opportunity to increase the capacity on these existing lines to provide an increased service in line with need.

Luas to Lucan

The NTA strategy provides for the extension of the Luas to Lucan, which will deliver a high-capacity radial service from this area to the City Centre, sufficient to cater for the high transport demand along this corridor. The Luas will extend, subject to a preferred route, into the centre of Lucan's large residential areas to the south of the N4 and will connect to the city centre serving Lucan Village, Liffey Valley and Ballyfermot along its route.

Metro / Luas to Dublin South West

The Council will continue to engage with the NTA, having regard to the NTA's *Transport Strategy for the Greater Dublin Area* 2016-2035, as updated to 2042, regarding public transport options for Dublin south-west including the feasibility of Metro and / or Luas to serve the area.

7.6.3 Transport Interchanges

Multi-modal transport interchanges increase the efficiency and flow of public transport services. A public square and transport interchange is proposed for Tallaght Town Centre, that would provide a first-class interchange between the Luas, BusConnects, taxi, cycling and walking.

In the 6-year period to 2026, the Tallaght Local Area Plan (LAP) provides for between 3,500-5,000 new housing units, the potential for significant additional non-residential floorspace through more intensive employment, commercial and industrial use, new schools and public services. Key to the realisation of the short-term development potential of these lands are the implementation of the Transport Interchange which will be located adjacent to the Tallaght Luas Stop, along with BusConnects, enhanced orbital and local bus services and improved pedestrian and walking networks, including permeability measures within the LAP area and to neighbouring areas.

A transport interchange is also being progressed at the Liffey Valley Shopping Centre campus. Liffey Valley Shopping Centre is a Major Retail Centre and Level 2 Major Town Centre in the retail hierarchy of the RSES which is continuing to expand, and the interchange will serve an essential function in the wider bus network and the NTA's BusConnects project.

Park and Ride Facilities

Park and Ride provides the opportunity for modal transfer from the private car to the public transport network, for trips where car use is necessitated at the point of origin. They should be located in areas where the road network has the capacity to absorb the impact of car traffic and should not be located to encourage people who would otherwise access public transport locally, to drive further to access a site, adding to congestion. A number of park and ride facilities are located in the County with further proposed. The Planning Authority will consult with the NTA and other stakeholders to secure their implementation, as appropriate. Park and Ride policy is a component of the GDA Strategy.

Table 7.4 Park and Ride Proposals

Park and Ride Proposals	
Locations	**Status**
Adamstown Station (Dublin-Kildare Railway)	Temporary facility operating with a permanent facility to be completed as part of the Adamstown District centre development (as identified within the Adamstown SDZ Planning Scheme)
Kishogue Station (Dublin-Kildare Railway)	Park and Ride will come on-stream with the opening of Kishogue Station
Lucan (N4 Bus Corridor)	Availability of site for the provision of park and ride to be investigated including potential for Park and Ride at location on N4 immediately adjacent exit 4A and subject to this location being acceptable to the NTA

Policy SM3: Public Transport – Rail, Transport Interchange and Park and Ride
SM3 Objective 19: To promote the delivery of the Luas to Lucan and facilitate the reservation of any identified or emerging route.
SM3 Objective 20: To support additional capacity on the Luas Red Line, to service the intensification of development in Tallaght and Fortunestown and the future development of the City Edge lands.

SM3 Objective 21:
To support the opening of the Kishogue rail station to align with the delivery of homes within the Clonburris SDZ area, in accordance with the SDZ Planning Scheme phasing.

SM3 Objective 22:
To investigate the option of an inter-county rail service stopping at Kishogue Station which would provide access to new employment space at Clonburris and give direct access to the Grange Castle Business Park.

SM3 Objective 23:
To support the delivery, in the short to medium term, of measures to enhance the development potential of the City Edge lands including:

- → A new train station on the Kildare Line adjacent to Kylemore Road;
- → A new Luas stop on the Red Line between the Kylemore and Red Cow stops (as per the RSES and MASP); and
- → Increased frequency of Luas Red Line trams.

SM3 Objective 24:
To support and facilitate the development of multi-modal transport interchanges at Tallaght Town Centre and Liffey Valley.

SM3 Objective 25:
To facilitate the provision of Park and Ride facilities in appropriate locations at transport nodes and along strategic transport corridors in accordance with the NTA's *Transport Strategy for the Greater Dublin Area* 2016-2035, as updated to 2042.

SM3 Objective 26:
To ensure planning applications adjacent to the Luas, which have the potential to impact on light rail infrastructure have regard to TII's *Light Rail Environment – Technical Guidelines for Development* and that developments arising are carried out in accordance with Transport Infrastructure Ireland's *'Code of Engineering Practice'* as may be amended.

7.7 Road Network

While investment in active travel and public transport infrastructure remains at the top of the hierarchy, there will continue to be a need to invest in new road and street infrastructure. Improvements to the road network and some new roads will be required in the County to manage transport more efficiently and to provide access to newly developing areas where there is a need to unlock brownfield and other lands in line with the principles of compact growth. Efficient road infrastructure is also critical to support the economic development of the County and in particular the movement of goods.

It is also acknowledged that the creation of more road space to cater for traffic, particularly in existing areas, is expensive and may serve to attract more cars to the

network. Managing travel demand and freeing up road and street space will be one of the key challenges that the Council will face during the lifetime of this Plan.

The road network will require to be carefully managed and expanded to:

- Facilitate access to areas of economic activity to and from the National Road network, especially on the periphery of urban areas;
- Effectively manage access to and from the National Road network to minimise any impacts on the local road and street network;
- Ensure the safe and efficient operation of the national road network;
- Provide access to new communities and development lands;
- Make the most efficient use of existing road space;
- Provide a safer street environment with reduced vehicle speeds, particularly in areas where pedestrians and cyclists are likely to be more active;
- Manage car parking in an effective manner.

7.7.1 Strategic Road Network

The principal strategic road network in the County comprises the N4, N7 and N81 forming three key radial routes; and the M50, Newlands-Fonthill (R113) and Outer Ring Road (R136) forming three key orbital routes. Management of the national road network including the N4, N7, N81 and M50, which are among the busiest roads in the country, is the responsibility of Transport Infrastructure Ireland (TII). The Council will continue to work with the NTA and TII to protect the capacity of these important strategic roads.

To ensure ongoing competitiveness and the efficient movement of people and goods within the County, strategic road access requires to be direct, particularly between areas of employment and the national road network. The Core Strategy identifies a number of strategic development areas that will accommodate new communities. While public transport access will be prioritised, access to these areas will also be required as part of the future development of the strategic road and street network.

Policy SM4: Strategic Road Network
Improve and, where necessary, expand the County-wide strategic road network to support economic development and provide access to new communities and new development areas.
SM4 Objective 1: To work closely with transport agencies including the Department of Transport, the National Transport Authority and Transport Infrastructure Ireland to protect capacity and deliver improvements and extensions of the strategic road network, where necessary and in line with national, regional and local climate action plans.
SM4 Objective 2: To facilitate and secure the implementation of major road projects as identified within the relevant strategies and plans for the Greater Dublin Area.

SM4 Objective 3:
To increase competitiveness by ensuring the efficient movement of people and goods between enterprise and employment areas and the national road network.

SM4 Objective 4:
To ensure that developing areas have sufficient access to the County's road network.



SM4 Objective 5:
To support the provision of junction upgrades, where necessary, at key locations on the strategic road network.

SM4 Objective 6:
To support innovative demand management measures on the M50, given current and projected demand for orbital movement and planned future population and employment growth in the County.

SM4 Objective 7:
To implement the Six Year Roads Programme set out under Table 7.5 and to work towards the implementation of the Medium to Long Term Roads Objectives under Table 7.6 where feasible and subject to funding.

SM4 Objective 8:
To work with the relevant transport agencies to ensure that all road and street network proposals have regard to pertaining environmental conditions and sensitivities including biodiversity, protected species and designated sites and incorporate appropriate avoidance and mitigation measures as part of any environmental assessments.



SM4 Objective 9:
To ensure that all new roads and streets are designed to enhance insofar as feasible, the County's green infrastructure network by ensuring adequate replacement and additional planting of native species and pollinators and to ensure that SuDS approaches are used to deal with surface water run-off.



SM4 Objective 10:
To support sustainable measures including car-pooling and car clubs which promote access to cars rather than car ownership and which facilitate higher utilisation of vehicles rather than higher numbers of vehicles.



SM4 Objective 11:
To incorporate, where feasible, wildlife crossings including bridges and underpasses into the designs for new road infrastructure and where possible, incorporation of such measures into the existing road network.

SM4 SLO 1:
To ensure that development on these lands at Whitechurch/Edmondstown is facilitated through a comprehensive transport needs assessment, to identify all necessary transport infrastructure, its preferred location, and the appropriate delivery mechanisms in consultation with relevant stakeholders. The transport needs assessment shall have regard to existing environmental sensitivities in the area. Development of the subject lands shall be phased in accordance with the delivery of supporting transport infrastructure, including road upgrades, public transport services, and active travel facilities, to the satisfaction of the Planning Authority.

SM4 SLO 2:
To include an underpass as a part of any traffic management consideration as a practical solution to traffic delays on the N4 at Palmerstown Village.

7.7.2 New Street and Road Proposals

The strategic road network consists of national and regional routes that carry the bulk of traffic within and through the County. Some expansion of the strategic road network is required to provide access to developing areas and to support the economic development of the County. This network expansion will also support the provision of accompanying infrastructure that supports more sustainable modes (for example, priority bus lanes and cycle lanes, footpaths and crossing points).

Through traffic primarily occurs along the M50 Motorway, two National Roads (N4 and N7) and one National Secondary Road (N81). The management of these roads is the responsibility of TII. The Council will continue to work with TII to support major improvements to the national road network and to maintain and protect the safety, capacity and efficiency of national roads and associated junctions in accordance with the *Spatial Planning and National Roads: Guidelines for Planning Authorities,* DECLG (2012).

South Dublin County Council is responsible for the management of the regional and local road network. The Council's proposals for the short and medium to long term development of the regional road network are outlined in Tables 7.5 and 7.6 and are subject to consultation with TII:

→ Table 7.5 outlines a **Six Year Road Programme**, which is subject to available funding. Designs have been prepared in respect of some of these proposals. The Council may, at its discretion, introduce an additional road proposal, where such a proposal benefits economic and population growth;

→ Table 7.6 **Medium to Long Term Road Objectives** outlines corridors that are considered necessary to providing a long-term road network and to provide access between major areas of economic activity and the national and regional road network. Some of these roads have been the subject of preliminary design studies and their detailed design will be undertaken and phased according to need. Where the opportunity arises, roads shown as long-term may be brought forward for construction at an earlier date, subject to funding being available.

Table 7.5 Six Year Road Programme

Road	Description	Function
Adamstown Street Network	Various streets within the Adamstown SDZ lands.	Formation of a strategic street network providing access throughout the site.
Ballycullen-Oldcourt Street Network	Various streets within the Ballycullen-Oldcourt LAP lands.	Formation of a strategic street network providing access throughout the site.
City Edge Strategic Framework Area Street Network	Various streets and roads within the City Edge Strategic Framework Area.	Formation of a strategic street network within the City Edge Strategic Framework area.
Ballyboden Road / Stocking Lane (R115)	Upgrade of existing road.	To enhance pedestrian and cycling facilities and exploit the tourist potential of the route.
Baldonnell road to Citywest Interchange proposed Link Road	New road from the Baldonnell Road to the (N7) junction at Brownsbarn.	To provide improved access to / from the Baldonnell employment area.
Celbridge Link Road	New road between the Adamstown SDZ lands and Celbridge Road (R403).	To provide access to the Adamstown SDZ lands.
Citywest Junction Link	Re-alignment of eastbound slip lane.	To improve the safety of the access to the N7.
Clonburris / Kishogue Street Network	Various streets within the Clonburris SDZ lands.	Formation of a strategic street network providing access throughout the Clonburris SDZ lands.
Fortunestown Street Network	Various Streets within the Fortunestown LAP lands.	Formation of a strategic street network providing access to the Fortunestown LAP lands.

Greenhill Road Upgrade and Links	Upgrade of Greenhills Road from Airton Road to Walkinstown Roundabout with new links to Ballymount Avenue, Limekiln Road and Calmount Road for BusConnects provisions and long-term residential communities.	To provide improved access to / between employment lands within Tallaght, Ballymount and Robinhood and to provide improved access to and from the Greenpark, Limekiln and Greenhills area and provide for BusConnects provisions.
Griffeen Avenue	Improvements at junctions with Griffeen Road, Outer Ring Road and the link between them.	Enhance the efficiency and safety of these junctions for all users.
Newcastle Street Network	Various streets within the Newcastle LAP lands.	Formation of a strategic street network providing access throughout the LAP lands.
Newcastle Road (R120)	Junction upgrades at SuperValu roundabout, Hillcrest Road.	Enhance the efficiency and safety of these junctions for all users.
New Nangor Road Extension	New road between R120 and Brownstown.	To provide access to employment lands within Grange Castle and onward connections as appropriate.
Tallaght Town Centre Street Network	Various streets within the Tallaght Town Centre.	Formation of a strategic street network within the Tallaght Town Centre LAP lands.
Templeroan Road Extension	New link road from Knocklyon Road to Firhouse Road.	Local road re-alignment.
Fonthill Road / N4	Junction upgrades.	Upgrade to provide greater access / egress to Liffey Valley Shopping Centre and South Lucan, improve traffic flow and alleviate tailbacks onto the N4.

R136 / N4	Right hand turn onto N4 westwards at bridge on R136.	Enhance and upgrade right hand turn onto N4 westwards at bridge on R136 as part of revised traffic management solution in Lucan village, engineered to facilitate a cycleway into village as part of NTA proposals.
Kennelsfort Road and the R148	Upgrade of existing junction.	Support the provision of a grade separated junction, or an equivalent solution to be initiated during the first two years of the 2022 to 2028 County Development Plan, to enhance the efficiency of the junction, particularly for buses on the N4 / Lucan Road QBC, to ensure safe crossing facilities are provided for all users and to reconnect the Heritage Village of Palmerstown with the newer residential areas of the community. The Council shall work with the NTA and other state agencies to facilitate such delivery.
Western Dublin Orbital Route	New road from the N7 to the N4 Leixlip Interchange with an extension to the N81.	New Road to link between the N7 and the N4 Leixlip Interchange with a route by-pass function around Rathcoole and Saggart and the potential for a further extension of this route from the N7 to the N81. The function of this route would be primarily to provide resilience to the M50, recognising that this may also provide additional resilience to peripheral roads within the county, in particular between the N7 and N4. Further connections and possible alternative routes will be determined through the review of the NTA's GDA Strategy and in consultation with TII and relevant local authorities. In any such route a primary objective of South Dublin County Council shall be to protect environmentally sensitive areas including the alluvial woodlands at Rathcoole, the scenic Liffey Valley parklands, and amenities at Lucan Demesne and St Catherine's Park and Lucan Village and no proposals to continue a road over these lands will be considered.

Link between Edmondstown Road and Whitechurch Road	New road / street and associated junction upgrades connecting Edmondstown Road and Whitechurch Road.	To provide an active travel and vehicular connection between Edmondstown Road and Whitechurch Road providing access to the residential lands between the two roads. The alignment to be incorporated into a masterplan-led design approach to development of the residential lands.
Edmondstown Road Upgrade	Upgrade of existing road.	To enhance pedestrian, cycling and public transport facilities and access to newly developed residential lands.

Table 7.6 Medium to Long Term Road Objectives

Proposal	Description	Function
Aylmer Road Upgrade	Upgrade of existing road from Blundelstown to Keeloges.	To provide improved access between employment areas of Greenogue and Grange Castle.
Blessington Road / N81	Upgrades to N81 from M50 to county boundary.	Local Improvements to the National Road, junction improvements and road safety measures.
Cloverhill Road / Ninth Lock Road Upgrade and Link Road.	Upgrade of Cloverhill Road from the M50 and upgrade of Ninth Lock Road from Fonthill Road to a new link road adjacent to the Dublin-Kildare railway Line.	To provide improved access to employment areas within Clondalkin and Park West.



7.8 Road and Street Design

There is a growing appreciation that the design of streets has a major influence on quality of life. Streets should not just be corridors for traffic, but rather should be places in which people want to live and spend time. Streets must also facilitate more sustainable forms of travel such as walking, cycling and public transport so the need for car-borne trips is minimised. This also has other positive impacts such as reducing greenhouse gas emissions and promoting more active and healthy lifestyles.
The design of roads and streets, safety and the management of speed are intrinsically linked. Research indicates that the speed at which people drive is primarily influenced by the design of the street or road, with regulatory features (such as speed limits) having a secondary role. A broad range of placemaking measures, such as high quality built form, hard and soft landscaping and incorporating high levels of pedestrian and cyclist activity, as well as more conventional road design measures, need to be considered at design stage to reduce speed and make streets living places where social and economic activity can thrive.

7.8.1 Design of Urban Roads and Streets

The design of streets in Ireland is guided by the *Design Manual for Urban Roads and Streets* (DMURS) which is mandatory for all urban roads and streets within the 60 km / h urban speed limit zone except for:

- Motorways; and
- In exceptional circumstances, certain urban roads and streets with the written consent of the relevant sanctioning authority.

DMURS seeks to put well-designed streets at the heart of sustainable communities and placemaking and supports broader government policies on the environment, planning and transportation. DMURS provides practical measures to achieve:

- Highly connected streets which allow people to walk and cycle to key destinations in a direct and easy-to-find manner;
- A safe and comfortable street environment for pedestrians and cyclists of all ages;
- Streets that contribute to the creation of attractive and lively communities;
- Streets that calm traffic via a range of design measures that make drivers more aware of their environment.

DMURS highlights how in recent times the car has become the dominant force in determining how street networks and streets are designed, which has led to the implementation of standards that are not suited for use in urban areas. This approach has had a negative impact on more vulnerable users, such as pedestrians and cyclists, and on how streets are used and perceived as places. DMURS focuses on highlighting issues and providing a range of practical and innovative approaches to best practice solutions. These solutions are applied from the macro level (street network) to the micro level (detailed street design) through a range of design processes and strategic plans.

There are roads throughout the County that are not fronted with development. Whilst the Council will implement the appropriate geometric standards from DMURS, where applicable, many of these roads are unlikely to significantly change due to the constrained nature of the road-side environment. In such cases a range of secondary measures will be applied to ensure that an attractive boundary is provided. Harsh measures such as bare concrete walls should not be permitted, and alternative landscape measures such as street trees, screen planting and planted verges will be provided. These measures also have great potential to create green links within the County's green infrastructure network. Similarly in rural areas, the need to improve road safety must be balanced with the protection of elements such as roadside trees, hedgerows and banks which can be valuable wildlife habitats and contribute to general biodiversity, green infrastructure and rural character.

Policy SM5: Street and Road Design

Ensure that streets and roads within the County are designed to balance the needs of all road users and promote placemaking, sustainable movement and road safety providing a street environment that prioritises active travel and public transport.

SM5 Objective 1:

To ensure that all streets and street networks are designed to passively calm traffic through the creation of a self-regulating street environment that promotes active travel modes and public transport.

SM5 Objective 2:
To design new streets and roads within urban areas in accordance with the principles, approaches and standards contained within the *Design Manual for Urban Roads and Streets* (2013; updated 2019).

SM5 Objective 3:
To advance national and local initiatives in relation to road design and safety.

SM5 Objective 4:
To prioritise safety on rural roads and junctions, while considering the protection of biodiversity, green infrastructure and rural character present in roadside trees, hedgerows and banks, and so on.

SM5 Objective 5:
To design new roads and streets to incorporate green infrastructure elements such as planting of native trees, hedgerows and pollinator species in medians and on roadside verges, as appropriate to the location.

SM5 SLO 1:
To provide for visitor parking spaces, along with a turning point, on any primary access roadway off Mount Bellew Way so as to provide for future development of these zoned lands, and to facilitate the better management of drop-offs and pick-ups at the neighbouring Lucan Educate Together NS.

7.9 Transport Studies and Traffic Management

South Dublin's transport policy and implementation sits within the context of the various strategies and plans outlined above. Integrated Transport Studies will be undertaken where necessary in the context of these plans and strategies including the NTA's *Transport Strategy for the Greater Dublin Area* (2016-2035), as updated to 2042 and the Council's active travel measures such as *Cycle South Dublin*.

Traffic and Transport Assessments and / or Workforce Travel Plans (also known as Mobility Management Plans) will be required to support development proposals that have the potential to generate significant traffic movements, to demonstrate that there is public transport carrying capacity and road capacity to serve the development (refer also to Chapter 12: *Implementation and Monitoring*).

7.9.1 Integrated Transport Studies

Integrated transport studies and plans for established communities and new areas of development will be carried out in consultation with the NTA, as required. They will have regard to the European Commission's *Guidelines for Developing and Implementing a Sustainable Urban Mobility Plan* (2nd Edition, 2019), where a sustainable urban mobility plan is defined as *'a strategic plan designed to satisfy the mobility needs of people and businesses in cities and their surroundings for a better quality of life'* and will address issues including:

→ The existing network, investigating movement around and through the defined

area with the aim of optimising accessibility for all modes of transport, and in particular sustainable modes;

- The development of networks that maximise connectivity and ease of movement for all modes including pedestrians, cyclists and vehicles;
- Improved facilities for pedestrians and cyclists, such as increased footpath / cyclepath widths and safer crossings;
- Opportunities for public realm improvements that balance the needs of 'movement' and 'place' with improved levels of safety for all users within a traffic calmed environment;
- Restrictions on the movement of certain vehicle types, such as Heavy Goods Vehicles (HGVs);
- Infrastructure improvements to prioritise the movement of public transport, such as bus lanes, bus gates and signal prioritisation;
- Opportunities for the provision of taxi ranks and drop-off areas that serve transport hubs and / or the needs of particular land uses;
- Car parking management to ensure the sufficient distribution of spaces.

Traffic Management Centre

Within South Dublin, a Traffic Management Centre utilises Intelligent Transportation Systems and communications infrastructure to manage the transport network. It provides a single, purpose-built location to integrate the traffic management core systems to support safe and efficient management of the urban transportation network, including an incident management centre which co-ordinates the management of major events and incidents. The Council will continue to work with the NTA and other local authorities within the Greater Dublin Area to ensure the ongoing operation of this facility.

Policy SM6: Traffic and Transport Management
Effectively manage and minimise the impacts of traffic within the County having regard to the need to provide shared road space for different users.
SM6 Objective 1: To effectively manage the flow of through traffic along the strategic road network and maximise the efficient use of existing road resources.
SM6 Objective 2: To protect sensitive areas from inappropriate levels of traffic through design measures that will calm and / or reroute traffic.
SM6 Objective 3: To minimise the impact of new development on the County's road and street network through prioritising active travel and public transport and implementing appropriate traffic and transport management measures.

SM6 Objective 4:
To maintain and protect the safety, capacity and efficiency of National roads and associated junctions in accordance with the *Spatial Planning and National Roads: Guidelines for Planning Authorities*, DECLG (2012), the Trans-European Transport Networks (TEN-T) Regulations and with regard to other policy documents such as the TII M50 Demand Management Report 2014 and the N4 and N7 Corridor Study 2017.

SM6 Objective 5:
To continually review the efficiency of major junctions that are managed by South Dublin County Council and to consult with the relevant national agencies regarding the implementation of any proposed solutions.

SM6 Objective 6:
To undertake an analysis, where areas are identified and opportunities exist, for more effective traffic management and mobility improvements.

SM6 Objective 7:
To carry out a review of Heavy Goods Vehicles (HGV) restrictions in the County and consult with An Garda Síochána in relation to the implementation of restrictions on the movement of HGVs within residential areas and around schools and where particular issues are identified, to implement appropriate control measures in consultation with the relevant stakeholders.

SM6 Objective 8:
To require all major traffic generating development to submit a Mobility Management Plan / Workforce Plan and / or Traffic and Transport Assessment.

SM6 Objective 9:
To ensure that appropriate design and mitigation measures are applied to all transport schemes to reduce the impact of noise and air pollution within residential communities in accordance with the EU directive on Assessment and Management of Environmental Noise.

SM6 Objective 10:
To prioritise traffic calming measures, where appropriate, and works needed to improve safety at road crossings.

SM6 Objective 11:
To commit to proceeding to deliver a Traffic Management Masterplan for Palmerstown following a definitive outcome from the NTA / TII on the Kennelsfort Road / R148 grade-separated junction.

SM6 Objective 12:
To require a Local Transport Plan to be prepared as part of any Local Area Plan, commensurate to the scale of the Local Area Plan. The Local Transport Plan / Local Area Plan will be subject to screening for AA and SEA.

SM6 SLO 1:
To carry out a traffic and transport study for Rathcoole, Saggart and Newcastle and the surrounding areas following the publication of the GDA Strategy review to 2042 which will clarify the context within which the road network in the area will function and to include a review of HGV movement.

SM6 SLO 2:
To undertake a traffic management strategy for Lucan Village, to assess traffic management options, including measures to improve the cycling and pedestrian environment and to examine the potential for off-street parking.

SM6 SLO 3:
In recognising significant forecast for local population growth, to undertake a detailed traffic study that determines a programme of works that aims to alleviate the existing traffic 'bottle-neck' between Supervalu roundabout on the Newcastle Road, Lucan and the N4 junction.

SM6 SLO 4:
To improve the safety of the junction between the Kilteel Road (L2003) and Calliaghstown Lane (L6008).

7.10 Car Parking

The availability and cost of car parking has a major impact on the level of traffic that is generated by a development and attracted to an area. According to the NTA's *Transport Strategy for the Greater Dublin Area* (2016-2035) as updated to 2042, the supply and management of parking at destinations is central to the management of travel demand. It has a critical influence on mode choice for all journey purposes; if parking is scarce or expensive, people are more likely to choose public transport options or active modes.

Parking also has a key influence on congestion, the design of new development, operation of all transport modes, and the allocation and design of space in urban areas. There is a need for a balanced approach to car parking management that takes the car parking needs of businesses and households into account, and the need to promote more sustainable forms of transportation and limit the impact of traffic congestion. As recommended by the NTA's *Transport Strategy for the Greater Dublin Area* (2016-2035), as updated to 2042, the Council applies maximum standards for a range of land use types, with the level of parking provision applied being based on the level of public transport accessibility. The Council has a role both as a provider of parking, for example on-street parking and parking for staff and the public at Council facilities; and as a regulator of parking provision that is, parking in relation to development proposals. In either context, parking levels will be determined in line with the standards for particular uses, having regard to location and accessibility levels of public transport.

7.10.1 Management of Public Parking

Where parking demand is high, the Council will carefully manage the turnover of spaces through Pay and Display and / or Permit parking. Such restrictions are generally put in place to ensure the efficient turnover of spaces and to maximise the value of available spaces. The Council's Control of Parking Bye Laws regulate parking in relevant areas in the County.

Pay and Display parking helps to encourage a turnover of parked cars and also encourages those people who live within a short to medium distance to choose to walk or cycle instead of driving. Permit systems are put in place within residential areas located within or in close proximity to higher demand areas in order to prioritise on-street spaces for the use of residences and their visitors. This also has the effect of reducing the amount of traffic attracted to such areas.

Pay parking or limited parking in town centre areas may also have unintended consequences such as making people shift custom to out-of-town shopping locations where parking is cheaper or free, especially where good public transport alternatives are not available. As such, payment systems will be required in car parks associated with major shopping centres and other large commercial developments where new facilities or major extensions to existing facilities are proposed. This will ensure the efficient turnover of parking in such developments and allow urban centres and public transport to compete with 'out of town' centres on a more equitable basis.

7.10.2 Electric Vehicle Charging

The Government's Climate Action Plan (2021) has as a target to accelerate the take up of EV cars and vans so that they comprise 100% of all new cars and vans by 2030 with no new non-zero emissions vehicles being sold beyond this date. Achieving this goal will result in 935,600 EVs on the road by 2030. In order to support this target, the four Dublin Local Authorities in conjunction with the Climate Action Regional Office (CARO) and Smart Dublin are producing an overarching EV charging strategy for the whole Dublin region. RPO 7.42 of the RSES states that:

'Local authorities shall include proposals in statutory land use plans to facilitate and encourage an increase in electric vehicle use, including measures for more recharging facilities and prioritisation of parking for EVs in central locations'.

Standards for the provision of EV charging are set out in Chapter 12: *Implementation and Monitoring*. Chapter 10: *Energy,* also contains policies and objectives relating to EV charging.

Policy SM7: Car Parking and EV Charging

Implement a balanced approach to the provision of car parking with the aim of using parking as a demand management measure to promote a transition towards more sustainable forms of transportation, while meeting the needs of businesses and communities.

SM7 Objective 1:
To implement maximum car parking standards for a range of land-use types, where provision is based on the level of public transport accessibility.

SM7 Objective 2:
To limit the availability of workplace parking in urban centres to discourage car commuting, where alternative transport options are available.

SM7 Objective 3:
To implement area-based parking caps in locations where the highest intensity of development occurs and is promoted, such as town / district centres and higher-order public transport nodes.

SM7 Objective 4:
To promote the provision and management of destination parking in areas of high trip demand, subject to appropriate pricing and locational criteria, taking into account the availability of more sustainable transport options.

SM7 Objective 5:
To support the expansion of the EV charging network by increasing the provision of designated charging facilities for Electric Vehicles on public and private land in partnership with the ESB and other relevant stakeholders; and to support the Dublin Regional EV Parking Strategy.

SM7 Objective 6:
To promote appropriate parking arrangements for specific user requirements including disabled drivers, motorcycles and scooters in town and district centres, public transport nodes and other destinations.

SM7 Objective 7:
To design and manage parking to ensure the efficient turnover of spaces within town, district and village centres and higher density development areas by applying the following measures:

- → Ensuring that car parking is predominantly provided on-street and within communal and undesignated spaces, except in areas identified as tourist and food destination locations where additional widening of pedestrian areas is desirable necessitating the removal of on-street parking to facilitate;
- → Placing restrictions on longer term parking.

SM7 Objective 8:
To require payment systems for car parks associated with major shopping centres and other large commercial developments where new facilities or major extensions to existing facilities are proposed.

SM7 Objective 9:
To ensure that car parking is designed in such a manner as to promote visual amenity, green infrastructure, carbon sequestration and sustainable drainage (SuDS) by applying the following requirements:

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

SM7 Objective 10:
To ensure that parking provision, including the provision of EV charging facilities, does not detract from the comfort and safety of pedestrians and cyclists, visual amenity or the character of an area (refer also to Chapter 10: *Energy*).

SM7 Objective 11:
To review and seek to improve the issue of on-street car parking in housing estates to eliminate any road safety or social issues they present, where issues of safety are clearly identified.

SM7 Objective 12:
To carry out a review, including public consultation, of the implementation of car parking policy, including provision, management and ancillary infrastructure within the context of the Sustainable Residential and Compact Settlement Guidelines (or as may be superseded). The review to consider necessary and appropriate parking levels for dwellings including one car parking space per dwelling.

SM7 Objective 13:
To investigate and research the potential of shared car storage and sustainable transport hubs to promote behavioural change to sustainable modes and reduce car ownership and dependency and promote their provision as part of compact residential developments.

7.11 Climate Action Audit

Climate Action Audit

Source of Green House Gases (GHGs)	Measures to Address Climate Impacts
The source of GHGs from **transport** principally arises from: → Emissions from engines powered by petrol and diesel.	The Development Plan contains policies and objectives which promote measures that have the potential to reduce the climate impact of **transport** by encouraging a shift from private motorised transport to walking, cycling and public transport. Measures to achieve this modal shift include the following: → Implementing compact growth and sustainable movement and placemaking concepts in the planning and design of new development areas; → Planning, design and implementation of major walking and cycling networks (for example, *Cycle South Dublin*, Grand Canal and Dodder Greenways); → Implementation of permeability projects to facilitate active travel and connectivity to public transport; → Active support for public transport projects; → Design of streets and roads to prioritise active travel; → Parking policies tailored to reflect land-use, location and public transport accessibility; → Demand management measures such as car park charging regimes linked to public transport accessibility; → Requiring mobility management plans for major developments; → Promoting an increase in EV charging facilities. Other climate-positive measures include: → Ensuring that transport corridors perform a function as green infrastructure links through tree planting and landscaping and incorporation of SuDS features; → Ensuring that design of car parking incorporates planting, permeable surfaces (where appropriate) and SuDs features.





Community Infrastructure and Open Space

Vision

The creation of healthy, inclusive and sustainable communities where all generations have local access to social, community and recreational facilities, and parks and green spaces, to suit their needs.

8.0 Introduction

The creation of sustainable, healthy, and socially inclusive neighbourhoods is one of the cross-cutting themes of the County Development Plan. A quality public realm, access to parks, open spaces, sports and recreational facilities are crucial elements of quality places and are central to our health and wellbeing. In addition, essential services such as healthcare, childcare and education along with culture and the arts, all have a significant role to play in our quality of life. All of these services and facilities should ideally be located within each neighbourhood to provide easy access and optimise the opportunity for people to walk or cycle to them. Policies and objectives throughout the County Development Plan will work to achieve this goal over time.

Community infrastructure, for the purposes of the County Development Plan, includes community centres and halls; libraries and cultural facilities; places of worship and burial grounds; educational, healthcare and childcare facilities; and play, sports and recreational facilities including greenways. Public open space includes large regional parks such as Corkagh, Tymon and Griffeen Valley Parks and smaller neighbourhood and local parks and publicly accessible green spaces.

The Council will seek to provide, where it is within its remit, community infrastructure that meets the social and recreational requirements of each neighbourhood within the County. Where provision is the responsibility of developers, government departments or other agencies, the Council will work closely with these stakeholders to facilitate and support the provision of such community infrastructure. The Council will seek to ensure that community facilities are physically integrated within urban centres and residential and employment areas to optimise access, function and use; and to ensure that they are designed to incorporate universal accessibility insofar as possible, to cater for all ages and abilities.

8.1 Community Infrastructure and Climate Action

The way in which the Council provides community infrastructure and open space can help us to tackle climate change by reducing our demand for energy and our carbon emissions. For example, parks and open spaces and greenways intertwined within the County's green infrastructure network offer great opportunities for carbon sequestration (capturing and storing carbon). The provision of parks, open space and social, community and recreational facilities within walking and cycling distances of communities and on public transport routes will encourage active travel and a shift away from car-based transport. Together, these measures will assist South Dublin County in achieving its climate action targets.

8.2 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 (NPF) and Regional Spatial and Economic Strategy (RSES). A number of objectives in these documents are particularly relevant to the area of social inclusion and the provision of community facilities and services:

- **National Strategic Outcome 10 of the NPF** is *'Access to quality childcare, education and health services'*;

- **National Policy Objective 28 of the NPF** requires planning authorities to *'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';*

- **Regional Policy Objective 9.14 of the RSES states** *'Local authorities shall seek to support the planned provision of easily accessible social, community, cultural and recreational facilities and ensure that all communities have access to a range of facilities that meet the needs of the communities they serve'*.

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: *National and Regional Objectives*.

8.3 Social Inclusion and Community Development

The County Development Plan is primarily a spatial land-use plan. However, it has the potential through its policies and objectives to impact positively on the lives of citizens through facilitating the provision of social and community facilities which are vital to quality of life and wellbeing. Mainstream approaches to planning, design and development may not always meet the needs of minority and marginalised groups and more focused consideration is sometimes required as outlined in the various strategies set out in section 8.3.1 below. It is also important to ensure that the needs of different generations and abilities including children, younger people, older persons and those with disabilities are met to the greatest extent possible.

8.3.1 Local Social Inclusion Plans and Strategies

Social inclusion is a priority that cuts across many of the Council's functions. The Council has been involved in the preparation of several local plans and strategies relevant to social inclusion including:

- ***South Dublin County Local Economic and Community Plan* (2016-2021)**: This document was prepared by the Local Community Development Committee

(LCDC) (see next section). It identifies policies and actions to support and strengthen economic and community development, and to contribute to building sustainable communities and a strong local economy in partnership with other economic and community development stakeholders.

- ***Social Inclusion and Community Activation Programme* (2018-2022)**: This programme, which is managed through the LCDC, provides funding to tackle poverty and social exclusion through local engagement and partnerships between disadvantaged individuals, community organisations and public sector agencies.
- ***South Dublin County Council Integration Strategy* (2019-2023) – A More Inclusive County**: This is a strategy to ensure that the experience of migrants living and working in South Dublin County is positive and that services, advice and assistance are available and accessible to all.
- ***South Dublin County Traveller Accommodation Programme* (2019-2024)**: This document sets out the Council's plans for the provision of accommodation for the Travelling community over a five-year period.
- ***Strategic Plan for Housing People with a Disability* (2021-2026)**: This plan will outline the Council's aim to facilitate access for disabled people to the appropriate range of housing and related support services. The goal is to meet the identified housing needs of disabled people locally, whether they are currently living in the community and / or in a congregated setting. Housing will be delivered in an integrated and sustainable manner and the plan will promote equality of opportunity, individual choice and independent living.
- ***South Dublin Age Friendly Strategy* (2020-2024)**: The objectives of the South Dublin County Age Friendly Programme are to improve the health and well-being of older people in the County; increase participation in the social, economic and cultural life of the community; and encourage effective partnerships between local statutory, private and voluntary organisations.
- ***A Strategy for a Healthy South Dublin* (2019-2022)**: This document is the Healthy Ireland South Dublin County strategic plan. It identifies 38 actions under seven thematic areas which correspond with the National Healthy Ireland Strategy including actions to promote physical and mental wellbeing. Together these actions provide a roadmap for improving health in South Dublin County.
- ***South Dublin County Sports Partnership Strategic Plan* (2017-2022)**: The aim of the Sports Partnership is to support increased participation in sport and health enhancing physical activity by the community of South Dublin County, regardless of their background, age or ability. The strategy focuses on 3 key action areas; the education of coaches and sport leaders, the delivery of activities to the community, especially the more disadvantaged groups of people, and the provision of information and support clubs, schools, community organisation and the general public.

8.3.2 Local Economic and Community Plan

The Regional Spatial and Economic Strategy (RSES) includes regional policy objectives (RPO 9.14 and 9.18) to work collaboratively with the Local Community Development Committees (LCDCs) and to support Local Economic and Community Plans (LECPs). This is facilitated through the use of spatial policies in County Development Plans to reduce the number of citizens in or at risk of poverty and

social exclusion and to plan for social infrastructure needs.

A primary function of the LCDC is to develop, implement and monitor a six-year Local Economic and Community Plan (LECP). *The South Dublin County LECP* (2016-2021) plays a pivotal role in economic and community development within the County and identifies policies and actions to support, strengthen and develop both economic and community facets, to contribute to building sustainable communities and a strong local economy in partnership with other economic and community development stakeholders.

While the County Development Plan (CDP) provides a framework for the proper planning and sustainable development of the County at a spatial level, the LECP provides a supportive framework for the economic and community development of South Dublin County. Consequently, the statutory policies and objectives of the Development Plan and the high-level goals and objectives of the LECP should be complementary and consistent. Consideration was given to the LECP during the preparation of the County Development Plan and regard had to relevant LECP goals and objectives to ensure a co-ordinated approach. A new LECP is due to be prepared during the lifetime of this Plan and there will be a continued need for complementarity between the Plans.

Policy COS1: Social Inclusion and Community Development
Promote social inclusion and community development and encourage active participation and social integration of minority and marginalised groups, consistent with RPO 9.1 and RPO 9.2 of the RSES.
COS1 Objective 1: To provide appropriate and accessible community facilities to meet the needs of all citizens of the County, comprising of a fast-growing young population and including an ageing population, consistent with NPOs 28 and 30 of the NPF.
COS1 Objective 2: To support the implementation of the *South Dublin County Local Economic and Community Plan* (2016-2021 or superseding Plan) through the spatial planning policies and objectives of the County Development Plan, in collaboration with the Local Community Development Committee (LCDC), consistent with RPO 9.18 of the RSES.

COS1 Objective 3:
To support and facilitate the implementation of local plans and programmes (and any superseding documents) with a social inclusion and community development focus including:

- *Social Inclusion and Community Activation Programme* (2018-2022);
- *South Dublin County Council Integration Strategy* (2019-2023) – *A More Inclusive County;*
- *The South Dublin County Traveller Accommodation Programme* (2019-2024);
- *South Dublin Disability Accommodation Strategy;*
- *South Dublin Age Friendly Strategy* (2020-2024);
- *A Strategy for a Healthy South Dublin* (2019-2022);
- *South Dublin County Sports Partnership Strategic Plan* (2017-2022).

COS1 Objective 4:
To support the improvement, maintenance, upgrade and refurbishment of existing community based facilities and changing rooms within the County to meet current and future needs.

COS1 Objective 5:
To promote South Dublin County Council as a LGBT safe and friendly County.

8.4 Social / Community Infrastructure

The Council recognises that the provision of good quality social and community facilities in existing and developing areas is a key element in placemaking and in the creation of sustainable and socially cohesive communities. Social / community infrastructure is a vital part of all neighbourhoods and contributes greatly to the social fabric and quality of life. Community facilities serve as focal points for the neighbourhoods they serve and provide opportunities for interaction through local community, sporting, cultural, the arts, educational and social events. These activities increase personal well-being and add to our sense of place and local identity. Good quality community facilities can also boost the attractiveness of an area for those who choose to live, work or invest in it.

8.4.1 Social / Community Infrastructure Audit

A Social / Community Infrastructure Audit (SIA) of the County was undertaken in order to inform the preparation of the County Development Plan. The purpose of the SIA was:

- To review the availability of existing social / community facilities within South Dublin County;
- To determine future requirements for certain types of facilities based on anticipated growth in population; and
- To identify where future investment may be required.

The following social infrastructure facilities have been examined and standards applied to ensure alignment with projected population growth for new development areas:

- **Primary Care Centres** – 1 centre per 7,000-10,000 population in accordance with Department of Health standards;
- **Childcare Facilities** – 1 facility providing for 20 places per 75 dwellings in new residential areas in accordance with the *Childcare Facilities Guidelines for Planning Authorities* (2001), subject to certain flexibility which may be applied under Circular PL3 / 2016;
- **Schools** – Department of Education standard that 11.5% of the population will require a primary school place and 7.5% will require a post primary school place;
- **Community Centres** – 1 large multifunctional centre of approximately 1,200-1,800 sq m per 8,000 population and / or smaller local community centres (350-650 sq m) as may be identified by the local authority to meet local need. Such local need may be determined by demographic, accessibility or other factors;
- **Public Open Space and Parks** – 2.4 hectares per 1,000 population.

The SIA has informed a summary of existing and planned community facility provision for each neighbourhood area which is contained in the relevant section of Appendix 12: *Our Neighbourhoods*.

The Council will seek to protect and enhance existing facilities and ensure that an appropriate range of social / community facilities is provided in all neighbourhoods, taking account of need and the population growth targets identified in Chapter 2: *Core Strategy and Settlement Strategy*.

8.4.2 Social / Community Infrastructure Delivery

The Council is committed to the delivery of social and community infrastructure and will continue to pursue a range of funding and delivery mechanisms. These include:

- Funding through the Council's financial resources, including development levy contributions;
- Grant funding such as the Urban Regeneration Development Fund (URDF) and Local Infrastructure Housing Activation Fund (LIHAF);
- Supporting other public agencies such as the Health Services Executive (HSE) or Department of Education (DoE);
- Working in partnership with other public and private sector stakeholders, where appropriate.

A Development Contribution Scheme (DCS) is prepared under section 48 of the Planning and Development Act, 2000 (as amended). Where a planning permission is granted (with certain exceptions), the DCS allows the Council to require by planning condition, a financial contribution by the applicant towards projects as set out in the Scheme.

The Development Contribution Scheme (2021-2025) identifies a broad range of County-wide community infrastructure and open space projects for funding including community centres, parks upgrades, disability accessibility works and sports facilities.

The DCS may be reviewed to align with policies and / or objectives of the County Development Plan. South Dublin County Council will continue to work in conjunction with the Department of Education (DoE) to support the provision of new schools in specific areas identified by the DoE Schools Building Programme. This is dealt with in more detail within the section 8.10 below on education facilities. The Council will also continue to proactively engage with developers and other stakeholders to secure the provision of community and social facilities required as part of the phasing of Local Area Plans and Planning Schemes within the County.

8.4.3 Universally Accessible Social / Community Facilities

Universal Design is the concept of creating an environment that can be used by all people, regardless of their age, size, disability or ability. Universal access creates liveable and sustainable neighbourhoods where everyone can live a full and active life as part of the community. Provision of social / community facilities should incorporate a universal design approach, taking account of location, layout and design to ensure maximum accessibility and connectivity to the surrounding area. All proposals should have regard to the provisions of the National Disability Authority's document '*Building for Everyone: A Universal Design Approach – Planning and Policy*' (2012) to ensure accessibility and inclusion for as many different users as possible.

Policy COS2: Social / Community Infrastructure
Support the planned provision of a range of universally accessible and well-connected social, community, cultural and recreational facilities, close to the communities they serve, consistent with RPO 9.14 of the RSES. (See also Chapter 5: *Quality Design and Healthy Placemaking*)
COS2 Objective 1: To support the provision of a wide range of community facilities and to ensure that such facilities are provided in new and existing communities in tandem with housing development, with special consideration for a period of review to adapt to the needs of an increasingly multi-cultural and diverse community, in accordance with the phasing requirements of Local Area Plans and Planning Schemes.
COS2 Objective 2: To continue to work closely with the Health Service Executive, Department of Education and the relevant public bodies and state agencies to meet the necessary provision of primary care centres, childcare facilities, schools, community centres and public open space according to the standards set out in section 8.4.1 of this Plan.

COS2 Objective 3:
To protect and enhance existing community facilities, and to support the development and expansion of new and existing facilities and services, in proximity to the populations they serve, where their need is identified.

COS2 Objective 4:
To support the clustering of community facilities such as community centres, sports and leisure facilities, schools, childcare facilities and open spaces to create multi-purpose community hubs without negatively restricting the range of services provided in any one centre.

COS2 Objective 5:
To promote accessible and inclusive social infrastructure for a range of users by adopting a universal design approach where feasible and to provide for an age friendly society in which people of all ages can live full, active, valued and healthy lives, consistent with RPO 9.12 and RPO 9.13 of the RSES and having regard to *Building for Everyone: A Universal Design Approach – Planning and Policy*' (2012).

COS2 Objective 6:
To ensure that social, community, cultural and recreational facilities are provided in a manner which reduces climate impact by supporting and promoting the following measures:

- → Provision of facilities within walkable distances of communities and on public transport routes;
- → Promotion of walking and cycling and use of public transport via permeability and mobility management measures;
- → Co-location, clustering and sharing of community facilities to increase efficient use and reduce trips;
- → Location, siting and design to promote climate mitigation and adaptation for example, taking advantage of solar gain;
- → Sourcing power from renewables such as wind and solar energy;
- → Use of alternative energy technologies such as heat pumps;
- → Energy-proofing of community buildings;
- → Additional tree planting and adapting management regimes in parks and public open spaces to allow more wild areas in order to increase opportunities for carbon sequestration.

COS2 Objective 7:
To support and facilitate access to public toilet facilities including wheelchair accessible toilet facilities, in community related buildings in Council ownership, in all towns and villages in the County.

COS2 Objective 8:
To include 'changing place' facilities in all community and county buildings being newly constructed and where feasible, where being refurbished, during the lifetime of this County Development Plan.

COS2 Objective 9:
To pilot a project in support of children with special needs and their parents, specifically around the provision of toys, technology and training identified through liaison with healthcare professionals.

COS2 SLO 1:
That Citywest / Fortunestown areas are provided (from within their own community) public, purpose built and suitable amenities including:

- Library;
- Community centre and a community café;
- Accessible playgrounds / playspaces, teenspaces and youth amenities (such as a skate park);
- Designed green spaces including a managed public park with adequate, accessible public seating and that can host festivals and community events;
- Greater biodiversity in the area and more tree coverage;
- Adequate numbers of pitches and clubhouses / pavilions for sports;
- Adequate public childcare and afterschool facilities;
- School sites.

COS2 SLO 2:
To examine the need for increased community infrastructure for the growing populations of Kiltipper, Killinarden, Marlfield, Ellensborough, Aylesbury and Old Bawn in light of recent population growth.

COS2 SLO 3:
To provide for a Garda Station in Clonburris.

8.5 Community Centres

Community centres provide a place to meet and hold social, cultural, educational and recreational activities across all ages and sections of a community, enabling people to get involved in their community and enhance their quality of life.

Community resource centres provide services and supports to local communities, including delivering universal services to families in diverse settings that exist across the County. These centres promote community participation and social inclusion with an emphasis on delivering targeted supports and services at a local level.

The Council has examined community centre provision within the County and in other locations within Ireland, Northern Ireland and Britain, as part of the Social Infrastructure Audit. Having considered this research, the Council will apply a standard of one large district level multi-functional community centre per 8,000 population or smaller centres at a more local level as identified to address specific needs. Needs may be determined on particular local issues including demographics and accessibility. A district level community centre should be approximately 1,200-1,800 sq m in size to accommodate a variety of needs such as a sports hall to facilitate, for example, badminton / basketball / indoor soccer with associated

changing rooms, toilets, storage, offices, meeting rooms, café and children's play area. Local level community centres should generally be between 350-650 sq m in size to accommodate a range of spaces, meeting rooms, toilets, café and children's play area. Where the size of a new development would not, of itself, require a community centre, the Council may seek a pro rata contribution towards a planned new centre.

Policy COS3: Community Centres
Ensure that communities across the county have access to multifunctional and intergenerational community centres that provide a focal point for community activities.
COS3 Objective 1: To investigate, where new provision is required to meet the needs of the population, the feasibility of extending existing community centres on suitable sites, where siting, layout, design, access and other planning considerations allow.
COS3 Objective 2: To ensure the provision of new community centres in new and existing development areas or where provision is the responsibility of the developer, the Council will ensure the developer provides, in proximity to the population they serve and in accordance with the standard of one centre per 8,000 population with a size of approximately 1,200-1,800 sq m, or dependent on specific local demographic or other needs, smaller centres at a more local level, generally between 350-650 sq m in size at the discretion of the Council, or as may be updated by any future community centre strategy carried out by the Council.
COS3 Objective 3: To provide discretion to the Council to require residential or mixed used developments in new development areas to provide a pro rata contribution towards the provision of a community centre, in accordance with the standards set out in COS3 Objective 2 and in line with the Development Contribution Scheme.
COS3 Objective 4: To ensure that community buildings are multi-functional and adaptable, can be used by all age cohorts (intergenerational), providing for indoor and supporting outdoor use, for example, café seating areas, and are accessible to as many different users as possible including our teens and young people.
COS3 Objective 5: To support and facilitate the development of a Community Centre Strategy to include the assessment of existing community floorspace / facilities within the County, to identify gaps in provision and to ensure new community centres are provided in existing and new development areas having regard to the Social Infrastructure Audit carried out for the Development Plan.
COS3 Objective 6: To support and facilitate the provision of community resource centres.

COS3 SLO 1: To facilitate a one stop site for Quarryvale Family Resource Centre.
COS3 SLO 2: To deliver a community centre / community facilities within Citywest as part of the delivery of infrastructure identified in the Fortunestown Local Area Plan.
COS3 SLO 3: To proactively engage with the Esker Community Initiative and support the development of a multi-use community building on Council owned lands adjacent to the N4 slip road and to the R120 and north of St. Thomas' Primary School.

8.6 Sports Facilities and Centres

The Council recognises the importance of sports facilities for health and wellbeing and is committed to ensuring that all communities have access to a range of such facilities to meet a diversity of needs. This is in line with the County's public health objectives and is in accordance with the *Healthy Ireland Framework* (HIF) and the *National Physical Activity Plan* (NPAP). The *Healthy Ireland Framework* (2019-2025) is based around four key goals – to increase the proportion of people who are healthy at all stages of life; to reduce health inequalities; to protect the public from threats to health and wellbeing; and to create an environment where every individual and sector of society can play their part in achieving a healthy Ireland. The *National Physical Activity Plan* which was prepared on foot of an action of the HIF, aims to increase physical activity levels across the whole population. It aims to create a society which facilitates people whether at home, at work or at play to lead an active way of life. Action 36 of the NPAP is to:

"Prioritise the planning and development of walking and cycling and general recreational / physical activity infrastructure".

At a fundamental level, the promotion within this Development Plan of the 'Connected Neighbourhood' concept (see Chapter 5: *Quality Design and Healthy Placemaking*), whereby all community facilities and services are located within a short distance of home, will create opportunities for more active lifestyles whereby short trips are made by walking and cycling. The Council will also seek to ensure that an appropriate range of sport and recreational facilities are provided considering the age profile, demographics and population growth targets identified in the Housing Strategy and Interim HNDA set out under Appendix 11.

Policy COS4: Sports Facilities and Centres

Ensure that all communities are supported by a range of sporting facilities that are fit for purpose, accessible and adaptable.

COS4 Objective 1:
To promote the provision and management of high-quality, multi-functional, sport and recreational infrastructure across the County, in consultation with relevant stakeholders, to meet existing and future needs, to include sports hubs and multi-sport astro-pitches, in accordance with the *South Dublin County Council Sports Pitch Strategy* (2020), the *National Sports Policy* (2018-2027) and the aims of the South Dublin County Sports Partnership, consistent with RPO 9.15 of the RSES.

COS4 Objective 2:
To promote public health policies including the *Healthy Ireland Framework and National Physical Activity Plan* consistent with NPO 26 of the NPF and RPO 9.16 of the RSES.

COS4 Objective 3:
To support the preparation of a Sports Plan for the County, where this provides for the sustainable development of sports facilities, in accordance with the *National Sports Policy* (2018-2027).

COS4 Objective 4:
To support and encourage the co-location and sharing of community and sporting facilities within the County where feasible. (See also COS8 Objective 8).

COS4 Objective 5:
To support the provision of formal and informal play areas with appropriate equipment and facilities, incorporating nature-based play opportunities across the County, ensuring that the needs of differing age groups and abilities are accommodated.

COS4 Objective 6:
To facilitate the provision of appropriately scaled children's play facilities and teen space facilities at suitable locations across the County within existing and new residential development.

COS4 Objective 7:
To support and promote communities and clubs in developing minority sports at appropriate locations within the County.

COS4 Objective 8:
To support the provision of permanent space for well-established sports and recreational activities at appropriate locations within the County, aspiring to the standards and conditions met for such playing areas by National Governing Bodies, where feasible and in accordance with proper planning and sustainable development.

COS4 Objective 9:
To support and facilitate a framework for the improvement, maintenance, and enhancement of existing community-based sports facilities within the County.

COS4 Objective 10:
To support and where possible identify a location for the development of a Motocross track and support any applications for national funding where available.

COS4 Objective 11:
To facilitate as far as possible all sports played by the citizens of South Dublin County including rugby, recognising the growing numbers taking part in the sport and the particular requirements of the game in terms of pitches.

COS4 Objective 12:
To support the provision of a dedicated sporting centre in Whitechurch Estate which could be used by local sports clubs including Whitechurch Boxing Club, Wanderers GAA Club, Ballyboden and other local clubs. Ideally it would comprise a boxing ring, changing and shower facilities and storage facilities for local clubs.

COS4 Objective 13:
To support the development of a Sports Hub in Griffeen Park, Lucan, that continues to serve the growing population of the surrounding area. Such hub should incorporate supporting the upgrade of the club house, all-weather playing pitches, multi-use pitches and teen play space facilities.

COS4 Objective 14:
To provide a sports and recreational amenity in Newcastle, incorporating a full-size GAA, multi-use, all-weather playing pitch, two basketball courts, tennis court, dressing rooms, a walking / jogging / cycling track as well as parking areas and related additional open space.

COS4 Objective 15:
To provide a swimming pool with leisure facilities in the Rathfarnham /Knocklyon / Firhouse / Ballycullen areas.

COS4 Objective 16:
To support the provision of athletics facilities in the County examining the potential for their location within Regional Parks and other locations in accordance with *SDCC's Sports Pitch Strategy* (2020) and the development of the County Sports Plan and the Parks and Open Space Strategy.

COS4 Objective 17:
To ensure that any sports club established for over 5 years in the community be provided with proper facilities (changing rooms / toilets) to ensure they can continue to operate and grow within our community.

COS4 Objective 18:
To make available suitable unused Council-owned brownfield sites and buildings to sport, arts and community groups on a temporary or long-term lease basis, where feasible.

COS4 Objective 19:
To ensure where possible and appropriate, that all public all-weather pitches provided by South Dublin County Council cater for all team sports and are large enough to cater for a full size GAA pitch.

COS4 SLO 1:
To continue to improve and develop Glenaulin Park in Palmerstown in tandem with the local community and other stakeholders, to enhance the park amenity including its sports and recreation facilities for park users of all ages including older people, children and teenagers and the local sports clubs and other stakeholders in accordance with the Council's *Sports Pitch Strategy* and the Parks and Open Space Strategy and Sports Plan.

COS4 SLO 2:
To promote actively the provision of indoor sports facilities to meet the needs of the growing population of Knocklyon-Ballyboden.

COS4 SLO 3:
To commit to providing a Sports Hub in the Kingswood Heights area.

COS4 SLO 4:
To support the provision of boxing training and tournaments for an established local club on Lucan Swimming Pool and Lucan Leisure Centre campus.

COS4 SLO 5:
To ensure that any future development has regard to the boundary with and protection of the amenity and function of Edmondstown Golf Course.

8.7 Parks and Public Open Space

This section deals with the function, hierarchy, quality and quantity of parks and public open space. Private and semi-private open space associated with new residential developments is addressed in Chapter 6: *Housing*, while Chapter 4: *Green Infrastructure* addresses open space as part of the wider Green Infrastructure network. Standards and criteria in relation to parks and open space provision are also set out in Chapter 12: *Implementation and Monitoring*.

Public open space is one of South Dublin County's most precious resources. It has a particular role in relation to the setting and function of the urban neighbourhoods of the County and is central to the delivery of sustainable communities and the promotion of biodiversity. It also allows for nature-based solutions for surface water management (SuDS) and the improvement of water quality and mitigation of climate change. Access to good quality open spaces and opportunities for sport and recreation also make an essential contribution to the health and well-being of communities. These are key goals of the *Healthy Ireland Government Initiative* and the accompanying *National Physical Activity Plan* (NPAP). Action 34 of the NPAP seeks to:

"Ensure that the planning, development and design of towns and cities promotes the development of local and regional parks and recreational spaces that encourage physical activity".

This is reinforced by RPO 9.16 of the RSES which requires that Local Authorities support the objectives of public health policy with planning policies contained in Development Plans.

A number of strategies relevant to public open space, parks and recreation have been prepared by the Council including the *TeenSpace Programme* (2021), the *Sports Pitch Strategy* (2020) and the *Parks and Open Space Strategy* (2025). The Parks and Open Spaces Strategy was in preparation while the County Development Plan was being drafted and was subsequently subject to a separate public consultation process resulting in its presentation to members in 2025. The County Development Plan contains policies and objectives which align with and complement these documents.

The overarching aim of the Council in the provision of parks and open space is to encourage the development of a well-connected and integrated public open space network that contributes towards achieving a broad range of policy objectives, including:

- **Improving community, health and wellbeing** – Parks and open spaces provide a valuable role as a sanctuary for the community; the benefits of engaging with the natural world are now widely understood to be particularly beneficial to mental and physical health;
- **Enhancing visual amenity** – Parks and open spaces form an attractive green and open setting which enhances the character of urban neighbourhoods in particular;
- **Promoting sustainable development** – Parks and open spaces contribute to sustainable development objectives where they are appropriately located and accessible by walking, cycling and public transport;
- **Promoting climate change adaption and mitigation** – Parks and open spaces provide opportunities for sustainable drainage while trees and plants perform a vital role by capturing and storing carbon;
- **Reinforcing Green Infrastructure** – Parks and open spaces are core elements in the County's green infrastructure network (see Chapter 4: *Green Infrastructure*);
- **Promotion of biodiversity** – Parks and open spaces offer opportunities to conserve and restore biodiversity and ecosystems. They are often focused on natural environments such as river valleys which support valuable wildlife habitats; parks also offer opportunities to increase pollinator-friendly planting;
- **Supporting culture and heritage** – Parks and open spaces often contain heritage elements and play host to many outdoor community, arts and cultural events;
- **Supporting the local economy, including tourism** – Many parks and open spaces contain facilities such as cafes, heritage features and other attractions that are valuable visitor amenities.

8.7.1 Principles Guiding Public Open Space Provision

The Council's Parks and Open Space Strategy will provide the basis for the upgrade,

provision, management and maintenance of publicly managed parks and open spaces, complementing this section and the Green Infrastructure Strategy (see Chapter 4: *Green Infrastructure* and Appendix 4: *Green Infrastructure, Local Objectives and Case Studies*).

South Dublin County Council has five basic principles guiding open space provision:

Hierarchy

The Public Open Space Hierarchy outlined in Table 8.1 sets out the rationale for the existing and planned parks and open space network for the County, identifying the range of functions at each level in the hierarchy. The hierarchy of open space is a key element of the green infrastructure network, which connects and forms green corridor linkages across the County.

Environmental Sustainability

Public open space provision should contribute to the wider planning and Green Infrastructure vision for the County, including creating sustainable communities, promotion of biodiversity, sustainable water management, carbon sequestration and climate action objectives.

Quantity

Sufficient quantities of public open space and recreational facilities shall be provided to meet the needs of existing communities and any future population within the lifetime of this Development Plan.

Quality

Public open space should provide for active and passive recreation and should enhance the identity and amenity of an area having regard to the need to conserve biodiversity. It should be designed to be fit for purpose, with appropriate facilities and be easy to access, safe, and appropriately managed and maintained. Different types of open space within the hierarchy perform different functions and provide different levels of facilities.

Accessibility

Open space and recreational facilities should be designed and located to be publicly accessible by sustainable transport means such as walking, cycling and public transport, depending on the type of open space within the hierarchy. Facilities should be designed to ensure access for all ages and abilities.

Policy COS5: Parks and Public Open Space – Overarching

Provide a well-connected, inclusive and integrated public open space network through a multi-functional high-quality open space hierarchy that is accessible to all who live, work and visit the County.

COS5 Objective 1:
To support a hierarchy of multi-functional, accessible parks and public open spaces across the County in line with Table 8.1, based on existing populations and planned growth in accordance with the overall standard of 2.4ha per 1,000 population.

COS5 Objective 2:
To support the implementation of South Dublin County Parks and Open Space Strategy and to ensure that the provision, upgrade, design, and maintenance of public open space is in accordance with the Strategy.

COS5 Objective 3:
To support the implementation and expansion of the Council's *TeenSpace Programme* (2021) and the implementation of the *Sports Pitch Strategy* (2020) or any superseding documents.

8.7.2 Public Open Space Hierarchy

The public open space hierarchy outlined below reflects the main elements of the existing parks and open space network within the County and sets out a framework for future provision identifying the range of functions at each level in the hierarchy.

Public open space, for the purposes of this Development Plan, is open space which has purposefully been designed and laid out for the use of the public. This may include smaller open spaces in residential areas or larger spaces at local, neighbourhood or regional level within the open space hierarchy. It may also provide for different open space functions linked to location and size. Public open space is generally owned and maintained by the Council but in some instances, typically smaller spaces in residential areas, it may be managed or owned by a management company but accessible to the public.

Many of our open space areas are long established, as part of permissions for housing estates or through the acquisition of lands by the Council or others. New public open space is generally provided through the planning process by the identification of public open space in Local Area Plans or Strategic Development Zones and through the attachment of planning conditions for residential or other types of development.

The key characteristics and types of Public Open Space within the hierarchy for South Dublin County are set out in Table 8.1.


CYCLE TRACK
DOG RUN
CRICKET

Table 8.1: Public Open Space Hierarchy

Park Type	Features	Green Infrastructure
Regional Parks	These large public parks vary between 100 to 200ha in size, generally serving areas within a 5km radius, but also catering for users across the County and as a destination for tourists. Generally, they contain natural heritage, built heritage or cultural features and visitor facilities. Activities may include formal and informal children's play areas, walkways and cycleways, seating and passive recreation areas, playing pitches (including all-weather pitches), and changing rooms, running tracks and allotments. They should be easily accessed by public transport and cycling, with adequate provision of bicycle and car parking. The regional parks in South Dublin County are Griffeen Valley Park, Corkagh Park, Dodder Valley Park and Tymon Park. Typically, there should be a regional park located within 5km of all homes in the County.	Regional parks form a key element of the County level strategic green infrastructure (GI) network, contributing to important green corridors passing through urban areas and connecting to rural and upland areas. They often contain significant biodiversity and water management features such as water courses, SuDS, ponds, marshlands and meadows, wooded areas and hedgerows. There are considerable opportunities for strengthening the GI potential of these parks through further biodiversity enhancements.
Neighbourhood Parks	Neighbourhood Parks generally range in size from approximately 20 to 50ha (occasionally up to 100ha) in size. They are accessible by pedestrians and cyclists and can contain a wide variety of facilities and uses which may include playing pitches, and changing rooms relating to outdoor facilities and activities, play facilities, outdoor gyms, walking and cycling routes. Examples of Neighbourhood Parks in South Dublin County include Ballymount, Cookstown, Sean Walsh, Rathcoole, and Waterstown Parks. Neighbourhood parks serve a neighbourhood catchment within 800m.	Neighbourhood parks can incorporate a range of GI features, such as marshlands, meadow parklands, and community gardens, and informal biodiversity rich planting areas. There are considerable opportunities for strengthening the biodiversity value through sensitive enhancement schemes and by creating linkages via local level strategic corridors to the County-wide GI network.

Local Parks / Open Spaces	Local parks range in size from between 2 to 20ha. They provide mostly for amenity and passive recreation, although some may have playing pitches and play equipment; they are located in close proximity to homes and thereby easily accessible by pedestrians and cyclists. Examples of local parks in South Dublin County are Vessey and Hermitage Parks in Lucan, Ballycragh Park, Firhouse Community Centre Park and Quarryvale Park. Local Parks serve a local population within a 400m catchment.	These parks primarily consist of improved grassland but offer considerable opportunities for contributing to the local level GI network through enhancement schemes that include native trees, small woodlands, hedgerows, meadows and other planting.
Small Parks / Open Spaces	Small parks (between 0.2 and 2ha) provide important amenity and recreation facilities. They provide mostly for amenity and passive recreation and may incorporate small scale play facilities. Small parks serve an area within 300m catchment of the local neighbourhood population.	Currently GI features tend to be limited, as most areas comprise improved grassland with occasional hedgerows or trees. There are opportunities to strengthen the biodiversity value of these parks through native tree planting and pollinator-friendly planting and management.
Smaller Residential Open Spaces	These smaller open spaces are up to 0.2ha (2000 sq m) in size. They are usually provided as the smaller areas of public open space within a residential development but do not include grass verges, narrow strips of planting or incidental or 'left over' open space. They provide informal play / recreation activities usually for smaller children and have a visual and social function also. 'Amenity Green Spaces' as defined in the Parks and Open Space Strategy include smaller residential open spaces. All homes should be within 100m of this or another type of accessible open space. No contributions in lieu will be acceptable.	Smaller open spaces serve as stepping stones within the wider GI network.
Civic Spaces / Squares	These important spaces vary in size (mostly less than 0.2ha) and include civic areas and market squares and other hard surfaced and soft areas. They serve a neighbourhood function and are designed for pedestrian movement and social interaction in urban settings.	There are opportunities to strengthen the GI and biodiversity value of these spaces through SuDS features and native tree and pollinator-friendly planting.

8.7.3 Quantity of Public Parks and Public Open Space

South Dublin County has a wide variety of public open space distributed throughout the County. The aggregate area covered by these different types of public open space in the County is over 1500 hectares with the spaces varying greatly in size, function and landscape character. In addition to the larger parks, the residents of South Dublin County also have access to extensive areas of smaller residential open spaces which have a more informal amenity function, contribute to green corridors and enhance the overall visual amenity of an area.

The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) provide guidance in relation to the provision of public open space and corridors within the plan area and recommend that *"The level of provision should take account of the needs of the planned population, protected zones, landscape character and statutory obligations to protect certain habitats and biodiversity. Ideally, all residents within a settlement will have access to a multi-functional public open space within walking distance of their home."* The Development Plan should include objectives relating to the provision of:

a) Regional, district and local level public parks and greenways.
b) Public open space provided as part of new development proposals.

In terms of development standards for housing, the Guidelines distinguish between "public open space in residential schemes" and "public parks". In this regard, the Development Plan standards and objectives aim to ensure that provision is made in new development proposals for a hierarchy of multifunctional public parks, public open spaces and corridors that are accessible and provide for the recreational needs of the planned population, while also creating space for nature and ecosystem services.

SDCC's overall standard for public open space, including public parks, is 2.4 hectares per 1,000 population. This will be applied to all developments with a residential element. Within that standard, there are specified percentages as set out in Table 8.2 which must, as a minimum, be provided on site. Only in exceptional defined circumstances, as set out in the objectives below, will flexibility be provided for.

Table 8.2: Minimum Public Parks and Public Open Space Standards

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

'Sensitive Sites'	General minimum 20% of gross site area, but to be determined by the Council based on context and site-specific considerations

The *Sustainable Residential Development and Compact Settlements Guidelines* (2024) recognise that in the case of sites that contain significant heritage, landscape or recreational features and sites that have specific nature conservation requirements, a higher proportion of public open space may need to be retained. In such 'Sensitive Sites', the Council's minimum requirement of public parks and public open space applied to new developments in such areas will generally be a minimum of 20% of the gross site area; however, this shall be determined on a site-specific basis in the context of the quality and provision of existing or proposed open space in the wider area. This includes institutional lands and 'windfall' sites which are often characterised by a large private or institutional building set in substantial open lands and which in some cases may be accessible as an amenity to the wider community. Any proposals for higher density residential development must take into account the objective of retaining the "open character" of these lands, while at the same time ensuring that an efficient use is made of the land.

8.7.4 Delivery of Public Open Space and Contributions in Lieu

The Council's general intent is to ensure a minimum provision of public open space on site, within the relevant zoning, as set out under Table 8.2 Public Open Space Standards.

The Council may, in certain circumstances and at its sole discretion, allow for an element of open space to be located off-site where it exceeds the minimum on-site requirements. Alternatively, the Council may in certain circumstances and at its sole discretion, determine a financial contribution in lieu of all, or part of, the public open space requirement for a particular development. These circumstances may include (but are not limited to) situations where public open space requirements cannot be met on site in full or partially because:

- the provision of open space would be so small that it would not be viable due to the size, shape, configuration or context of the site;
- an element of off-site provision would better facilitate the proposed development and allow for the improvement of existing open space or improvements to the GI Network located in the vicinity of the site.

Any contributions in lieu of public open space will be calculated in accordance with the *South Dublin County Council Development Contribution Scheme* prepared under Section 48, of the Planning and Development Act, 2000 (as amended).

COS5 Objective 4:
To require the provision of public open space as part of a proposed development site area in accordance with the Public Open Space Standards (minimum) set out in Table 8.2.

The Council has the discretion for the remaining open space requirement to achieve the overall standard of 2.4 ha per 1,000 population, to allow for the provision or upgrading of small parks, local parks and neighbourhood parks outside the development site area, subject to the open space or facilities meeting the open space 'accessibility from homes' standards for each public open space type set out in Table 8.1.

In exceptional circumstances where the provision or upgrade of small parks, local parks and neighbourhood parks is not achievable, the Council has the discretion for the remaining open space requirement to allow provision or upgrade of Regional Parks, to achieve the overall standard of 2.4 ha per 1,000 population, subject to the Regional Park meeting the open space 'accessibility from homes' standard set out in Table 8.1.

COS5 Objective 5:
To require the provision of public open space as part of a proposed development site area in accordance with the Public Open Space Standards (minimum) set out in Table 8.2.

The Council has the discretion to accept a financial contribution in lieu of any remaining open space requirement to achieve the overall standard of 2.4 ha per 1,000 population, such contribution being held solely for the purpose of the acquisition or upgrading of small parks, local parks and neighbourhood parks subject to the open space or facilities meeting the open space 'accessibility from homes' standards for each public open space type specified in Table 8.1. In exceptional circumstances where the provision or upgrade of small parks, local parks and neighbourhood parks is not achievable, the Council has the discretion to accept a financial contribution in lieu of the remaining open space requirement to allow provision or upgrade of Regional Parks, subject to the Regional Park meeting the open space 'accessibility from homes' standard specified in Table 8.1.

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

COS5 Objective 6:
To require that public open space calculations be based on an occupancy rate of 3.5 persons in the case of dwellings with three or more bedrooms and 1.5 persons in the case of dwellings with two or fewer bedrooms.

COS5 Objective 7:
To require at the sole discretion of the Planning Authority a pro rata contribution in lieu of provision of public open space where, due to the small size, configuration or location of a particular development or on sites with less than three units it is not possible to provide functional public open space on site.

8.7.5 Quality of Public Open Space

The provision of high quality public open space that is appropriately designed, located and maintained is a key element of placemaking. Public open space should have active and passive recreational value and should enhance the identity and amenity of an area. The *Sustainable Residential Development and Compact Settlements Guidelines* (2024) recommend that the availability of accessible and high quality public open spaces within all settlements that are part of a wider GBI network will be important in creating sustainable settlements. Public open spaces should be designed to cater for a range of active and passive recreational needs (including play, physical activity, active travel, cultural uses and community gardens and allotments, as appropriate to the context) and to conserve and restore nature and biodiversity.

Access

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

Recreation Facilities

Public open space should be designed to offer a variety of both active and passive recreation which is accessible to all, irrespective of age or ability. Incidental areas of open space will not be accepted as part of functional open space for the purposes of calculations. The Council is committed to continued improvement of quality and provision of recreation facilities through implementation of the Council's Parks and Open Spaces Strategy (2025), *TeenSpace Programme* (2021) and *Sports Pitch Strategy* (2020) (and any superseding strategies). In addition, under the *Play Space Programme* (2014-2020), the Council provided innovative play spaces based on natural play in parks and public open spaces throughout the County. The Council will continue to provide for play as part of future programmes and will also continue to require developers to provide for play as part of residential and mixed-use developments.

Green Infrastructure, Biodiversity and Sustainable Water Management

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

Accessibility

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

Safety

Public open space should feel safe to the user and have adequate supervision by way of passive surveillance (for example, windows overlooking the space; footpaths, cycleways and streets running through or beside the space). Smaller parks and open spaces should be visible from and accessible to the maximum number of residential units. Boundary treatment, public lighting and planting should be designed carefully to create a sense of security and to avoid opportunities for anti-social behaviour. Access points to parks should be maximised to increase use and thereby improve safety. Inhospitable and inaccessible open space comprising narrow tracts, backlands, incidental or 'left-over' strips of land should be designed out of all schemes.

COS5 Objective 8:

To ensure the design of parks and public open space areas is of high quality; to provide a pleasant setting, accommodate use by people of all ages and abilities, to support life-long activity and good health and well-being by the provision of a balanced mix of active and passive recreation and access to, or view of, nature, ensuring that the design considers:

- → provision of an appropriate mix of hard and soft surfaced areas;
- → enhancement of biodiversity and existing trees and hedgerows;
- → incorporation of water courses, other natural features and existing built heritage into the design of parks and open spaces as appropriate;
- → provision of new planting, landscape features and appropriate site furniture including a variety of accessible, well located and designed seating.

COS5 Objective 9:

To ensure that parks and public open space are appropriately located within the County and within development sites, to facilitate and support its multi-functional role.



COS5 Objective 10:
To support and facilitate the key role of parks and open spaces in relation to green infrastructure including sustainable drainage systems (SuDS), flood management, biodiversity and carbon absorption and to promote connections between public open spaces and the wider GI network.

COS5 Objective 11:
To promote the role of parks and open spaces in conserving and restoring biodiversity and ecosystems in accordance with the objectives of the *National Biodiversity Action Plan* (2017-2021) and the *All-Ireland Pollinator Plan* (2021-2025), the Council's *Biodiversity Action Plan (*2020-2026) or any superseding plans. In the development of individual management plans for parks the requirements of the aforementioned biodiversity and pollinator plans will be taken into consideration and will form a part of the management requirements for the park. The development of individual management plans for parks will include consultation with local stakeholders.

COS5 Objective 12:
To ensure that proposed SuDS measures are only accepted as an element of public open space where they are natural in form and integrate well into the open space landscape supporting a wider amenity and biodiversity value.

COS5 Objective 13:
To ensure that parks and open spaces provide for a wide range of recreational and amenity activities that are easily accessible to all in the community, irrespective of age or ability.

COS5 Objective 14:
To ensure that public open space and associated recreational facilities are accessible by walking, cycling and public transport, as appropriate to their position within the open space hierarchy set out in Table 8.1 and include safe bicycle parking spaces at appropriate locations.

COS5 Objective 15:
To support the development of passive recreation within open spaces, such as walking trails, seating provision and areas which provide for passive amenity / hobbies, and visual interest.

COS5 Objective 16:
To ensure that parks and public open spaces are carefully designed as safe spaces, by implementing the following measures:

- → Providing active frontages and maximising passive surveillance from adjacent housing and / or public thoroughfares;
- → Eliminating buildings which back-on or gable-front public open spaces;
- → Designing corner units with active frontage;
- → Encouraging increased use through improved access and quality of facilities';
- → Careful location, design and choice of surface materials and site furniture.

COS5 Objective 17:
To ensure that incidental areas of open space which do not function as useable open space and / or are not clearly visible from the public realm, are designed out of a proposed scheme.

COS5 Objective 18:
To ensure that incidental areas of open space and areas immediately underneath high voltage electricity lines are not included in open space calculations.

8.7.6 Play Facilities

Children should have access to safe and secure outdoor play opportunities that are accessible from their homes. Children's play areas include traditional playgrounds with formal play equipment and natural play spaces with natural features that promote informal play. In this regard, the Council's innovative *Play Space Programme* (2014-2020) has delivered natural play spaces in parks and open spaces at locations close to residential areas throughout the County.

The Council will require children's play areas to be provided as an integral part of the design and delivery of new residential and mixed-use developments, addressed as part of a landscape plan, according to the minimum requirements set out in Chapter 12: *Implementation and Monitoring*.

COS5 Objective 19:
To support the provision within new residential developments and parks and public open spaces, of formal and informal play areas with appropriate equipment and facilities, incorporating nature-based play opportunities where appropriate, ensuring that the needs of differing age groups including young children, older children and teenagers are catered for and that different abilities and needs are accommodated to be able to access and participate in play, and to ensure playspaces and play facilities comply with universal design principles.

COS5 Objective 20:
To ensure that children's play areas are provided as an integral part of the design and delivery of new residential and mixed-use developments and addressed as part of a landscape plan in accordance with the requirements set out in Chapter 12: *Implementation and Monitoring*.

COS5 Objective 21:
To review the Council's play policy within the lifetime of the Development Plan.

COS5 Objective 22:
To maximise the leisure and amenity resource offered by each of the County's parks through the promotion of management plans that provide for the continued improvement of the park setting, recreational facilities and biodiversity.

COS5 Objective 23:
To retain the open character of the existing open space area on Esker Hill (between Brookvale and Esker Lawns).

COS5 Objective 24:
That the Council continues to progress the delivery of toilet facilities in parks in tandem with the delivery of built infrastructure in parks and open spaces (similar to the model proposed for Tymon Park Intergenerational Facility and Airlie Park) and in accordance with the outcome of any feasibility study undertaken in relation to provision of public toilets.

COS5 Objective 25:
To continue to provide innovative play spaces, including sensory play areas and play trails, in parks and open spaces throughout the County and to identify the quietest and busiest times at SDCC playgrounds and share this information so it may be useful to visitors so they can identify quiet times and quieter playgrounds and plan their visits accordingly.

COS5 Objective 26:
To support and facilitate the provision of a memorial park of remembrance for all survivors of the Mother and Baby and County Institutions.

COS5 Objective 27:
To facilitate the provision of an apiary colony within Lucan, Adamstown subject to appropriate location and design and regard to public amenity.

COS5 Objective 28:
To deliver better accessibility for wheelchair users in parks, across all features (pathways, furniture, sensory and recreational amenities, and so on), including a check of compliance with universal design principles as part of the design process.

COS5 SLO 1:
To identify and set aside land, ensuring the delivery of the quantum of open space within the general area of the Burgage South Neighbourhood Park as identified in the *Newcastle Local Area Plan* (2012), and to pursue all means of achieving this including proactive engagement with stakeholders and through the consideration of planning applications affecting this area.

COS5 SLO 2:
To require the provision of public open space and to ensure that the location, layout and design of the public open space facilitates the delivery of a sports pitch to facilitate multiuse within the Boherboy lands in the south part of the Fortunestown LAP lands, alongside the residential development that is permitted on these lands.

COS5 SLO 3:
That the area on both sides of Whitestown Stream / Jobstown Stream inclusive of the Stream itself between Cloonmore Estate on one side and Bawnlea and Dromcarra Estates on the other and from the Jobstown Rd to the N81 be designated a Local Park / Open Space and prioritise over the life-time of the plan upgrading the regreening of the area and the protection of the watercourse running through it, including the inclusion of intergenerational uses of the space such as outdoor exercise equipment. The regreening of the area to be in accordance with the implementation of South Dublin County Parks and Open Space Strategy.

COS5 SLO 4:
To provide Newcastle Village with community areas and space to hold community events, a Village plaza.

8.8 Healthcare Facilities

Healthcare provision encompasses a range of services from small scale GP surgeries to primary care centres and hospitals. Central to the vision of Sláintecare (the Government programme to transform health and social care services) is a move towards providing as much care as possible as close to home as possible, so that people should only have to go to hospital when absolutely necessary.

The Department of Health's *Progress Report on Primary Care Centres* (2019) states that *'access to a range of quality health services, in line with Sláintecare and relative to the scale of a region, city, town, neighbourhood or community is a defining characteristic of attractive, successful and competitive places'*. The Irish healthcare system is focussed on hospital provision and is not suited to the changing demographic profile and health needs of the country, in which people are living longer but there is a greater prevalence of chronic conditions. Primary Care Centres (PCC) aim to deliver integrated care by providing a single point of access for the individual, and by facilitating closer coordination and cooperation between health professionals from across different disciplines.

The Primary Care Centre Team typically consists of general practice, public health nursing, occupational therapy, physiotherapy and speech and language therapy, supporting populations of around 7,000-10,000 people. The provision of PCCs by the Health Service Executive (HSE) is informed by their needs analysis and priority for development is given to areas of urban and rural deprivation. The HSE *Integrated Care Programme for Older People* has similar goals specifically for older people and seeks to move away from hospital stays towards continuous and long-term care as close to home as possible. The Sláintecare Integration Fund is supporting projects that help older people to access more care in their community, either through their GP, their Local Health Centre, Primary Care Centre, or from other health and social care, and community and voluntary services. *Sláintecare* projects focus on caring for the person and joining up services between hospitals and in the community, so that people can stay healthy in their communities for as long as possible.

Tallaght University Hospital is a major national hospital within Tallaght town centre. It is a teaching hospital partnered academically with Trinity College Dublin. The hospital has undergone significant expansion since 2016 and is one of the satellite centres for the National Children's Hospital.

Proposals relating to healthcare facilities will be assessed on their own merits but should reflect the County's settlement hierarchy regarding location and scale. Ultimately the provision of health care services in South Dublin County is the responsibility of the HSE.

Policy COS6: Healthcare Facilities
Support the Health Service Executive (HSE) in their aim to provide access to a range of quality health services, in line with *Sláintecare* and relative to the scale of each settlement and community, and facilitate other statutory and voluntary agencies, and the private sector in the provision of healthcare facilities and services, including the system of hospital care and the provision of community based primary care facilities appropriate to the size and scale of each settlement.
COS6 Objective 1: To facilitate the development of community-based care including primary health care centres, hospitals, clinics, and facilities to cater for the specific needs of an ageing population in appropriate urban areas in accordance with the Development Plan core and settlement strategy, consistent with RPO 9.23 of the RSES.
COS6 Objective 2: To promote healthcare facilities of an appropriate scale to be provided in new communities on a phased basis in tandem with the delivery of housing, in accordance with the phasing requirements of Local Area Plans and approved Planning Schemes and in locations that are accessible by public transport, walking and cycling.
COS6 Objective 3: To support the provision of appropriately scaled healthcare facilities within existing settlements, in locations that are accessible by public transport and safe walking and cycling infrastructure.
COS6 Objective 4: To support the provision of primary care facilities with relevant agencies, in accordance with the standard of one facility per 7,000-10,000 population as identified by the Department of Health.
COS6 Objective 5: To liaise with the Health Service Executive and all relevant bodies to support, promote and attract potential GP, Dental, Pharmacy and all other necessary medical services, to locate within the Adamstown and Clonburris SDZs, in order to urgently meet basic growing healthcare demands of the community.

COS6 SLO 1:
To engage with stakeholders and to investigate the possibility of providing senior accommodation on the Rathcoole Health Centre site (protected structure RPS 316), ensuring that any future development is appropriate, having full regard to the setting and integrity of the protected structure, the location of the site within the Rathcoole Architectural Conservation Area, and the amenities of adjoining housing and other land-uses.

8.9 Early Childhood Care and Education Facilities

South Dublin County Council supports the sustainable development of good quality and accessible childcare and early education infrastructure in the County. Childcare facilities are taken to encompass full-day care, sessional facilities and after school services.

The Childcare Facility Guidelines for Planning Authorities, DEHLG (2001), advocate a pro-active role by the Planning Authority in the promotion of increased childcare provision. Likewise, Circular Letter PL 3 / 2016 (Department of the Environment, Community and Local Government, 2016) advises Planning Authorities to expedite planning applications for childcare facilities to facilitate the expansion of the childcare sector in response to the extension of the Early Childhood Care and Education (ECCE) Scheme in 2016. In the interest of fostering sustainable communities, the Childcare Facility Guidelines promote the provision of childcare facilities at suitable locations including residential areas, centres of employment, educational establishments, within town, village, district and local centres, and in areas convenient to public transport.

Pre-school childcare needs are difficult to assess on a long-term basis as the nature of demand evolves over time based on factors such as the population profile of an area, market conditions, government policy and the level of state intervention. Notwithstanding this, there is a recognised need for planned provision in new communities where no infrastructure exists. South Dublin County Council will seek to facilitate the provision of good quality and accessible childcare infrastructure at appropriate locations by combining area-based requirements in new communities with market-led provision in more established areas. Small-scale childcare and early education will be facilitated within residential areas where it is possible to protect residential amenity from potential impacts including noise, traffic and parking issues.

Policy COS7: Childcare Facilities

Support and facilitate the provision of good quality and accessible childcare facilities at suitable locations within the County in consultation with the County Childcare Committee.

COS7 Objective 1:
To support and facilitate the provision of childcare facilities on well located sites within or close to existing built-up areas, including adjacent to school sites, and within employment areas where the environment is appropriate, making provision to encourage sustainable transport, consistent with NPO 31 of the NPF.

COS7 Objective 2:
To require provision of appropriate childcare facilities as an essential part of new residential developments in accordance with the provisions of the *Childcare Facilities Guidelines for Planning Authorities* (2001) or any superseding guidelines, or as required by the Planning Authority. The Guidelines recommend one childcare facility with a minimum of 20 places for each 75 units for new residential developments, with any variation to this standard being justified having regard to factors such as type of residential units, emerging demographic profile and availability of existing childcare services in the vicinity.

COS7 Objective 3:
To require childcare facilities to be provided in new communities in tandem with the delivery of residential development and, where a Local Area Plan or Planning Scheme applies, in accordance with the phasing requirements of that plan / scheme.

COS7 Objective 4:
To support investment in the sustainable development of the County's childcare services as an integral part of social infrastructure provision, including support of the Affordable Childcare Scheme; ensuring quality and supply of sufficient childcare places; and support of initiatives under a cross-Government Early Years Strategy, consistent with RPO 9.20 of the RSES.

COS7 Objective 5:
To support the provision of small-scale childcare facilities in residential areas subject to appropriate safeguards to protect the amenities of the area, having regard to noise pollution and traffic and parking management.

COS7 Objective 6:
To support the provision of childcare facilities within or co-located with community buildings, such as community centres and schools.



8.10 Primary and Post-Primary Schools

Education facilities have a central role to play in developing sustainable and balanced communities. Responsibility for delivery of education facilities and services lies with the Department of Education (DoE). The Council has worked closely with the DoE since 2012 under a nationally agreed Memorandum of Understanding (MoU), to proactively identify and acquire sites for new primary and post-primary schools and to support the Department's Schools Building Programme. The current Schools Building Programme provides for significant investment in school buildings under Project Ireland 2040 and will continue to deliver schools in the County.

During the period 2016-2020, the following schools have been constructed:

Table 8.3: Primary and Post-Primary Schools constructed 2016-2021

School Name	School Type	Location	Neighbourhood Area
Lucan Community National School	Primary	Griffeen, Lucan	Lucan / Adamstown, Palmerstown
Stewarts Hospital Special School	Primary	Balgaddy, Lucan	Lucan / Adamstown, Palmerstown
Citywest Educate Together National School	Primary	Fortunestown Lane	Citywest / Rathcoole / Saggart / Newcastle
Citywest & Saggart Community National School	Primary	Fortunestown Lane	Citywest / Rathcoole / Saggart / Newcastle
Scoil Aoife, Citywest	Primary	Citywest	Citywest / Rathcoole / Saggart / Newcastle
Scoil Chaitlin Maude	Primary	Kiltalown	Tallaght
Kingswood Community College	Post-Primary	Kingswood	Tallaght
Firhouse Educate Together National School	Primary	Firhouse	Templeogue / Walkinstown / Rathfarnham / Firhouse
Gaelscoil na Gluise	Primary	Firhouse	Templeogue / Walkinstown / Rathfarnham / Firhouse

In addition to the nine new schools constructed, planning permission has been granted for a further seven new schools and for extensions to thirteen existing schools.

The Department of Education identifies the need for new schools through a nationwide demographic review, using a Geographical Information System (with data from the CSO, OSI and Department of Social Protection in addition to the DoE's own databases). Locations where pressure for additional primary and post-primary school places will arise are identified and this need is catered for either by new schools or the expansion of existing schools. Demographic changes in South Dublin County will continue to be monitored by the Department of Education on an ongoing basis. In addition, the Council has engaged extensively with the Department, as part of the preparation of this Plan, to identify school need in each neighbourhood area based on the population growth identified in the core strategy. This engagement involved the review of school reservations on the 2016 Development Plan maps and within LAPs to ascertain whether they should be retained as part of this Plan and an assessment, based on the core strategy, of whether new schools would be required. This is reflected in the objectives contained within the Development Plan maps and are also identified in Appendix 12: *Our Neighbourhoods*.

Demand for school provision will continue to inform the preparation of any LAPs, SDZ Planning Schemes and framework / masterplans.

8.10.1 Urban Schools

In built up areas, where land is scarce, it is not always possible to achieve large sites for school buildings. In these situations, some elements required for a school may be provided off-site (for example, sports facilities, amenity space, parking, etc.) and whilst this may be acceptable on a site-by-site basis, such proposals will need to clearly demonstrate how and where these off-site requirements will be delivered. A smaller site may require a multi-storey school building (that is, above two storeys) and it may be possible, subject to high quality siting and design, to reduce separation distances due to the nature of surrounding uses and development. It may also be appropriate to reduce standards such as parking and set-down facilities in built-up areas where there is good access to public transport, where residential development is at higher densities and where there are good walking and cycling facilities.

8.10.2 Travel to School

Travel mode share data for the County indicates that the private car is used for too many short trips to schools. There is considerable scope for a shift to walking and cycling as most students will live within a relatively short distance of school. Such a change will be accompanied by many positive benefits including a more active and healthy population, reduced traffic congestion and particulate pollution, increased road safety, and a reduction in greenhouse gas emissions with a consequent positive impact for climate change. The Council will implement measures to encourage these changes.

These will include ensuring that new schools are located, insofar as is possible, to promote walking and cycling and access to public transport. Priority will be given to walking and cycling to school by providing infrastructure including safe cycle ways, footpaths and improved permeability schemes through the *Cycle South Dublin* programme and other such initiatives. At design stage, the Council will seek to ensure that permeability and connectivity with the surrounding area is incorporated within school sites through provision of adequate access points, particularly for pedestrians and cyclists and the provision of adequate secure bicycle storage in all schools. The Council will also continue to work with existing and new schools to increase the proportion of students walking and cycling through the promotion of initiatives such as the ‘Green Schools’ and ‘School Streets’ projects.

Policy COS8: Primary and Post Primary Schools

Policy COS8(a):
Work in conjunction with the Department of Education to promote and support the provision of primary and post-primary schools in the County to reflect the diverse educational needs of communities.

Policy COS8(b):
Engage with the Department of Education and support the Department's School Building Programme by actively identifying sites for primary and post primary schools at suitable locations, based on forecast need.

Policy COS8(c):
To review school site provision in the Development Plan, following the publication of full Census 2022 results, cross referencing with class size allocations being used during the period in question, engaging with the Department of Education, the elected members and through submissions by education stakeholders and the general public, so as to ensure accurate and adequate school provision requirements are identified and provided for primary and post primary schools at suitable locations.

COS8 Objective 1:
To reserve and identify early on sites for primary and post-primary provision in developing areas though the Development Plan, Local Area Plans, Planning Schemes and masterplans, in consultation with the Department of Education, to have regard to the 2008 Code of Practice on the Provision of Schools and the Planning System (or any superseding Code of Practice) and to ensure that designated sites are of sufficient size and are accessible cycle and pedestrian friendly locations, consistent with NPO 31 of the NPF and RPO 9.21 of the RSES.

COS8 Objective 2:
To facilitate the development of new schools, ensuring that new school sites are retained for educational use, and the re-development of existing schools and extensions planned as part of the Government's School Building Programme.

COS8 Objective 3:
To require schools to be provided in new communities on a phased basis in tandem with the delivery of residential development, unless the Department of Education requests otherwise and provides evidence to the Council and the elected members that existing schools can cater for requirements through extensions if necessary. Assuming a new school is required, to ensure that its delivery is planned in tandem with the delivery of the residential development, in accordance with the phasing requirements of Local Area Plans and Planning Schemes or as may be otherwise required.

COS8 Objective 4:
To support and facilitate the extension of existing school facilities, based on identified needs, subject to appropriate safeguards in relation to safe travel to school, traffic management and the amenities of the area.

COS8 Objective 5:
To promote an urban school model within built-up areas of the County, where access to off-site facilities including for sport, recreation and amenity space can be clearly demonstrated.

COS8 Objective 6:
To ensure new schools are designed and located to promote walking and cycling and access to public transport, by implementing the following measures:

- → Ensuring school sites are in locations that are central and accessible to the communities they serve;
- → Providing infrastructure including safe cycle ways and footpaths;
- → Requiring a mobility management plan for all new schools that prioritises active travel modes and public transport;
- → Incorporating measures to promote walking and cycling at design stage including permeability and connectivity with the surrounding area through provision of adequate access points for pedestrians and cyclists;
- → Ensuring the provision of adequate secure bicycle storage;
- → Working with existing and new schools to increase the proportion of students walking and cycling through the promotion of initiatives such as the 'Green Schools' and 'School Streets' projects. (Refer to Chapter 7: *Sustainable Movement*);
- → Introducing measures that would support increased bus services to enable more students to travel to school through public transport.

COS8 Objective 7:
To facilitate provision of parking for staff and parents and 'drop-off' areas for new schools, only as part of a mobility management plan, where a need has been demonstrated and where active travel modes (walking and cycling) and public transport have been prioritised having regard to the protection of nearby residential amenity.

COS8 Objective 8:
To promote and support schemes that facilitate the shared use of school facilities, particularly at planning stage, such as sports halls, ball courts and all-weather pitches for community use outside of school hours and to support the co-location of pre and after-school childcare facilities on new primary school developments and to promote this using the Council's land management and ownership policy. (See also COS4 Objective 4).

COS8 Objective 9:
To support the provision of adequate indoor and outdoor school sports facilities for all new and existing schools in the County, based on identified need and in line with the population of the school.

COS8 Objective 10:
To promote and support the use of public sports facilities by urban schools, during school hours, where feasible, while not diminishing the need for other facilities within the school grounds that could be shared with the community outside school hours as per COS8 Objective 8.

COS8 Objective 11:
To promote and support educational campus development, where feasible.

COS8 Objective 12:
To explore with the Department of Education the potential to develop a GIS mapping layer of all school sites in the County.

COS8 SLO 1:
To identify a site for the appropriate location of a new post primary school within the Neighbourhood Area of Citywest / Saggart / Rathcoole / Newcastle to provide for the needs identified for the catchment area by the Department of Education.

8.11 Higher Level Education and Further Education Facilities

The Council recognises the importance of the role of higher and further education in providing for the economic and social wellbeing of the County's population.

The Tallaght campus of Technological University Dublin (TU Dublin) provides higher level education in the County. TU Dublin is a leader in STEM disciplines and provides a range of other learning experiences including in business, media, culinary arts and digital arts. TU Dublin supports lifelong learning and is the largest provider of part-time education and apprentice education in Ireland. It also fosters award-winning technology transfer and business incubation activity and has developed strong international partnerships providing opportunities for student and staff exchange programmes, major cross collaboration research projects, and employment opportunities (see also Chapter 9: *Economic Development and Employment*).

The TU Dublin strategic plan focuses on the three pillars of People, Planet and Partnership, underpinned by the key UN Sustainable Development Goal of 'Quality Education'. There are also opportunities for TU Dublin to develop strategic links with services and industries in the County including the planned Tallaght Innovation Centre and to become a major higher-level education hub.

Many further / adult education centres are located throughout the County including Solas, National Learning Network and Youthreach, which together offer a wide range of courses and qualifications.

Policy COS9: Higher Level Education and Further Education Facilities
Support the development and ongoing provision of higher-level education and further education in the County, and develop Tallaght as a hub for education, cross collaboration and employment to provide further opportunities for the County's workforce.
COS9 Objective 1: To support the role of Higher Education Institutions and Educational Training Boards in addressing skills shortages and lifelong learning needs in the County, consistent with NPO 31 of the NPF and RPO 9.22 of the RSES.
COS9 Objective 2: To facilitate and encourage cross-collaboration between business and employment clusters and TU Dublin to drive research and innovation and increase employment opportunities in the County.
COS9 Objective 3: To support and facilitate the development of existing higher-level and further education facilities and to provide for new facilities, including outreach services to develop competencies in innovation.
COS9 Objective 4: To promote and facilitate the development of Tallaght as a centre for learning, education and employment.
COS9 Objective 5: To promote the clustering of education related services and facilities proximate to existing higher-level education facilities.
COS9 Objective 6: To facilitate increased permeability between TU Dublin Tallaght Campus and the surrounding employment, residential and mixed-use areas.
COS9 Objective 7: To promote the provision of youth services that support and target disadvantaged young people and improve their employability, consistent with RPO 9.20 of the RSES, and the provision of informal education and training opportunities within the County, consistent with the LECP.
COS9 Objective 8: To investigate with the relevant educational providers, the need for a new university campus within the City Edge area and to support, promote and facilitate a South Dublin County University Campus within the City Edge Strategic Framework Plan or any superseding plan should such a need be identified.

8.12 Libraries

Libraries enrich the quality of life in the County by promoting access to a broad range of knowledge, information, technology, culture, and heritage. *Open to You South*

Dublin Library Development Plan (2018-2022) underpins the council's core themes of social inclusion, collaboration, well-being, and citizen engagement and its role as a significant contributor to economic growth and development.

There are currently six branch libraries within South Dublin County. These are located in Tallaght (the County Library), Ballyroan, Lucan, Clondalkin and North Clondalkin (NCL) and Castletymon, along with part-time libraries at Palmerstown Library Digital Hub and at Stewart's Care facility.

Policy COS10: Libraries
Provide an innovative, community focused public library service to all who live, work and study in South Dublin County.
COS10 Objective 1: To support the development of the County's library services and the implementation of key objectives, as set out in *Open to You - South Dublin Library Development Plan* (2018-2022) or any superseding document.
COS10 Objective 2: To support the delivery of a new library service in the Rathcoole environs, to meet the needs of the expanding population.
COS10 Objective 3: To support the delivery of a new library service in Adamstown in accordance with the phasing strategy set out in the SDZ Planning Scheme.
COS10 Objective 4: To support the delivery of a new library service in the Citywest area to meet the needs of the expanding population subject to any review of the Library Strategy.
COS10 Objective 5: To provide for a public library to serve the growing Ballycullen, Knocklyon and Firhouse communities and indoor civic space to meet the inter-generational requirements of local communities including performance and exhibition space, indoor sports and artistic, cultural and recreational use.

8.13 Arts and Cultural Facilities

The existing arts and cultural infrastructure in South Dublin County include theatres, music venues, performance spaces, museums and outdoor event spaces. Tallaght as the County Town plays an important role as a centre for arts and culture and is the location for the Civic theatre and Rua Red arts centre.

The Civic theatre has two performance spaces, a café, and two foyer spaces often used as art galleries. In addition to theatre, the venue has a varied programme offering music, dance, opera and comedy. Rua Red is a contemporary art space

housing gallery, a theatre / cinema, a dance studio, a conference room, recording facilities, a music rooms, artist's studios, and a café.

There are also several museums in the County including the Clondalkin Round Tower Interactive Visitor Centre, Pearse Museum, Rathfarnham Castle and the Irish Air Corps Museum, Baldonnell.

The Council supports development of the arts at a local level and strives to provide opportunities for all who live in, work in and visit the County to engage with the arts at different levels.



The *South Dublin County Arts Development Strategy* (2022-2026) provides for the development of an arts service that is inclusive, accessible and sustainable for the County's communities. The *South Dublin County Cultural and Creativity Strategy* (2018-2022) is a collaboration across the arts, heritage and creative industries to enhance community participation and provide support for artists and creatives. New initiatives will be developed and introduced to strengthen the existing programmes and to bolster the pivotal role of the arts and culture infrastructure within the County.

Public art enriches the character of the built environment and public realm in a creative and innovative way. It also contributes to the distinctiveness of an area and promotes a sense of identity that can help with the integration of diverse communities in both existing and new neighbourhoods. The Council will encourage and support proposals for the creation and installation of public art in suitable and accessible public places. Large developments will be required to provide a piece of public art or sculpture or architectural feature designed in consultation with the Council.

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

Policy COS11: Arts and Cultural Facilities
Facilitate and support the continued development of arts and culture within the County.
COS11 Objective 1: To seek to work with all relevant stakeholders to promote equality of access to and engagement with arts and cultural services and in the promotion of culture and heritage led urban and rural regeneration, consistent with RPO 9.25 of the RSES.
COS11 Objective 2: To support the government 'Per Cent for Art' scheme for publicly funded capital, infrastructural and building developments.
COS11 Objective 3: To require new commercial developments greater than 5,000 sq m in size, in the case of non-residential development, and in excess of 500 units in the case of residential development, to incorporate a physical artistic feature into the scheme to improve the built environment / public realm, which could include high quality features within the environment / landscaping, in agreement with the Council, and to invite local artists to participate where appropriate by way of open competition.
COS11 Objective 4: To facilitate the continued development of arts and cultural facilities throughout the County and to support the objectives and implementation of the *South Dublin County Arts Strategy* (2022-2026) and the *South Dublin County Cultural and Creativity Strategy* (2018-2022) and any superseding plans and strategies.
COS11 Objective 5: To ensure that arts and cultural facilities are accessible to all members of the community.
COS11 Objective 6: To pursue the development of a Heritage Centre in Tallaght Village within the lifetime of the County Development Plan.
COS11 Objective 7: To support the arts and culture by facilitating community groups to use vacant or unused council premises for exhibitions, performances and other uses related to community arts, where suitable.
COS11 Objective 8: To prepare a feasibility study for the development of Arts and Culture Infrastructure within the County, taking into account areas without any such infrastructure, and transport links.

COS11 Objective 9:
To pursue the development of a Heritage Centre in Lucan Village area.

8.14 Places of Worship

South Dublin County Council recognises the importance of places of worship and multi-faith centres in meeting the diverse religious and cultural needs of the County's population. Given the potential noise and traffic impacts associated with the use of a building as a place of public worship or religious instruction, it is important that places of worship and associated uses are located in such a manner as not to negatively affect residential or other amenity.

Policy COS12: Places of Worship

Support and facilitate the development of places of worship and multi-faith facilities at suitable locations within the County.

COS12 Objective 1:
To support and facilitate the development of places of worship and multi-faith facilities at appropriate locations, such as town, village, district and local centres or other suitable locations where they do not adversely impact on existing amenities.

8.15 Burial Grounds

Local Authorities are responsible for ensuring that there are adequate burial facilities, including the acquisition of lands for such facilities where necessary. Cemeteries and crematoria can also be provided by the private sector. Due to the increased number of faith communities in the County, the burial needs of multi-faith and non-religious communities should also be taken into account with regard to such facilities.

In the last five years, Newcastle Cemetery has been extended and a private cemetery is currently being developed close to Esker Cemetery in Lucan. Bohernabreena Cemetery will be extended during the period of the Development Plan.

Policy COS13: Burial Grounds

Facilitate the sustainable development of cemeteries and crematoria to cater for the needs of the County.

COS13 Objective 1:
To facilitate the development of new or extended burial grounds, including green cemeteries, eco-burial grounds, and crematoria, having consideration for the burial preferences of multi-faith and non-religious communities, at suitable locations in the County, subject to appropriate safeguards with regard to environmental considerations, noise and traffic impacts.

8.16 Fire Stations

The Council will continue to co-operate with Dublin City Council in the development and upgrading of the fire service within the Dublin Region. A new Fire Station in the Clonburris SDZ lands will be provided to meet the needs of the growing population.

Policy COS14: Fire Stations
Co-operate with Dublin City Council in the development and upgrading of the fire service within the Dublin Region.
COS14 Objective 1: To support and facilitate the development of an efficient fire service in the Dublin Region, in co-operation with Dublin City Council and to reserve sites for the provision of a fire station where a need is identified by the Dublin Fire Brigade.
COS14 Objective 2: To provide a new fire station on lands identified in Clonburris SDZ.

8.17 Climate Action Audit

Climate Action Audit

Source of Green House Gases (GHGs)	Measures to Address Climate Impacts
The source of GHGs from **Community Infrastructure and Open Space** principally arises from: → Heating and cooling of community buildings using fossil fuels; → Car journeys to and from community buildings and public open space using fossil fuels.	The Development Plan contains policies and objectives which promote measures that have the potential to reduce the climate impact of providing for **Community Infrastructure and Open Space**, as follows: → The provision of parks, open space and community infrastructure within walkable distances of communities and on public transport routes; → The promotion of walking and cycling and use of public transport through permeability and mobility management measures; → The co-location and sharing of community facilities to increase efficient use and reduce trips; → Sourcing power from renewables such as wind and solar energy; → Use of alternative energy technologies such as heat pumps; → Roll-out of district heating projects; → Location, siting and design to promote climate mitigation and adaptation for example, taking advantage of solar gain; → Additional planting of trees and pollinator species and adapting management regimes in parks and public open spaces to allow more wild areas resulting in increased carbon sequestration.





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.

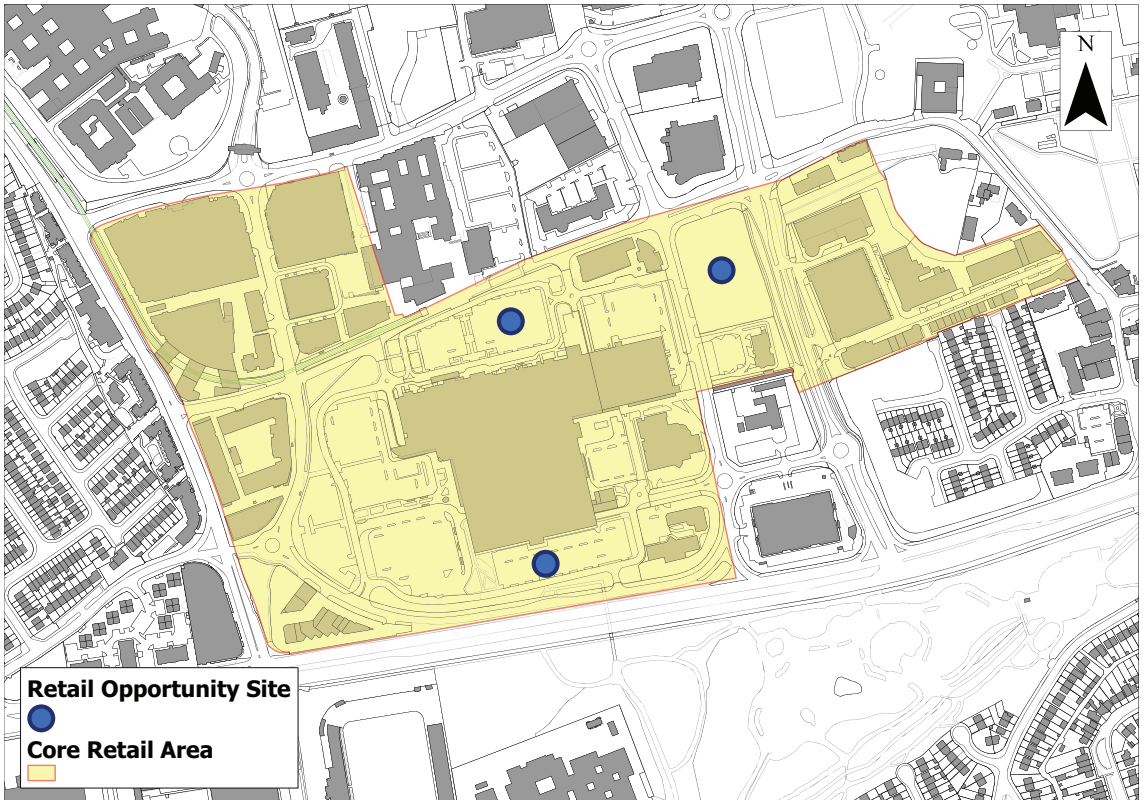


Figure 9.1: Tallaght Core Retail Area and Opportunity Sites.

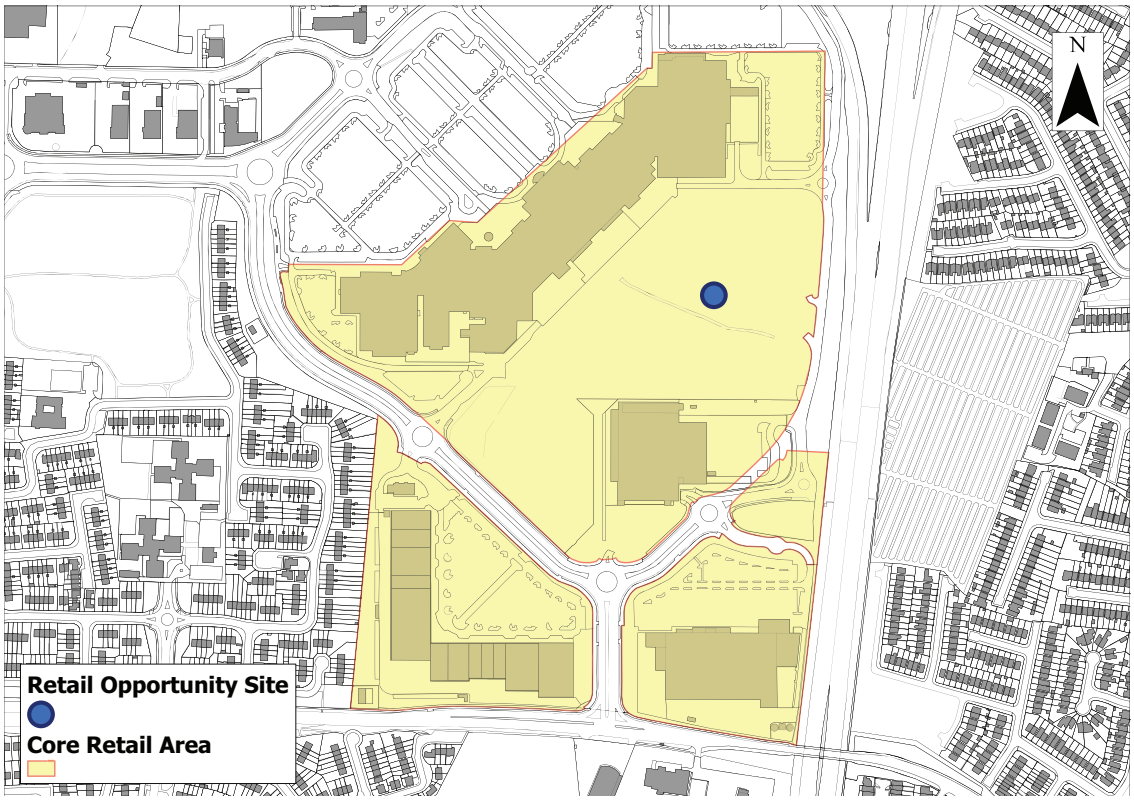


Figure 9.2: Liffey Valley Core Retail Area and Opportunity Site.

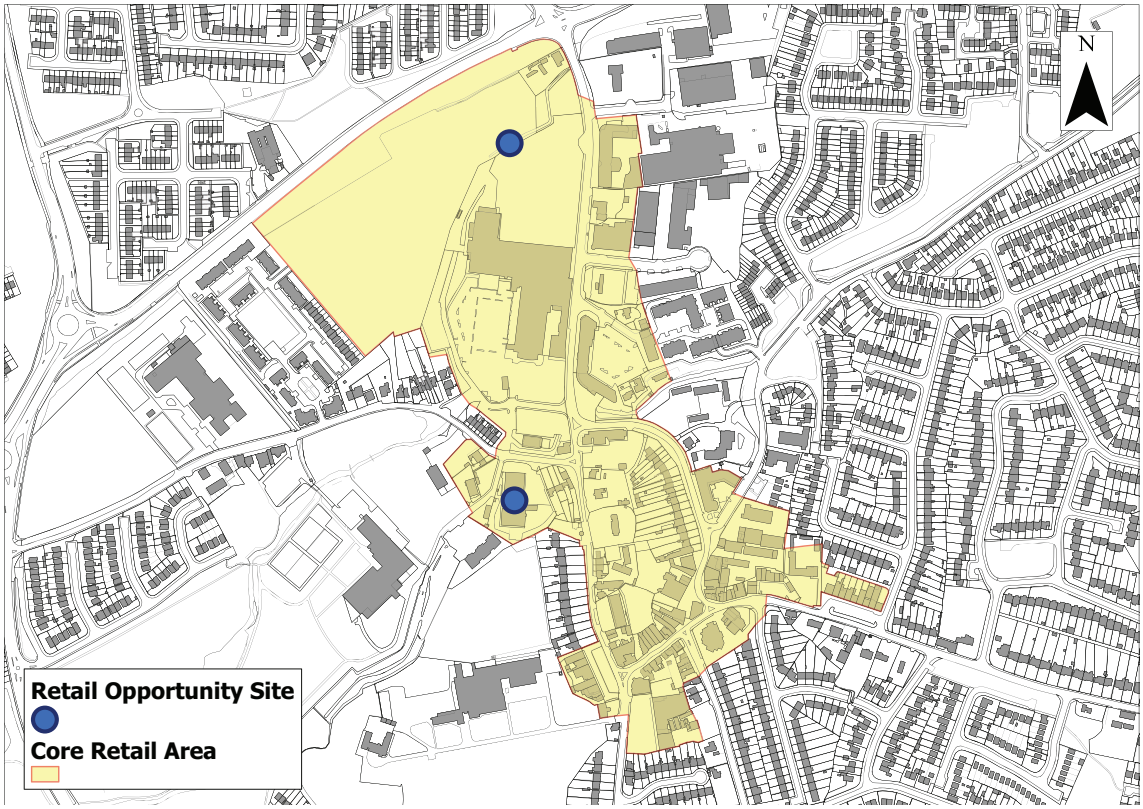


Figure 9.3: Clondalkin Town Centre Core Retail Area and Opportunity Sites for Retail / Mixed Use.

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.





Energy

Vision

Deliver a green society and circular economy adaptable to new technologies, a home and place of employment for people and industries striving towards reducing their carbon footprint.

10.0 Introduction

The '2021 Climate Action Plan' represents the Government's all of society approach, aimed at enabling Ireland to meet the EU targets to reduce carbon emissions by 51 per cent between 2021 and 2030, and lays the foundations for achieving net zero carbon emissions by 2050. Within that context South Dublin County Council through its strategic County Development Plan seeks to exceed those targets or meet them earlier, creating reliable, robust and efficient energy systems which enable growth across all sectors, and which supports the future development of the County. In line with the LGMAs *Delivering on Climate Action* 2030, the Council will continue to make every effort to increase energy efficiency and unlock renewable energy potential in the County.

33%

Improvement in the Council's Energy Efficiency by 2020



Make Dublin a Climate-Resilient Region by Reducing the Impacts of future Climate Change-Related Events





Actively Engage and Inform our Citizens on Climate Change

51%



Reduction in the Council's Greenhouse Gas Emissions by 2030

Changes to our climate resulting from the warming effect of greenhouse gas are issues of significance to the global environment. The use of carbon-based fossil fuels is responsible for over half of all greenhouse gas emissions globally. European and national energy policy prioritise measures to support climate change resilience through reduced energy consumption and increasing the proportion of energy consumed from alternative, non-polluting, low carbon and renewable energy sources across sectors (for instance, wind, solar, hydro, geothermal). A key driving force behind this County Development Plan is responding to the climate change issues facing our society today. Climate action measures underpin every aspect of the Plan. This is demonstrated through the compact growth approach and linked settlement and sustainable movement strategies which have been integrated into the Plan. It is also evident in the priority given to Green Infrastructure and placemaking in delivering all elements of the plan at a county and local level creating quality places to live and work.

10.0.1 Planning Policy Context

Section 10(2)(n) of the Planning and Development Act 2000 as amended requires that a Development Plan shall include objectives for:

'the promotion of sustainable settlement and transportation strategies in urban and rural areas including the promotion of measures to —

1. reduce energy demand in response to the likelihood of increases in energy and other costs due to long-term decline in non-renewable resources,
2. reduce anthropogenic greenhouse gas emissions, and
3. address the necessity of adaptation to climate change;

in particular, having regard to location, layout and design of new development'.

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

- **National Policy Objectives 54 and 55** require that we reduce our carbon footprint by integrating climate action into the planning system in support of national targets for climate policy mitigation and adaptation objectives, (also RPO 7.32) as well as targets for greenhouse gas emissions. Policy also requires the promotion of renewable energy use and generation at appropriate locations within the built and natural environment to meet national objectives towards achieving a low carbon economy by 2050.

- **National Policy Objectives 57 and 58** require the integration of flood risk management and Green Infrastructure into development proposals to help mitigate climate change. RPO 3.6 requires that county development plans undergo assessment of their impact on carbon reduction targets and include measures to monitor and review progress towards carbon reduction targets.

- **RPO 7.38** requires local authorities to consider the use of heat mapping to support developments which deliver energy efficiency and the recovery of energy that would otherwise be wasted. It also requires the carrying out of an assessment of district heating and identification of local waste heat sources.

- **RPO 7.40** requires the inclusion of polices to promote high levels of energy conservation, energy efficiency and the use of renewable energy sources in existing buildings, including retro fitting of energy efficiency measures in the existing building stock and energy efficiency in traditional buildings. RPO 7.40 requires the inclusion of policies to facilitate electric vehicle usage.

Policy also requires the promotion of renewable energy use and generation at appropriate locations within the built and natural environment to meet national objectives of achieving a low carbon economy by 2050. South Dublin County Council's strategic aim for the duration of this Development Plan is to meet or exceed

national annual GHG reduction targets to ensure the County is carbon neutral by 2050.

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.

10.0.2 Overarching Policy

Policy E1: Responding to European, National and Regional Policy and Legislation

- → Respond to the European, National and Regional Climate Action Programme and UN Sustainable Goal 13 through the integration of climate action policies and objectives which promote renewable energy and energy conservation and an increase in energy efficiency;
- → Promote an increase in energy efficiency and the growth of locally based energy alternatives in an environmentally acceptable and sustainable manner.

10.1 Energy Planning in South Dublin

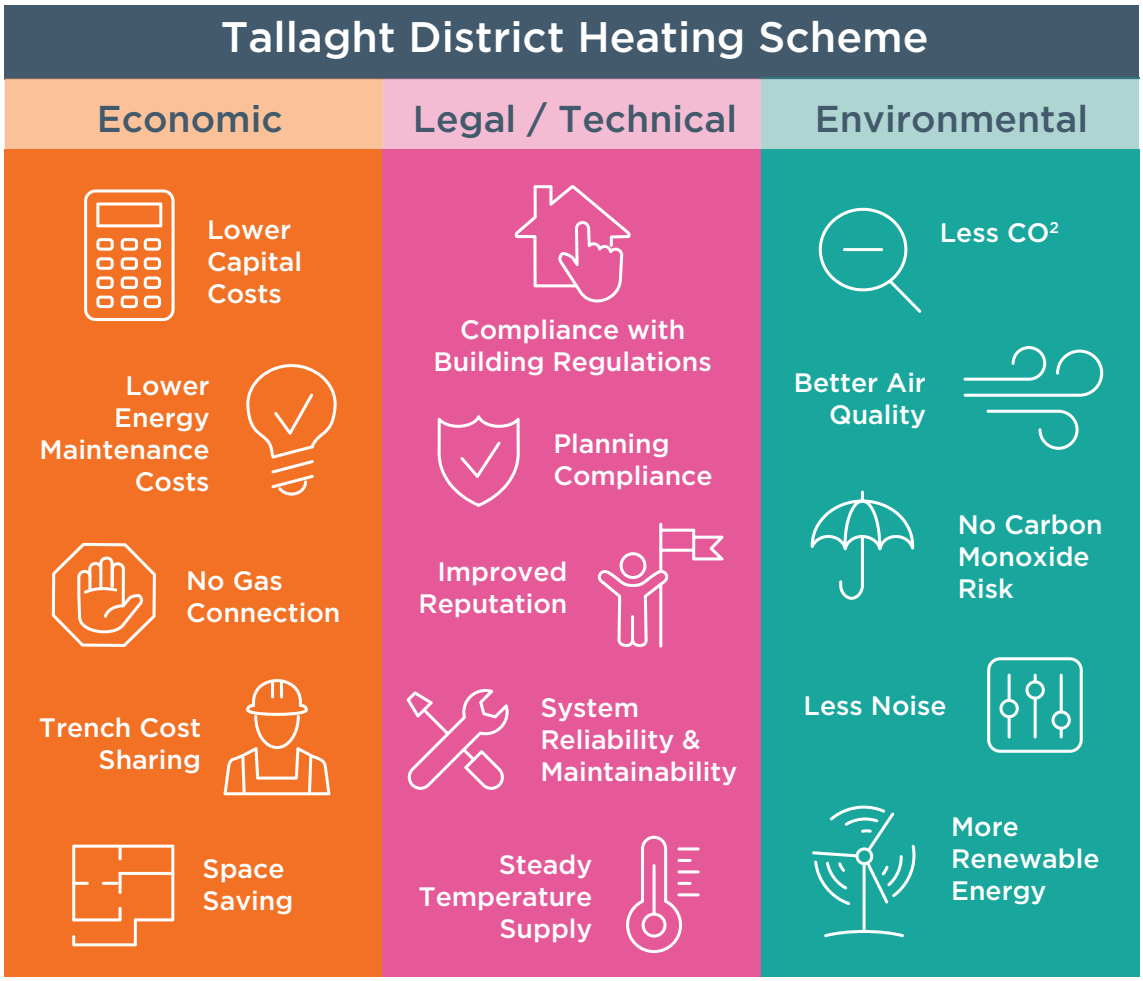
In the last decade the Council has adopted a proactive approach to addressing the climate change and energy challenge by delivering substantial energy efficiencies in its own building and vehicle stock. This has included the carrying out of an extensive retrofitting programme on its own social housing and public building stock and taking the lead role in identifying low carbon and renewable energy opportunities in the County. South Dublin County Council signed up to the EU Covenant of Mayors (Europe wide shared commitment by city mayors to reduce CO2 emissions by a minimum of 20% by 2020) in June 2012.

An update of progress on delivery of the Council's Climate Action Plan is prepared annually. Of the 130 actions set out in the Plan Work is currently ongoing on 109 actions and 15 are complete. It is notable that South Dublin County Council surpassed its improvement in energy efficiency target of 33% by 2020, one year ahead of schedule, and is well placed to meet the 51% reduction in GHG emissions by 2030. By 2021 South Dublin County had achieved a 34.4% improvement in energy efficiency in the intervening years since 2009, reaching its target one year ahead of schedule. In addition, CO2 emissions had been reduced by 33.6 per cent in the same period.

A number of ground breaking initiatives have been rolled out in the County in recent years. The ongoing Tallaght District Heating project will use waste from a data centre in Tallaght to provide low carbon heat to public sector buildings, 1,400 residential apartments and over 12,000m2 of commercial buildings in the County Town. This project is the first of its kind in Ireland and will reduce carbon emissions by 1,900 tonnes per year. The SEAI award winning Tallaght Community Energy Living Lab

(Tallaght Smart Grid Test Bed) is a local smart community grid that enables communities to produce and sell electricity generated from renewable sources such as wind, solar and hydro. The project produces a local market for the community with smart boxes installed in every participating house. The project began in 2013 with just 20 participants, it now has expanded to 200 local businesses and homes.

The Council will progress energy masterplans for the existing business district at Grange Castle and Clonburris SDZ lands. The City Edge Framework Plan will assess how the area can support the County in meeting its climate change and carbon emission requirements.



10.1.1 South Dublin County Baseline Emissions

Table 10. 1 shows the county-wide emissions inventory for South Dublin. This baseline emissions analysis highlights the sectors that generate the highest levels of emissions and provides a record of carbon emissions, which can be used to support the EMRA in creating an emissions inventory for the region, as required under RPO 7.31 of the RSES[1]. Table 10.1 also provides an update to emissions figures where they were available for the Council's own emissions based on the most recent energy consumption figures.

1 The initial emissions analysis was performed using 2016 data, this is because these calculations are based on Central Statistics Office (CSO) data which is only available every five years. Codema has refined the methodology through the recently adopted Dublin Metropolitan Project which, at time of publishing of Plan provided data for the entire Dublin Region. Further analysis is required to extract separate South Dublin Data which will be available at a later date.

Table 10.1 Baseline Emissions and Current Emissions

South Dublin's Energy and Emission Inventory		
Sector	**Energy Demand (MWh)**	**Emissions (tCO^2 / tCO^2eq) 2021**
Residential	1,803,177	457,286
Commercial	2,022,840	607,679
Transport	2,799,199	731,029
Municipal (2019 Update)	30,180	8,768
Social Housing	116,681	29,184
Agriculture	6,358	7,023
Waste	-	26,530
Wastewater	-	6,411
Water	1,803	844
Total	**6,780,238**	**1,874,753**

Source: Codema: 2021

In 2016, the total energy use in South Dublin amounted to 6,780 MWh. At 31 per cent, diesel accounted for the greatest percentage of this energy use. This was followed by natural gas (29 per cent) and electricity (15 per cent). It should be noted that energy from renewables only contributed 2 per cent to the total fuel mix in South Dublin. Of this renewable energy, 1.5 per cent came from biomass sources. The total emissions from the various sectors in South Dublin was 1,874,753 tonnes of tCO2eq. The analysis found that the commercial sector used the most electricity in South Dublin, and also had the highest emissions from electricity (69 per cent), likely due to the number of industrial uses in South Dublin with a high electricity demand.

Policy E2: South Dublin Energy Profile
Further develop and implement climate action and energy related initiatives in the County in conjunction with EMRA, the Dublin Energy Agency (Codema), Climate Action Regional Office (CARO) and all relevant stakeholders, promoting energy efficiency and renewable energy measures across the County
E2 Objective 1: To seek to reduce the reliance on fossil fuels in the County by reducing the energy demand of existing and new development.
E2 Objective 2: To promote the generation and supply of low carbon and renewable energy alternatives, having regard to the opportunities offered by the settlement hierarchy of the County and the built environment.

E2 Objective 3:
To support the recording and monitoring of renewable energy potential in the County in partnership with other stakeholders including the East Midlands Regional Assembly EMRA, the Dublin Energy Agency (Codema), Climate Action Regional Office (CARO).

E2 Objective 4:
To support new and existing Sustainable Energy Communities (SECs) in line with sustainable development and proper planning.

10.2 Energy Measures

10.2.1 Energy Performance in Existing Buildings

The energy performance of existing buildings is one of the foremost considerations in responding to the energy challenge in South Dublin County. Increased efforts in this area, in particular the upgrading and refurbishment of homes and business premises has made a significant contribution in reducing energy demands and costs in the County. The graph below shows the significant increase in higher BER ratings in recent years in line with energy rating requirements.

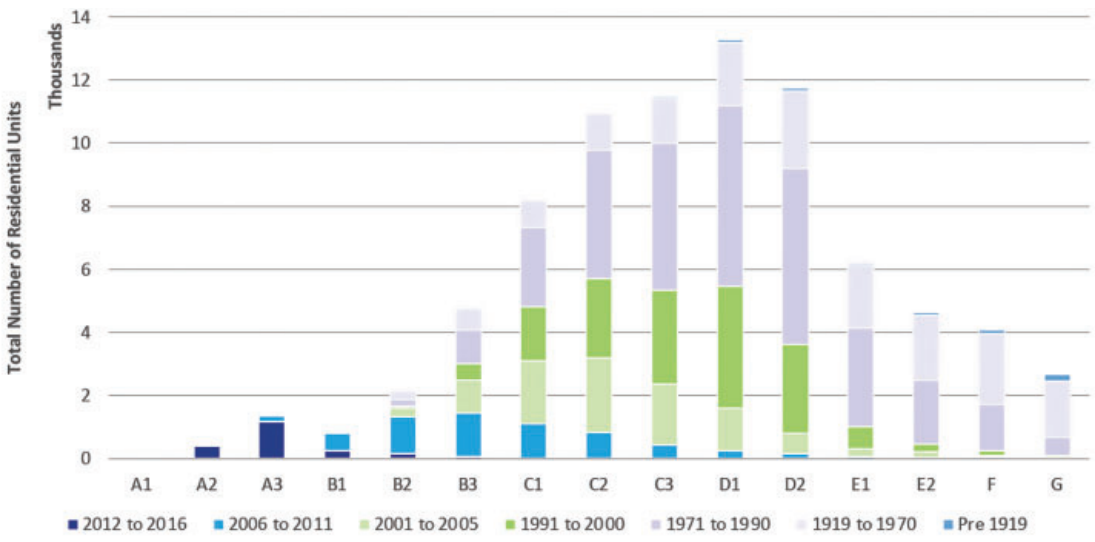


Figure 10.1: South Dublin BER Distribution by Year Built - Source: Codema 2021

10.2.2 Energy Performance in New Buildings

The design, construction and operation of new buildings has a significant role to play in reducing energy demand and increasing energy efficiency into the future. The integration of energy issues into the life cycle of all new residential and non-residential buildings, from the neighbourhood, street and individual building scale, can result in significant savings at the local level. The energy efficiency and renewable energy requirements for the construction of new residential and non-residential buildings are primarily addressed in the current Building Regulations under Part L.

All new buildings owned and occupied after the 31st December 2020 are required to comply with the nZEB (near zero energy building) standard. nZEB is defined as a building that has a very high energy performance, as determined in accordance with Annex I of the Energy Performance in Buildings Directive. The nearly zero or very low amount of energy required should be covered to a very significant extent by energy from renewable sources, including energy from renewable sources produced on-site or nearby. For public sector bodies the standard has applied since 31st December 2018.

Policy E3: Energy Performance in Existing and New Buildings
Support high levels of energy conservation, energy efficiency and the use of renewable energy sources in new and existing buildings including the retro fitting of energy efficiency measures in the existing building stock in accordance with relevant building regulations, national policy and guidance and the targets of the National and South Dublin Climate Change Action Plans.
E3 Objective 1: To reduce the need for energy, enhance energy efficiency and secure the use of renewable energy sources in refurbished and upgraded dwellings, and other buildings through the design and location of new development, in accordance with relevant building regulations and national policy and guidance.
E3 Objective 2: To prioritise the retrofitting of buildings over demolition and reconstruction where possible to reduce the large quantities of embodied carbon energy generated from building materials when building from the ground up.
E3 Objective 3: To require all new development to be designed to take account of the impacts of climate change, and that energy efficiency, energy provision and renewable energy measures are incorporated in accordance with national building regulations and relevant policy and guidelines.
E2 Objective 4: To support and facilitate the actions and targets of the National and South Dublin Climate Action Plans where they relate to private and public buildings in the County.

10.2.3 Electric Vehicles

The National Climate Action Plan has ambitious targets for the uptake of electric vehicles (EVs), with a target of having 945,000EVs on the road by 2030, including 840,000 cars, 95,000 light commercial vehicles, 3500 Low Emitting Trucks, 1500 Electric Buses and an electrified rail network. This means approximately one-third of all vehicles sold during the decade need to be Battery Electric Vehicles (BEVs) or Plug-in Hybrid Electric Vehicles (PHEVs). To support this target, the four Dublin Local Authorities in conjunction with the Climate Action Regional Office (CARO) and Smart Dublin have produced an overarching EV charging strategy which addresses on street charging infrastructure for the Dublin region. Electric vehicle policies and objectives

are addressed in more detail in Chapter 7: *Sustainable Movement*.

It is recognised that while EVs are an improvement on vehicles that use internal combustion engines they are not the lowest emission method of transportation and suffer some of the same inefficiencies as fossil fuel-based vehicles when it comes to time in use, land take for parking and low capacity to move people per standard lane of road space.

Policy E4: Electric Vehicles
Promote the delivery of EV charging facilities in accordance with relevant regulations and national and regional policy and guidance. (see also Chapter 7: *Sustainable Movement* and Chapter 12: *Implementation and Monitoring*).
E4 Objective 1: To support the implementation of the EV charging strategy for the Dublin Region.
E4 Objective 2: To ensure that EV charging points are installed such that they do not cause significant obstruction to lower carbon forms of transportation (that is, footpaths, cycle lanes, access to DART or Luas stations, or bus lanes / stops).
E4 Objective 3: To ensure that all new vehicles purchased or replaced in the Council's fleet are EVs charged from renewable sources or powered by renewable fuels.



10.2.4 Low Carbon District Heating Networks

A district heating scheme consists of an insulated pipe network, which allows heat generated from a single or several larger centralised source(s) (energy centres) to be delivered to multiple buildings to provide space heating and hot water.

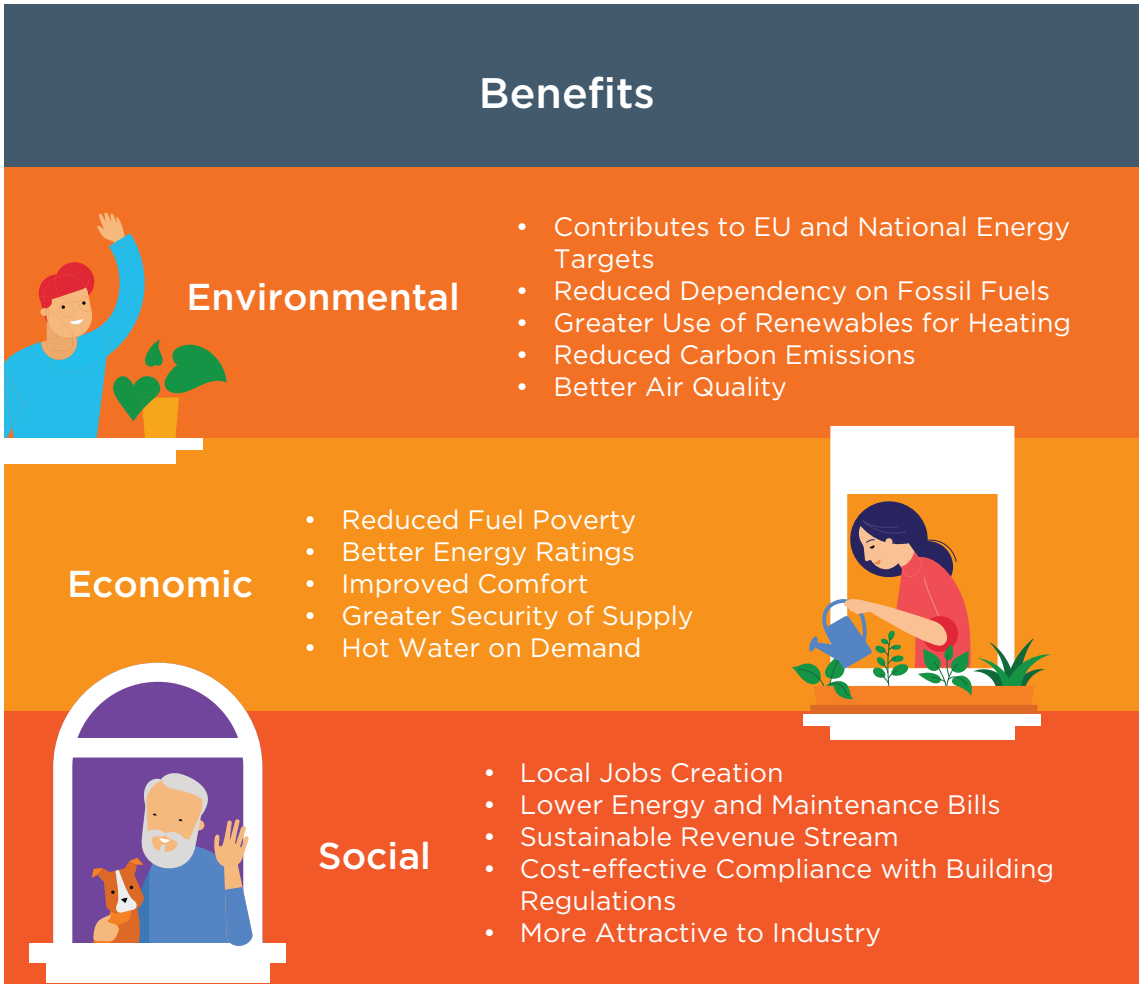


Figure 10.2: - Benefits of District Heating (Source: Codema)

The best district heating opportunity areas are those that have:

- → High heat demand density (both existing and planned) - in countries such as Denmark, areas with heat demand density higher than 150TJ / km2 are zoned for district heating, as these areas are deemed technically and economically suitable for developing conventional DH systems.
- → Proximity to existing heat sources / space suitable for installing new low-carbon heat generating equipment.
- → Minimal spatial / physical barriers along DH network route (for example, rivers, existing infrastructure, heritage sites).

To satisfy the requirements of RPO 7.38 the heat map for the County was updated by Codema. A high-level feasibility analysis was also performed, as required in RPO 7.38 and the potential for district heating (DH) Strategic Energy Zones were outlined in accordance with RPO 7.35. Given that there is an ongoing district heating scheme in

Tallaght, the continued expansion of that potential will be prioritised. In the case of the Tallaght District Heating Network, spatial heat maps were used to identify the potential for District Heating and then to bring together stakeholders for business development and to share opportunities, inform policy and optimise network design. Two other locations at Clonburris / Grangecastle and Clondalkin are also identified as having DH potential.

At Clonburris / Grangecastle a good level of heat demand provided by new, medium to high density residential units (60 dwellings per hectare with approximately 60% of these being apartments) and the 55,500m2 of commercial, retail and community floor space will occur within the SDZ boundary. To the south-west of the Clonburris SDZ, Grange Castle has an abundance of potential waste heat sources, including substantial waste heat from a number of data centres There is further potential to develop DH within the development area of Grangecastle west.

Clondalkin has pockets of potential to the east and west of the M50. Further consideration would be required to assess the sustainability of potential sources of waste heat and how this might be recovered.

Policy E5: Low Carbon District Heating Networks

1. Support the delivery of low carbon district heating networks at appropriate locations across the County and subject to proven feasibility. Support also complementary technologies such as combined cooling, heat and power (CCHP), large scale heat pumps, and renewable energy opportunities, including geothermal energy, energy from waste, biomass and bio-gas;
2. Support the investigation of both deep and shallow geothermal energy sources throughout the County. Deep geothermal projects are particularly suited to areas demonstrating high heat densities;
3. Support the delivery of District Heating Proposals subject to proven feasibility within areas demonstrating heat demand density in excess of 150TJ / km2 (including for the identified areas of Low Carbon District Heating Potential in Tallaght, Clonburris / Grange Castle and Clondalkin). Future developments within these areas should connect into existing or confirmed District Heating Systems. Where a District Heating scheme has not been confirmed new development should be designed so that it can connect into such a scheme when one is delivered;
4. Support for low carbon district heating networks is subject to the appropriate environmental assessments being undertaken to ensure no significant impact on the wider environment including human health.

E5 Objective 1:
To future proof the built environment in Low Carbon District Heating Areas of Potential to enable the delivery of local energy networks and a move towards de-centralised energy systems.

E5 Objective 2:
To ensure that all development proposals in Low Carbon District Heating Areas of Potential carry out an Energy Analysis and explore the potential for the development of low carbon district heating networks.

E5 Objective 3:
To support deep and shallow geothermal projects at appropriate locations across South Dublin subject to environmental assessment.

E5 Objective 4:
To support community energy grids and micro grids in the generation of electricity by renewable sources.

E5 Objective 5:
To support the recording and monitoring objectives of the plan by incorporating an 'Energy Assessment Form' into the planning application process providing information relating to energy use within larger developments of over 20 residential units or 3000 sq m commercial or equivalent mixed use to include annual and peak demand for heat and electricity, floor area, BER rating, heating system details, details of renewables on site, EV charging details.

E5 SLO 1:
To prioritise the development of low carbon district heating networks in the identified areas of potential for Low Carbon District Heating at Tallaght, Grange Castle / Clonburris and Clondalkin in line with Policy E5 and supporting objectives in the written statement.

10.2.5 Energy from Waste

There are a number of ways of generating energy from waste, whether electricity or heat. These include combustion, gasification, pyrolysis, anaerobic digestion and landfill gas recovery. While not the top preference of the waste hierarchy to avoid waste, it does allow for a more sustainable circular economy approach to waste where it cannot otherwise be avoided. For all such projects, the wider environmental impacts should be considered, and environmental assessments undertaken as appropriate.

There is significant potential for the capturing and utilisation of waste heat generated by premises that are currently generating un-used heat, which could be captured and re-used on-site or by premises on adjoining and nearby sites. Such waste heat is generated from processes including thermal generating stations, site power generation, industrial processes, wastewater systems and waste to energy plants. This technology will power homes and businesses in the Tallaght District Heating Project. Where significant waste heat potential exists district heating proposals are significantly more feasible. The heat source which has the greatest heat capacity is data centre waste heat.

Figure 10.3 demonstrates current potential heat sources in the County.

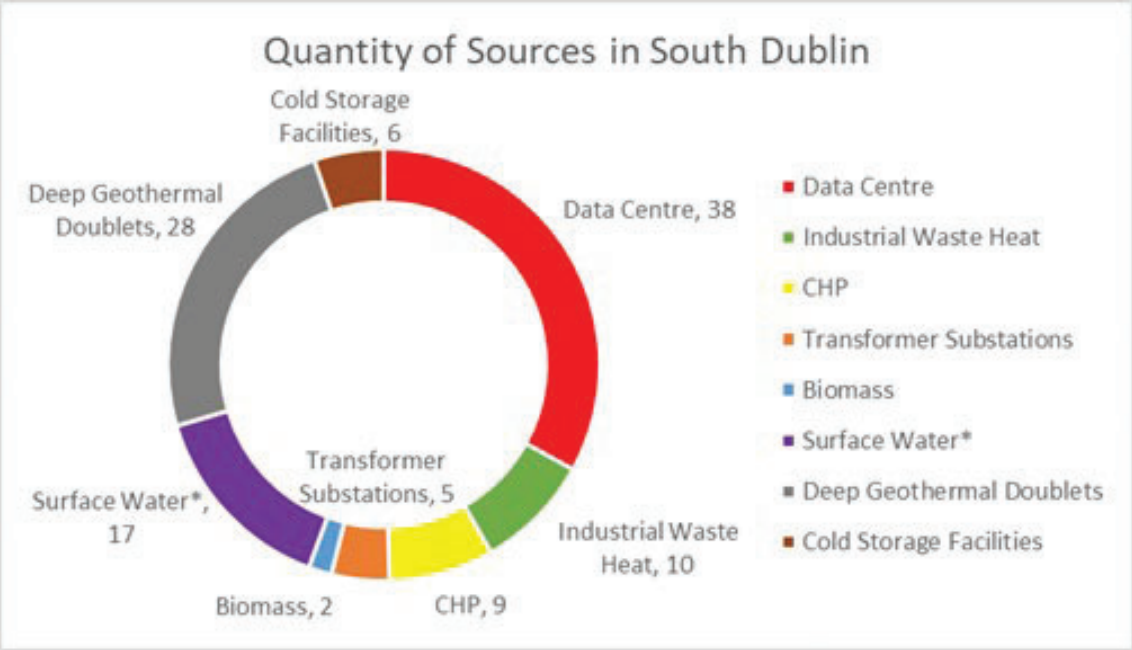


Figure 10.3: No. of existing heat sources identified (grouped by type)

Policy E6: Waste Heat Recovery and Utilisation
Promote the development of waste heat technologies and the utilisation and sharing of waste heat in areas where feasibility is proven for its use in the delivery of low carbon district heating technology.
E6 Objective 1: To require future proofing of and promote the development of waste heat technologies and the utilisation and sharing of waste heat where feasibility is proven for its re-use as part of a low carbon district heating network.
E6 Objective 2: To promote the circular economy by generating energy through waste subject to environmental considerations.

10.2.6 Solar PV

Photovoltaic (PV) cells convert solar radiation directly into DC electricity. Individual PV cells only provide a small amount of electricity, so they are generally grouped together into a module for convenience. PV is generally more suited to areas where the electricity generated can supply a nearby load, and the energy loss and costs associated with transmission and distribution are avoided. In accordance with the requirements of RPO 7.35 of the RSES the Council is working with the Dublin Energy Agency Codema to assess the potential for both building integrated and utility-scale solar PV panels in the County with the long-term objective of designating zones where Strategic Solar Energy Zones might be considered. Work already undertaken provides opportunities for the incorporation of solar technologies into the built fabric of existing premises. There may also be potential for the development of 'solar farm' type developments adjacent to the range of large commercial, industrial and business parks located in South Dublin County where viability and feasibility is proven.

Policy E7: Solar Energy
Promote the development of solar energy infrastructure in the County, including the building of integrated and commercial-scale solar projects subject to a viability assessment and environmental safeguards including the protection of natural or built heritage features, biodiversity and views and prospects.
E7 Objective 1: To encourage and support the development of solar energy infrastructure for on-site energy use at appropriate locations in the County.
E7 Objective 2: To encourage and support the development of commercial-utility solar energy infrastructure for local distribution at suitable locations in the County.
E7 Objective 3: To support and encourage the ongoing delivery of solar technology on Council owned buildings and sites in accordance with the South Dublin Climate Action Plan.
E7 Objective 4: To explore the potential for the development of solar PV Strategic Energy Zones in the County in accordance with the requirements of RPO 7.35.
E7 Objective 5: To ensure that planning applications for solar energy infrastructure which may impact on the operation of airports are referred to the IAA / Department of Defence or relevant airport authority.
E7 Objective 6: To establish a GIS database of PV installations in the County at the appropriate time in tandem with the roll out of solar PV development. This should include data on the size (area of site in m2, total area of panels per m2), type (monocrystalline, tracking, PV, concentrated solar panels, domestic / commercial, etc.), grid connection details (location, kV, two-way metering, etc.) and energy generation (kW peak, annual kWh) of each installation.
E7 Objective 7: To support the provision of solar farms in the County in areas zoned RU subject to protecting environmental sensitivities.
E7 Objective 8: To support the installation of solar panels on up to 100% of residential roof space.

10.2.7 Large Scale Wind Energy Projects

The Council recognises that wind energy makes a significant contribution to reaching Ireland's renewable energy targets into the future.

A Landscape Character Assessment (LCA) updated in 2021 accompanies this Plan (Appendix 9). A Wind Energy Sensitivity and Capacity Analysis was carried out as

part of the original LCA in 2016. A Wind Capacity Sheet was completed to determine the capacity of each Landscape Character Area in the County to accommodate wind turbine developments. This analysis when combined with the Landscape Character Assessment, concluded that there are no areas in the County where large-scale commercial wind energy infrastructure could be classified as either 'permitted in principle' or 'open for consideration'.

A high-level wind energy potential assessment for the County was carried out by Codema in 2020. The wind speed assessment did identify some potential for wind energy projects, similar to the LCA assessment, within the Dublin / Wicklow Mountain ranges but was not subject to environmental assessments and the Wind Guidelines methodology. It is the intention of the Council to carry out a review of the Wind Energy Strategy for the County.



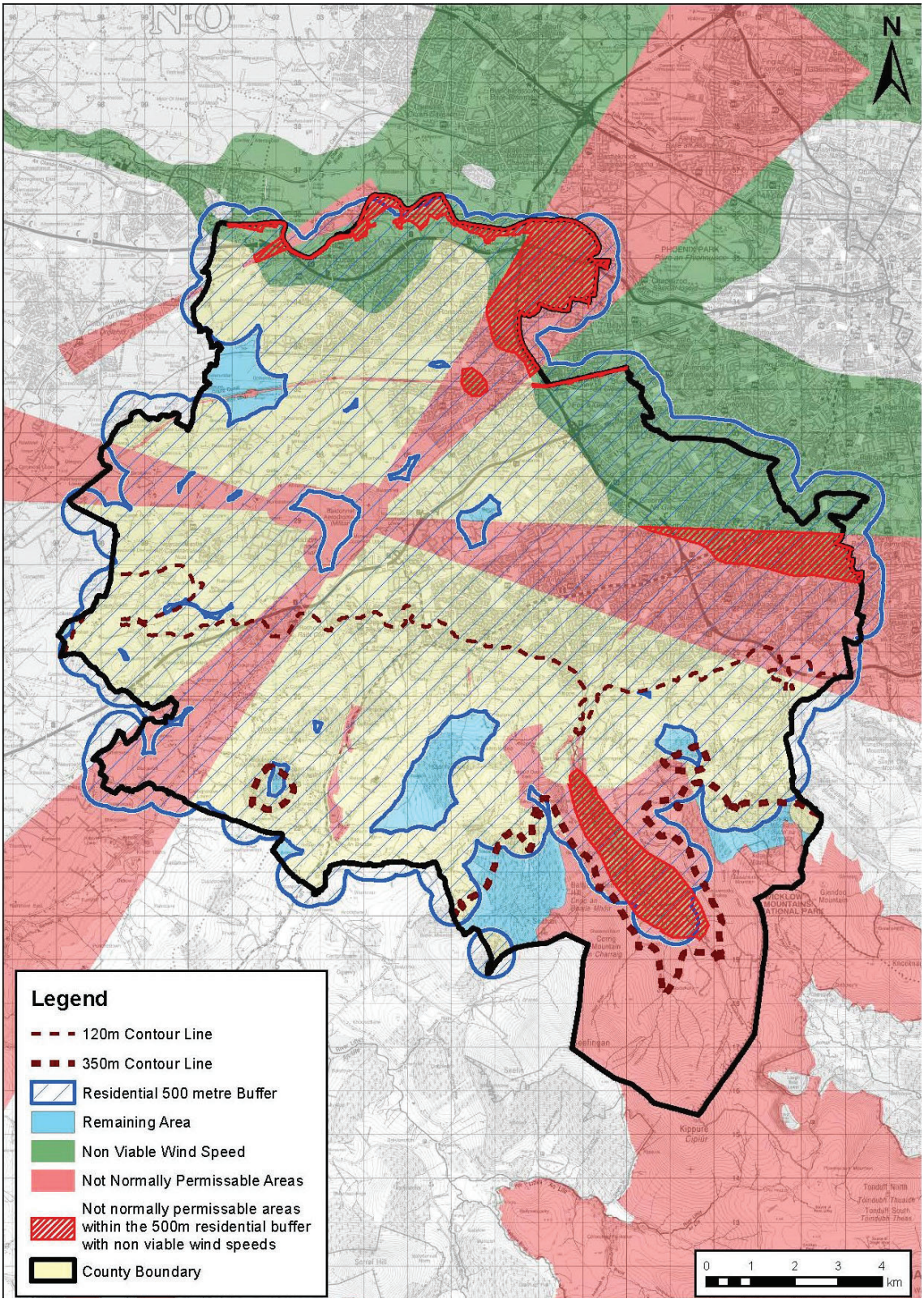


Figure 10.4: Wind Energy Analysis

Policy E8: Wind Energy
Recognise that wind energy has significant potential to help meet renewable energy targets at a national level subject to ensuring no adverse impact on the wider environment and review the wind energy potential for South Dublin having regard to the relevant guidelines and landscape character.
E8 Objective 1: To review the current Wind Energy Strategy for the County during the lifetime of the Plan having regard to any updated Wind Energy Guidelines.
E8 Objective 2: To continue to assess planning applications against the current wind energy strategy (2016) until such time as a review of the strategy has been completed and approved, recognising that large scale wind energy developments are contrary to the strategy.
E8 Objective 3: To encourage and support the provision of wind farms as part of an agricultural mix in suitable viable land areas zoned RU within the county in accordance with South Dublin County's Wind Energy Strategy.

10.2.8 Small Scale Wind Energy Projects

The Council will encourage small to medium scale wind energy developments in industrial and business parks and small-scale developments for domestic purposes, in appropriate locations to serve on-site energy use (auto-consumption) and feedback of surplus to the grid. The Council recognises advances in technologies in this area and the potential for such development to be designed to suitably integrate with the built fabric of these areas. There has been Government support for this since 2007, as set out in the various planning exemptions provided for under the Planning and Development Regulations 2007 and 2008.

Policy E9: Small to Medium Scale Wind Energy Schemes
Encourage small and medium scale wind energy developments within industrial or business parks and support small community-based proposals for domestic use in urban areas that can encourage self-consumption on a community scale whilst feeding any surplus back to the grid, provided they do not negatively impact upon the environmental quality and visual or residential amenities of the area.

10.2.9 Small Scale Hydro-Electricity Projects

There are a range of water bodies in the County including the Liffey, Dodder, Griffeen, Owendoher and Camac rivers and their tributaries. This means that there is some potential for development of hydroelectricity in the County. Some of these rivers and their associated streams and tributary networks are partially designated as proposed Natural Heritage Areas (pNHA) and some contain protected structures including weirs and dams which are often the best location in technical terms for hydro-electric

development. They also contain species and habitats that are protected under the Birds and Habitats Directives. There are currently four active hydroelectric stations in South Dublin County; the potential for further development of small-scale hydro-electricity projects in the County, in particular for on-site consumption to meet the electricity requirements of proposed new buildings or refurbishment of existing buildings, will be assessed against the relevant environmental considerations appropriate to their riverside location and setting.

Policy E10: Small Scale Hydro-Electricity Projects

Support the development of small-scale hydroelectric schemes in the County.

E10 Objective 1:
To support the roll-out of small-scale hydroelectric projects on the rivers, watercourses, freshwater dams and weirs across the County, where projects do not impact negatively on freshwater species, biodiversity and natural or built heritage features and to support and investigate potential sites.



E10 Objective 2:
To support and facilitate the investigation of potential sites in the County for the generation of small-scale hydro-power.



10.2.10 Green Infrastructure

Increasing green infrastructure can help to off-set Green House Gases GHGs from new developments (buildings and related transport activity) and act as carbon sinks. Therefore, any reduction of green areas and trees will provide potential to off-set GHG's.

Trees and landscaping are important for climate amelioration and maintaining a healthy environment. Wooded areas have a carbon absorption rate that is approximately three times that of areas covered in grassland. Trees absorb carbon as they grow, and woods and forests provide long-term carbon reduction benefits. Planting in urban areas, at the source of many atmospheric pollutants, can filter out those pollutants, reduce water run-off, improve water quality, reduce noise and provide shading to help reduce urban heat island effects. The planting of trees is one of the most cost-effective methods of carbon capture and storage.

Trees and the retention of mature trees can be an asset to a new development. They provide a strong sense of character and place, as well as providing a ready-made landscape. Retaining trees is always desirable, though many trees are lost each year in the course of development. Some are removed due to their condition or because they are directly in the way of development. However, many are lost due to unsuitable protection during the construction phase.

Policy E11: Green Infrastructure

Implement the Council's Green Infrastructure Strategy as an essential element of building resilience to climate change whilst ensuring healthy placemaking and delivering on the compact growth approach, in accordance with National and Regional Policy and the National Climate Action Plan.

E11 Objective 1:

To ensure the implementation of policy and objectives on tree planting, protection of trees on site and development management standards in relation to new development as set out in the Green Infrastructure, Heritage and Implementation Chapters of this plan.

10.3 Decarbonising Zones (DZ)

Action 165 of the Climate Action Plan 2019 set Local Authorities the challenge of identifying and developing Decarbonising Zones. Implementation of the action is being led by the Department of Housing, Local Government and Heritage. South Dublin will identify boundaries for decarbonisation zones.

A Decarbonising Zone is an area identified by the local authority, in which a range of climate mitigation measures can co-exist to address local low carbon energy, greenhouse gas emissions and climate needs. The range of projects developed are specific to the energy and climate characteristics of the spatial area covered by the DZ. This can include a range of technologies and measures addressing electricity, heat, transport, building energy efficiency, carbon sequestration, energy storage, grid frequency / inertia and so on.

A Decarbonising Zone should also address the wider co-benefits of air quality, improved health, biodiversity, embodied carbon, agricultural practices, sustainable land management, lower noise levels, waste, water, circular economy and so on, and should integrate with smart data and 'smart cities' initiatives (as relevant).

A Decarbonising Zone can also explore the co-benefits of climate adaptation and examine a range of local measures such as climate proofing, afforestation, green and blue infrastructure, reducing heat island effects, citizen awareness and behavioural change.

The working definition of a decarbonising zone is:

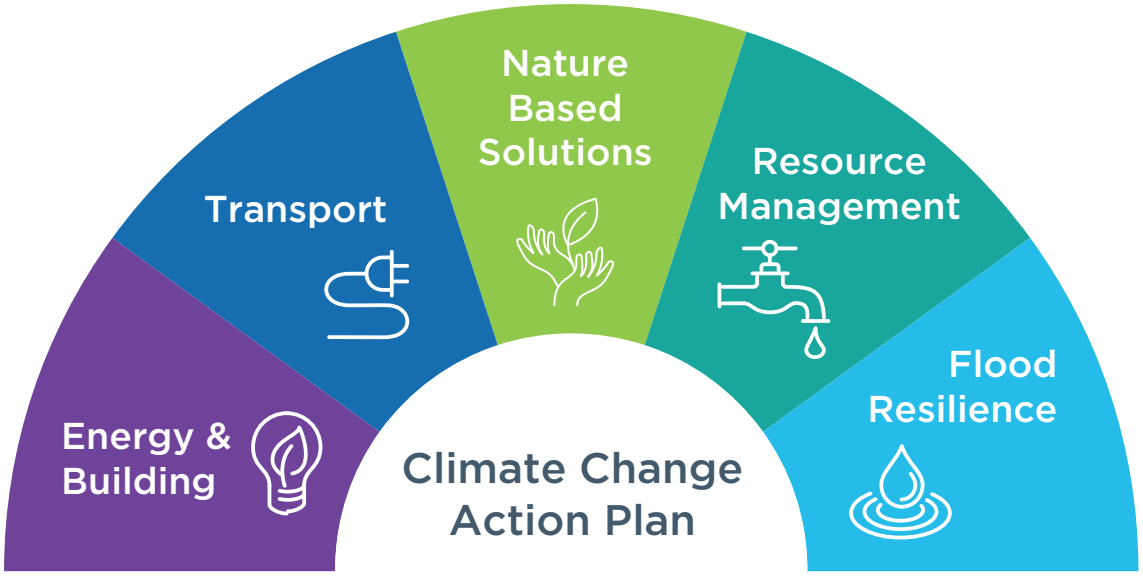
A Decarbonising Zone (DZ) is a spatial area identified by the local authority, in which a range of climate mitigation, adaptation and biodiversity measures and action owners are identified to address local low carbon energy, greenhouse gas emissions and climate needs to contribute to national climate action targets.

Policy E12: Decarbonising Zones
Support the identification and development of decarbonisation zones in South Dublin over the lifetime of the Development Plan.
E12 Objective 1: To promote the generation and supply of low carbon and renewable energy alternatives.
E12 Objective 2: To work with stakeholders to advance and implement decarbonisation zones in the County.
E12 Objective 3: To ensure that all developments within the decarbonising zone commit to the aims of those zones in areas where they are identified within the County.

10.3.1 Economic and Social Benefits

There are potentially significant economic and social implications associated with the use of energy technology and our transition to a net zero carbon economy. The benefits include new job creation, reducing the cost of energy generation and potential health benefits such as improving air quality and reducing air pollution. A just transition will ensure that people are retrained to adapt to employment in a changing labour market.

Policy E13: Economic and Social Benefits
Support a just transition to a sustainable future for all communities that is fair and equitable to all involved through the diversification of the economy and helping people adapt in a changing labour market (see also Chapter 9: *Economic Development and Employment*).



10.4 Climate Action Audit - Energy

Climate Action Audit

Source of Green House Gases (GHGs)	Measures to Address Climate Impacts
While acknowledging that all new development will have impacts on GHG production and potentially will contribute to climate change, this chapter addresses all sectors of the economy and County with a view to integrating the sustainable energy approach into all development. Facilitating, promoting, advocating and integrating renewable energy technologies into all aspects of development in the County.	Policies and objectives contained in this chapter which address climate impacts include the following: → Overarching policy to promote energy conservation, increase energy efficiency and promote the growth of locally based energy alternatives in an environmentally acceptable and sustainable manner in line with national and regional policy; → Improve energy efficiency in existing and new buildings; → Facilitate delivery of electric vehicles; → Provision of low carbon District Heating networks and waste heat recovery systems; → Facilitate solar, wind and hydro-electric energy technology development where feasible subject to environmental assessment; → Support the delivery of the Green Infrastructure provisions of the plan in all development; → Support the identification and development of decarbonising zones within the County and ensure that all developments within such zones commit to their aims.





Infrastructure and Environmental Services

Vision

Create an environment characterised by high quality infrastructure networks and environmental services to ensure the health and wellbeing of those who live and work in the County, securing also the economic future of the County.

11.0 Introduction

The quality of our environment has implications for our health and wellbeing. The availability of high-quality infrastructure networks and environmental services is critical to securing economic investment, creating sustainable and attractive places, in ensuring health and well-being, and in safeguarding the environment.

11.0.1 Climate Action

High level policy at European and national level reflects the role that a high-quality environment has in achieving our climate change targets and maintaining the health of the planet. Through sustainable planning we can ensure that our environment is a key element in our consideration of growth and development, at a strategic level and at the individual site level.

11.0.2 Planning Policy Context

National Strategic Outcome 9 (NSO9) of the NPF requires 'Sustainable Management of Water, Waste and other Environmental Services.'

- **NPO 52** requires that the planning system will '*be responsive to our national environmental challenges and ensure that development occurs within environmental limits, having regard to the requirements of all relevant environmental legislation and the sustainable management of our natural capital*.'

- **NPO 56** requires the sustainable management of water, investment in different types of waste treatment and support for the circular economy principles, prioritising prevention, reuse, recycling and recovery.

- **NPO 63** requires us to '*Ensure the efficient and sustainable use and development of water resources and water services infrastructure in order to manage and conserve water resources in a manner that supports a healthy society, economic development requirements and a cleaner environment.*'

- **NPO 64** requires us to *'Improve air quality and help prevent people being exposed to unacceptable levels of pollution in our urban and rural areas through integrated land use and spatial planning that supports public transport, walking and cycling as more favourable modes of transport to the private car, the promotion of energy efficient buildings and homes, heating systems with zero local emissions, green infrastructure planning and innovative design solutions.*'

- **NPO 65** requires local authorities to '*Promote the pro-active management of noise where it is likely to have significant adverse impacts on health and quality of life and support the aims of the Environmental Noise Regulations through national planning guidance and Noise Action Plans*.'

The RSES includes a number of policy objectives on natural resources recognising that we depend on them to protect public health, the environment, amenities and to

sustain certain employment sectors.

- **RPO 10.1:** Requires that Local Authorities '*shall include proposals in development plans to ensure the efficient and sustainable use and development of water resources and water services infrastructure in order to manage and conserve water resources in a manner that supports a healthy society, economic development requirements and a cleaner environment*.'

- **RPO 10.4:** Requires Local Authorities to '*Support Irish Water and the relevant local authorities in the Region to reduce leakage, minimising demand for capital investment.*'

- **RPO 10.12:** Development plans shall support strategic wastewater treatment infrastructure investment and provide for the separation of foul and surface water networks to accommodate the future growth of the Region.

- **RPO 7.12:** Requires statutory land use plans to include Strategic Flood Risk Assessment (SFRA) and seek to avoid inappropriate land use zonings and development in areas at risk of flooding and to integrate sustainable water management solutions (such as SuDS, nonporous surfacing and green roofs) to create safe places in accordance with the Planning System and Flood Risk Assessment Guidelines for Local Authorities.

- **RPO 7.8:** Requires Local Authorities to incorporate the objectives of the EU Environmental Noise Directive into the preparation of strategic noise maps and action plans that support proactive measures to avoid, mitigate, and minimise noise, in cases where it is likely to have harmful effects.

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.

Policy IE1: Overarching Policy

Ensure that development occurs within environmental limits, having regard to the requirements of all relevant environmental legislation and the sustainable management of our natural capital.

11.1 Water Supply and Wastewater

The *Water Framework Directive* (2000 / 60 / EC) provides the overarching set of arrangements governing the management of water quality across Europe. The Urban Wastewater Treatment Directive and the Drinking Water Directive set standards for wastewater and water supply respectively and have been transposed into Irish legislation through Regulations.

National policy for the delivery and development of water and wastewater services is set out in the *Water Services Policy Statement* 2018-2025 (2018). This high-level

policy statement identifies key policy objectives for the delivery of water and wastewater services up to 2025. Three themes are identified: quality; conservation; and future proofing.

11.1.1 Irish Water

Irish Water is responsible for public water services in Ireland. This extends to all public water services, involving the supply of drinking water and the collection, treatment and disposal of wastewater.

The *Water Services Strategic Plan* (2015) (WSSP) sets out strategic objectives for the delivery of water services in Ireland up to 2040. The WSSP identifies current and future challenges regarding the provision of water services and identifies priorities to be tackled in the short to medium term. The WSSP provides the context for detailed implementation plans that address key water service areas such as water resource management, wastewater compliance and sludge management.

Irish Water must have cognisance of national and regional strategic plans, including River Basin Management Plans under the Water Framework Directive where there is a legal obligation to protect and improve the status of water bodies.

Provision of waste and wastewater infrastructure in the Dublin Region has been a challenge over the last three Development Plan cycles. The NPF and the National Development Plan 2018-2027 (NDP) has addressed this challenge by phasing the delivery of critical enabling infrastructure. The NDP has earmarked 10.5 billion euro in water and wastewater infrastructure over the ten years from 2018-2028. The WSSP must have cognisance of the Core Strategies of Development Plans including where there is need to increase the number of treatment plants to meet requirements.

Irish Water's National Water Resources Plan was adopted in 2021 and is a 25-year strategy to ensure a secure and reliable drinking water supply to the Region.

11.1.2 Water Supply

Water is currently supplied to South Dublin County from the Leixlip Water Treatment Plant and Ballymore Eustace Water Treatment Plant. Water supply within the wider Dublin area is at critical levels of demand. The Water Supply Project for the Eastern and Midlands Region is included in Project Ireland 2040. The project is intended to ensure sufficient treated water to meet the longer-term growth of the Region up to 2050 and to ensure resilience and security of supply.

The Parteen Basin option has been identified by Irish Water as the preferred water supply scheme to deliver the widest benefit to the greatest number of people, with the least environmental impact and in the most cost-effective manner. The scheme comprises the abstraction of water from the lower River Shannon at Parteen Basin in Co. Tipperary. Treated water will then be piped 170km to a termination point reservoir at Peamount in South Dublin, connecting into the Greater Dublin network. Irish Water is progressing a planning application for the scheme to An Bord Pleanála.

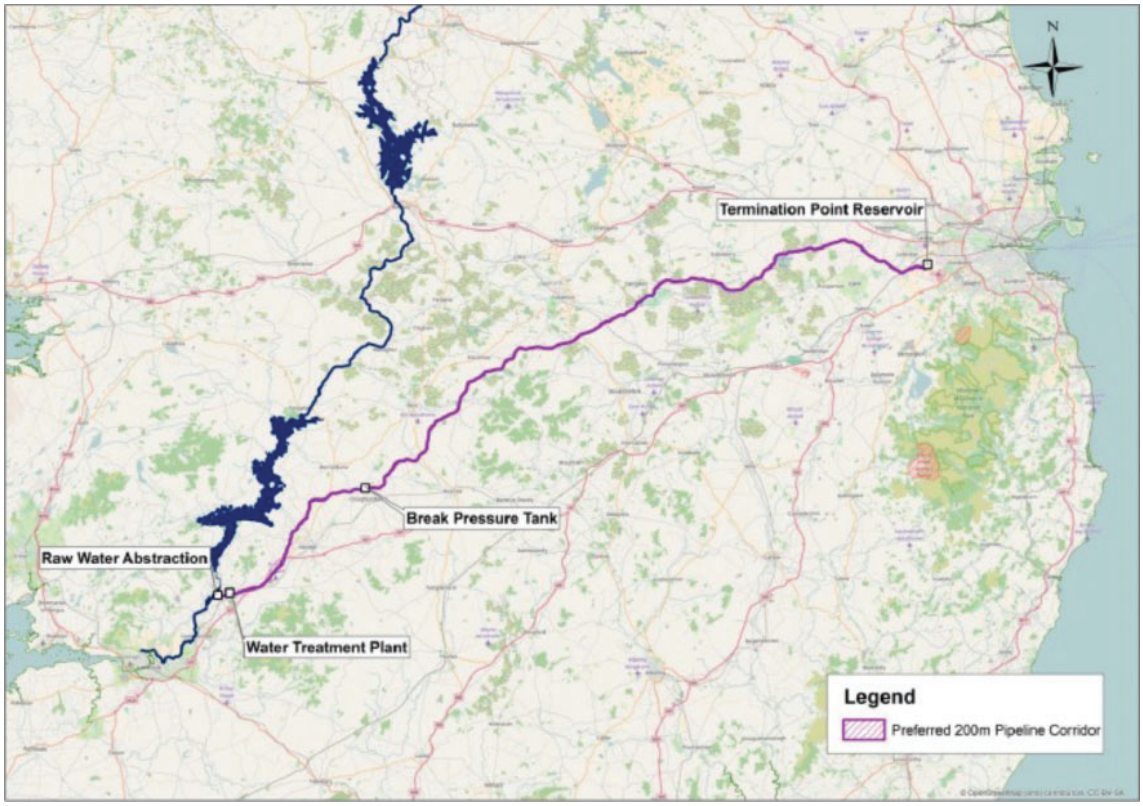


Figure 11.0 – Water Supply Project - Preferred Scheme Parteen to Peamount. Illustration taken from Final Options Appraisal Report (2016).

11.1.3 Wastewater

The Greater Dublin Strategic Drainage Study (GDSDS) was commissioned in 2001 to carry out a strategic analysis of the existing foul and surface water systems in Dublin City, Fingal, South Dublin, Dún Laoghaire-Rathdown, Meath, Kildare and Wicklow County Councils. It delivered an overview of the performance of the drainage infrastructure in the region's catchments and proposed infrastructural improvement works to facilitate the anticipated future growth in the catchment to the year 2031 and beyond. Since the establishment of Irish Water (IW) the main elements of this policy have been incorporated into IW's policy.

Policy IE2: Water Supply and Wastewater

Ensure that water supply and wastewater infrastructure is sufficient to meet the growing needs of the population and to support growth in jobs over the lifetime of the Development Plan facilitating environmental protection and sustainable growth.

IE2 Objective 1:

To work in conjunction with Irish Water to protect existing water and drainage infrastructure and to promote the ongoing upgrade and expansion of water supply and wastewater services to meet the future needs of the County and the Region.

IE2 Objective 2:
To support Irish Water in delivering key water service projects in the County including:

- The Water Supply Project Eastern and Midlands Region;
- Saggart Reservoir;
- Upgrade of the 9B foul sewer;
- Upgrade of the Dodder Valley Sewerage Scheme and work with Irish Water to tackle quickly the problems created by capacity issues regarding the Dodder Valley Sewer and in particular to encourage a pro-active response to surcharging into Dodder Valley Park to resolve the issue and mitigate the impacts on water quality, biodiversity, amenity and public health;
- Upgrades to regional networks and treatment.

IE2 Objective 3:
To promote and support the implementation of the Greater Dublin Strategic Drainage Study, Dublin Region Local Authorities (2005) GDSDS.

IE2 Objective 4:
To support Irish Water in the delivery of the strategic objectives and strategic water and wastewater projects and infrastructure as set out in the Water Services Strategic Plan (2015), any subsequent plan, Irish Water's Capital Investment Plan 2020-2024, any subsequent Capital Investment Plans and the National Water Resources Plan.

IE2 Objective 5:
To prohibit the connection of surface water outflows to the foul drainage network where separation systems are available.

IE2 Objective 6:
To work with Irish Water to reduce leakage in accordance with any forthcoming Regional Water Conservation Strategy.

IE2 Objective 7:
To promote water conservation and best practice water conservation in all developments, including rainwater harvesting, grey water recycling and supporting the implementation of BS8515:2009 Rainwater harvesting systems – Code of practice.

IE2 Objective 8:
To ensure on-going liaison and consultation with Irish Water to ensure that the water services infrastructure for the planned growth of the County, in line with the County's Core Strategy, is integrated into the relevant plans and capital programmes and to ensure that the design and layout of water services is fully considered to deliver sustainable growth.

IE2 Objective 9:
To ensure that all new developments in areas served by a public foul sewerage network connect to the public sewerage system.

IE2 Objective 10:
To require all development proposals to provide a separate foul and surface water drainage system – where practicable.

11.2 Surface Water and Groundwater

South Dublin County Council is responsible for surface water management and aquifer protection in the County, with the Office of Public Works (OPW) having responsibility for flood risk management. The main objective of the EU Water Framework Directive (WFD) is to protect and restore water quality in both surface and groundwater.

The WFD includes a requirement to 'contribute to mitigating the effects of floods', which has been enacted through the Floods Directive. The implementation of the Floods Directive and the development of Flood Risk Management Plans (FRMPs) are closely linked to the implementation of the Water Framework Directive (WFD).

11.2.1 Sustainable Urban Drainage Systems (SuDS)

The implementation of Sustainable Urban Drainage Systems (SuDS) is a nature-based solution to water management that aims to address surface water in a sustainable manner, by utilising and mimicking natural infiltration processes from the environment, reducing the rate of water run-off and improving water quality. The benefits of SuDS are addressed in detail in Chapter 4: *Green Infrastructure*, Section 4.2.2 Sustainable Water Management, where more detailed policy and objectives for SuDS are set out.

River Basin Management Plans 2009-2014 were completed under the Water Framework Directive covering eight River Basin Districts. The plans summarised the waterbodies that may not meet the environmental objectives of the WFD by 2015 and identified which pressures were contributing to the environmental objectives not being achieved. The plans described the classification results and identified measures that could be introduced to safeguard waters and meet the WFD objectives. Within South Dublin, the Camac and Dodder Rivers had poor to moderate status while the Griffeen, Liffey and Owendoher had good status (2013-2018). The third cycle of management plans (2015-2021) will cover a single River Basin District for Ireland.

Policy IE3: Surface Water and Groundwater

Manage surface water and protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.

IE3 Objective 1:
To maintain, improve and enhance the environmental and ecological quality of our surface waters and groundwater by implementing the relevant programme of measures set out in the River Basin Management Plans.

IE3 Objective 2:
To maintain and enhance existing surface water drainage systems in the County and to require Sustainable Drainage Systems (SuDS) in new development in accordance with objectives set out in section 4.2.2 of this Plan including, where feasible, integrated constructed wetlands, at a local, district and County level, to control surface water outfall and protect water quality.

IE3 Objective 3:
To protect the regionally and locally important aquifers within the County from risk of pollution.

IE3 Objective 4:
To continue efforts to improve water quality under the Local Government (Water Pollution) Act 1977, as amended and by implementing the measures outlined under the Nitrates Directive (91 / 676 / EEC) and the current National Nitrates Action Programme (NAP) and all other relevant legislation.

IE3 Objective 5:
To generally prohibit development within restricted areas identified on the Bohernabreena / Glenasmole Reservoir Restricted Areas Map contained in Appendix 5.

IE3 Objective 6:
To protect salmonid water courses, such as the Liffey and Dodder River catchments (including Bohernabreena Reservoir), which are recognised to be exceptional in supporting salmonid fish species.

IE3 Objective 7:
To protect surface water quality by continuing to assess the impact of domestic and industrial misconnections to the drainage network in the County and the associated impact on surface water quality, and by implementing measures to address same, and to diagnose and repair any misconnections in Council housing stock as part of the re-letting process.

IE3 Objective 8:
Integrate Surface Water and Groundwater systems as an essential component of all new developments, in accordance with the requirements set out in Chapter 12: *Implementation and Monitoring* and the policies and objectives of this chapter.

11.3 Flood Risk Management

The EU Floods Directive and the recommendations of the 2004 National Flood Policy Review Report are driving forces behind flood management in Ireland. *The Planning System* and *Flood Risk Management Guidelines for Planning Authorities*, DECLG and OPW (2009) and DECLG Circular P12 / 2014 address the interface between flood risk management and the planning system. The guidelines state that the steps in the development plan process and its Strategic Environmental Assessment need to be supported by an appropriate analysis of flood risk.

The SFRA of the County has been carried out to support the Strategic Environmental Assessment of the County Development Plan. The assessment was carried out in accordance with the requirements of the Flood Risk Management Guidelines and the EU Water Framework Directive. The SFRA Report is a separate document to be read in parallel with this Plan.

The SFRA identifies and maps flood risk in the County and has supported a sequential approach to planning, in accordance with the recommendations of the Flood Risk Management Guidelines.

Climate change adaption and resilience has become one of the fundamental considerations for strategic planning. As such, an appraisal of the potential impacts of climate change was carried out as part of the Strategic Flood Risk Assessment with regard to the OPW climate change parameters stated in the *Flood Risk Management Climate Change Sectoral Adaptation Plan* (2019), also international best practice within other European jurisdictions and the latest scientific studies.

There is an increasing likelihood that Ireland's climate will be similar to that depicted in the High-End Future climate change scenario by the year 2100. Therefore, High End Future Scenario (HEFS) parameters were used in the assessment process. This approach will also assist in achieving our obligations under the Water Framework Directive (WFD). The OPW is currently transitioning to regionally based climate models that reflect the likely varied impacts throughout the island of Ireland. These models will be implemented during the lifetime of the plan.

11.3.1 Riparian Corridors

Riparian corridors are now regarded as essential for ecosystem service provision. The benefits of Riparian Corridors are addressed in detail in Chapter 4: *Green Infrastructure*, Section 4.2.2 Sustainable Water Management, relevant policy and objectives are also set out in that section.

Hydromorphical Assessment and Riparian Corridor Designation

Hydromorphological integrity is identified in the WFD as one of the three key criteria for determining waterbody status (the others being ecology and chemical). A strategic hydromorphological assessment of major rivers within South Dublin County was undertaken for the County Development Plan in parallel to the SFRA. The outcome of this study was the mapping of riparian corridors of the major rivers of the County. It is an objective of the plan to require Hydromorphical Assessment of development proposals that are within riparian corridors to demonstrate how the integrity of the Riparian Corridor can be maintained and enhanced having regard to flood risk management, biodiversity, ecosystem service provision, water quality and hydromorphology (riparian corridors are identified on Development Plan maps). For policy on riparian corridors see Chapter 4: *Green Infrastructure*, Section 4.2.2 Sustainable Water Management and the Strategic Flood Risk Assessment carried out as part of the Development Plan process, Section 6, Riparian Corridors.

Policy IE4: Flood Risk

Ensure the continued incorporation of Flood Risk Management into the spatial planning of the County, to meet the requirements of the EU Floods Directive and the EU Water Framework Directive and to promote a climate resilient County.

IE4 Objective 1:

To require site specific flood risk assessments to be undertaken for all new developments within the County in accordance with The Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009) and the requirements of DECLG Circular P12 / 2014 and the EU Floods Directive and Chapter 12: *Implementation and Monitoring* and the policies and objectives of this chapter.



IE4 Objective 2:

To require all developments in the County to be designed and constructed in accordance with the "Precautionary Principle" detailed in the OPW Guidelines.



IE4 Objective 3:

To continue to support and co-operate with the Office of Public Works in measures set out in the relevant Flood Risk Management Plan.

IE4 Objective 4:

To support and facilitate the delivery of flood alleviation schemes in South Dublin County, including the schemes listed, in as environmentally sensitive a way as possible and to ensure that zoning or development proposals do not impede or prevent the progression of these measures:

- Poddle Flood Alleviation Scheme;
- Camac Flood Alleviation Scheme;
- Whitechurch Flood Alleviation Scheme;
- Lucan to Chapelizod Flood Alleviation Scheme.

IE4 SLO 1:

To require the preparation of a site and catchment specific Flood Risk Assessment and Mitigation Strategy, prepared by a qualified person(s), to be submitted with any proposal for development on the 'EE' zoned lands at Moneenalion Commons Upper, Baldonnell (See Development Plan Map).

11.4 Information and Communications Technology

The continued widespread availability of high-quality Information and Communications Technology (ICT) networks within the County is critical to the development of the County's economy and to social progress. It will ensure that the County remains attractive to hi-tech knowledge-based industries providing for high value employment. It is also a huge asset to the residents of the County encouraging home working and individual entrepreneurial activity.

Policy IE5: Information and Communications Technology (ICT)
Promote and facilitate the sustainable development of a high-quality ICT network throughout the County in order to achieve social and economic development, whilst protecting the amenities of urban and rural areas.
IE5 Objective 1: To promote and facilitate the provision of appropriate telecommunications infrastructure, including broadband connectivity and other innovative and advancing technologies within the County in a non-intrusive manner.
IE5 Objective 2: To co-operate with the relevant agencies to facilitate the undergrounding of all electricity, telephone and television cables in urban areas wherever possible, in the interests of visual amenity.
IE5 Objective 3: To permit telecommunications antennae and support infrastructure throughout the County, subject to high quality design, the protection of sensitive landscapes and visual amenity.
IE5 Objective 4: To discourage a proliferation of telecommunication masts in the County and promote and facilitate the sharing of facilities.
IE5 Objective 5: To ensure that above ground utility boxes are sensitively located and finished to reduce their visual impact, designing out anti-social behaviour and promoting soft planting around existing and new ones where feasible.
IE5 Objective 6: To require the identification of adjacent Public Rights of Way and established walking routes by applicants prior to any new telecommunication developments and to prohibit telecommunications developments that impinge thereon or on recreational amenities, public access to the countryside or the natural environment.
IE5 Objective 7: Ensure that applications made in relation to the provision of overground telecommunications infrastructure, including planning applications and Section 254 licence applications, take into consideration and demonstrate compliance with the '*Guidance on the Potential Location of Overground Telecommunications Infrastructure on Public Roads*' (2015).
IE5 Objective 8: To investigate the potential for the provision of fibre optic cables in the County to facilitate the delivery of high-speed broadband and to work collaboratively with providers in facilitating the same.

11.5 Electricity Infrastructure

In line with government policy, the development of energy networks in a safe and secure way to meet projected demand levels and to ensure a long-term, sustainable and competitive energy future for Ireland will be critical to our economy and to enabling the relevant grid connections for renewable energy. The protection of existing networks as well as expansion, where necessary, will enable energy service providers to deliver their statutory function. It is recognised that natural gas, particularly renewable and indigenous gas, will have a role to play in the transition to a low carbon economy. As such, renewable energy developments may require support from such sources in times of high energy demand.

Policy IE6: Electricity Infrastructure
Protect the existing electricity infrastructure and support the development of a safe, secure and reliable supply of electricity and the development of enhanced electricity networks as well as new transmission infrastructure projects subject to the relevant environmental assessments.
IE6 Objective 1: To support roll-out of the Smart Grids and Smart Cities Action Plan enabling new connections, grid balancing, energy management and micro grid development in line with RPO 10.19.
IE6 Objective 2: To support the reinforcement and strengthening of the electricity transmission and distribution network to facilitate planned growth and transmission / distribution of a renewable energy focused generation in line with RPO 10.22.
IE6 Objective 3: To support the sustainable development of Ireland's offshore renewable energy resources in accordance with the Department of Environment, Climate and Communications 'Offshore Renewable Energy Development Plan' and any successor thereof including any associated domestic and international grid connection enhancements in line with RPO 10.24.
IE6 Objective 4: To ensure that the design of energy networks achieves the least possible environmental impact and that where such impacts are inevitable, they are mitigated to the greatest possible extent.
IE6 Objective 5: To protect existing infrastructure and strategic route corridors, where they have gone through appropriate social, environmental and cultural impact assessments, for identified energy networks from encroachment by development that might compromise the performance of the networks.

11.6 Waste Management

Waste Management is integral to sustainable development and is a key element of the circular economy, protecting public health and maintaining a high-quality environment.

The *Planning and Development Act* (2000) (as amended) states that a development plan shall include objectives for waste recovery and disposal facilities. By virtue of Section 22(10A) of the Waste Management Acts (1996-2008), the objectives of the relevant Waste Management Plan are deemed to be included in the Development Plan.

National and Regional policy on waste management is set out in a number of documents. These include the NPF, the RSES, the Regional Waste Management Plans, the *National Climate Action Plan* (2021) and the Government's policy document *A Waste Action Plan for a Circular Economy* 2020-2025. These policy documents require a transition towards the creation of a circular economy, requiring the long-term use of materials, promoting recycling and re-use, and minimising waste at the end of the cycle. All of these documents and the policies and objectives which flow from them are consistent with the EU Waste Hierarchy approach to waste which endorses prevention, preparing for re-use, recycling, energy recovery and sustainable disposal.

The *Government's Waste Action Plan for a Circular Economy* 2020-2025 outlines the new focus which goes beyond simple management of waste and moves towards how we look at resources more broadly, thereby capturing the maximum value of all materials. The focus is on the circular economy approach.

The *Eastern Midlands Region Waste Management Plan* 2015-2021 (EMRWMP) provides the framework for waste management in South Dublin and the Region. It sets out a strategic vision with a focus on viewing waste as a valuable resource. It seeks to make better use of current resources, reduce the leakage of material including energy, as the country transitions from a linear to a circular economy.

Policy IE7: Waste Management

Implement European Union, National and Regional waste and related environmental policy, legislation, guidance and codes of practice to improve management of material resources and wastes.

IE7 Objective 1:

To encourage a just transition from a waste management economy to a green circular economy to enhance employment and increase the value, recovery and recirculation of resources through compliance with the provisions of the *Waste Action Plan for a Circular Economy* 2020-2025 and to promote the use of, but not limited to, reverse vending machines and deposit return schemes or similar to ensure a wider and varying ways of recycling.

IE7 Objective 2:
To support the implementation of the *Eastern Midlands Region Waste Management Plan* 2015-2021 or as amended by adhering to overarching performance targets, policies and policy actions.

IE7 Objective 3:
To provide for, promote and facilitate high quality sustainable waste recovery and disposal infrastructure / technology in keeping with the EU waste hierarchy and to adequately cater for a growing residential population and business sector.

IE7 Objective 4:
To provide for and maintain the network of bring infrastructure (for example, civic amenity facilities, bring banks) in the County to facilitate the recycling and recovery of hazardous and non-hazardous municipal wastes.

IE7 Objective 5:
To ensure the provision of adequately sized public recycling facilities in association with new commercial developments and in tandem with significant change of use / extensions of existing commercial developments where appropriate.

IE7 Objective 6:
To ensure that green waste centres are provided in suitable locations to augment the local house to house collection system for compostable waste.

IE7 Objective 7:
To require the appropriate provision for the sustainable management of waste within all developments, ensuring it is suitably designed into the development, including the provision of facilities for the storage, separation and collection of such waste.

IE7 Objective 8:
To adhere to the recommendations of the *National Hazardous Waste Management Plan* 2014-2020 and any subsequent plan, and to co-operate with other agencies including the EPA in the planning, organisation and supervision of the disposal of hazardous waste streams, including hazardous waste identified during construction and demolition projects.

IE7 Objective 9:
To support the development of indigenous capacity for the treatment of non-hazardous and hazardous wastes where technically, economically and environmentally practicable subject to the relevant environmental protection criteria for the planning and development of such activities being applied.

11.7 Environmental Quality: Air, Noise and Light

Clean air is essential in ensuring a high-quality environment for the wellbeing of the residents and success of the economy of the County. It also plays a key role in managing climate action. The impact of noise on human health is increasingly being recognised by the World Health Organisation and others including the EU. As the world has urbanised, the level of light pollution has increased. Set out below are the

higher-level strategic policies in relation to air, noise and light. More detailed development management standards are set out in Chapter 12: *Implementation and Monitoring*.

It is noted that air quality, noise and light pollution control are primarily covered within air, light and noise control legislation.

11.7.1 Air

Ireland as an EU member state is obliged to implement EU Directive 2008 / 50 / EC on ambient air quality and cleaner air for Europe (also referred to as the CAFÉ Directive). These requirements were transposed into national legislation in Ireland by the Air Quality Standards Regulations 2011 (S.I.180 / 2011).

Air quality monitoring stations collect data on ambient air levels assessed against European legal limit values and World Health Organisation guideline values. The network is managed by the EPA, in partnership with Local Authorities and other public / semi-state bodies and universities.

The Council has a number of air quality monitoring stations in the County at Tallaght, Rathcoole and Walkinstown managed by the Environmental Health Team. Up to date information on air quality for the Dublin Area – which includes the four Dublin Local Authorities – together with the Air Quality Index for Health is available at www.epa.ie/air/quality.

11.7.2 Noise

The *European Communities (Environmental Noise) Regulations* (2018) (S.I. No. 549 of 2018), implements EC Directive 2002 / 49 / EC (END) on assessment and management of environmental noise in Ireland. The END requires Member States to prepare and publish, every 5 years, strategic noise maps and noise management action plans for transport noise sources (that is, roads, railways and airports) and industry. The *Dublin Agglomeration Environmental Noise Action Plan* 2018-2023 was developed jointly by the four Local Authorities in the Dublin Region in their role as designated Action Planning Authorities under Article 10 of the *Environmental Noise Regulations* (2006). The purpose of the *Noise Action Plan* is to avoid, prevent and reduce, where necessary, on a prioritised basis the harmful effects including annoyance, caused by long-term exposure to environmental noise. Under the Noise Regulations (2018), all Local Authorities will review strategic noise mapping of non-National major roads, that is, all roads with more than 3 million vehicle passages per year. The EPA is the national competent authority under the Regulations Development Management Policies on noise are set out in Chapter 12: *Implementation and Monitoring*.

11.7.3 Light

Adequate lighting is essential for a safe and secure environment. However, light spillage from excessive or poorly designed lighting is increasingly recognised as a

potential nuisance to surrounding properties and a threat to light-sensitive wildlife. Light pollution can be defined as wasted light. While South Dublin is significantly urbanised, it has large areas of rural and mountain character, including river corridors, which are particularly sensitive to light pollution. Where proposals for new lighting require planning consent, the Council will ensure that they are carefully and sensitively designed. Development proposals which include external lighting should ensure that the proposed lighting scheme is the minimum required for reasons of public safety and security; there is no light spillage above the horizon; there is no unacceptable adverse impact on neighbouring or nearby properties or on the surrounding countryside; there is no dazzling or distraction to road users including cyclists and pedestrians; and road and footway lighting meets the Council's standards.

Policy IE8: Environmental Quality
Seek to take appropriate steps to reduce the effects of air, noise and light pollution on environmental quality and residential amenity in line with European, National and Regional policy and legislation.
IE8 Objective 1: To implement the provisions of national and EU Directives on air and noise pollution and other relevant legislative requirements in conjunction with other agencies as appropriate, consistent with RPO 10.10 of the RSES.
IE8 Objective 2: To co-operate with the EPA and TII in the maintenance of a Dublin ambient air quality monitoring network.
IE8 Objective 3: To implement the recommendations of the *Dublin Region Air Quality Plan* 2021 to protect people from the harmful health effects associated with air pollution, to preserve good air quality where it exists and to improve air quality where it is unsatisfactory.
IE8 Objective 4: To implement the relevant spatial planning recommendations and actions of the *Dublin Agglomeration Environmental Noise Action Plan* 2018-2023 or any superseding action plan.
IE8 Objective 5: To ensure that future developments are designed and constructed to minimise noise disturbance and take into account the multi-functional uses of streets including movement and recreation as detailed in the Urban Design Manual (2009) and the Design Manual for Urban Roads and Streets (2013, updated 2019).

IE8 Objective 6:
To ensure external lighting schemes minimise light spillage or pollution in the immediate surrounding environment and do not adversely impact on residential or visual amenity and biodiversity in the surrounding areas having regard to the Institute of Lighting Engineers' Guidance Notes for the Reduction of Light Pollution (UK). (see section 12.11.4 (iii)).

IE8 Objective 7:
To ensure that noise sensitive development in proximity to national and other roads provides a noise impact assessment and includes appropriate mitigation measures, such as noise barriers, set back landscaping and / or buffer zones between areas of land where development is proposed and existing and proposed national and other roads.

IE8 Objective 8:
To work alongside relevant stakeholders NTA, TII, EPA to promote and improve safer noise protection infrastructure in line with population growth and traffic increases along all our national roads.

11.8 Airports and Aerodromes

This section sets out the general restrictions and requirements on development within the County for Dublin Airport, Casement Aerodrome and Weston Airport. The safeguarding requirements in the vicinity of civil aerodromes located in South Dublin (Dublin Airport and Weston Airport) are set out in:

a. International Standards and Recommended Practices' within *Annex 14* to the *Convention on International Civil Aviation*, which is published by the International Civil Aviation Organisation (ICAO) and the Irish Aviation Authority Guidance Material on Aerodrome Annex 14 Surfaces (2015);
b. Certification Specifications & Guidance Material for Aerodromes Design published in 2017 by the European Aviation Safety Agency (EASA).

Safeguarding is dealt with in more detail in Chapter 12: *Implementation and Monitoring.*

Casement Aerodrome is a fully equipped military base and includes the main centre for Air Corps Operations. Its operations and requirements are dealt with by the Department of Defence.

This section also addresses policy and objectives relating to airport noise and public safety issues relating to the operation of the airports and aerodromes within South Dublin, while also providing information on helipads within the County.

11.8.1 National Aviation Policy

National aviation policy highlights the importance of air transport for trade, inward investment and tourism. The *National Aviation Policy for Ireland* (2015) published by

the Department of Transport, Tourism and Sport, sets the policies for aviation in Ireland. The principal goals of National Aviation Policy are to:

- Enhance Ireland's connectivity by ensuring safe, secure and competitive access responsive to the needs of business, tourism and consumers;
- Foster the growth of aviation enterprise in Ireland to support job creation and position Ireland as a recognised global leader in aviation;
- Maximise the contribution of the aviation sector to Ireland's economic growth and development.

South Dublin is located approximately 10km from Dublin Airport at its boundary, as such the airport has limited direct implications for the county in respect of safety and noise. However, its overall importance for the economy and tourism of the Country as a whole is acknowledged.

Weston Airport provides what is referred to as 'general aviation' for commercial and economic activities within the aviation sector in Ireland. It is also the base for the National Flight Centre pilot academy.

Casement Aerodrome, being a military aerodrome, does not come under the control of the Irish Aviation Authority but the ICAO Standards and Recommended Practices are applied as policy by the Department of Defence. Additionally, the Department of Defence applies a 'Security Zone' closely aligned with the areas around the runways known as flight strips.

11.8.2 Casement Aerodrome

Casement Aerodrome is in continuous aviation use and is the only fully equipped military airbase in the State serving as the main centre of Air Corps operations. The aerodrome has two runways:

1 Runway 10 / 28: The existing main runway with east to west orientation (north of Newcastle and over Kingswood);
2 Runway 04 / 22: Existing secondary runway with a south-west to north-east orientation (04 over Rathcoole and 22 over Corkagh Park).

Policy IE9: Casement Aerodrome

Safeguard, having regard to the requirements of the Department of Defence, the current and future operational, safety and technical requirements of Casement Aerodrome and facilitate its ongoing development for military and ancillary uses.

IE9 Objective 1:

To ensure the safety of military and other air traffic, present and future, to and from Casement Aerodrome with full regard for the safety of persons on the ground as well as the necessity for causing the least possible inconvenience to local communities.

IE9 Objective 2:
To maintain the airspace around Casement aerodrome free from obstacles to facilitate aircraft operations to be conducted safely, as identified in the Development Plan Index map and Map 12 and as outlined in Chapter 12: *Implementation and Monitoring*.

IE9 Objective 3:
To implement the principles of shielding in assessing proposed development in the vicinity of Aerodromes, having regard to Section 3.23 of the Irish Aviation Authority *Guidance Material on Aerodrome Annex 14 Surfaces* (2015) (See Chapter 12: *Implementation and Monitoring*).

IE9 Objective 4:
To prohibit and restrict development in the environs of Casement aerodrome, where it may cause a safety hazard. (See also Policy IE13 Public Safety Zones and Chapter 12: *Implementation and Monitoring*).

11.8.3 Weston Airport

Weston Airport consists of one runway, designated as a Code 2B runway by ICAO and EASA definitions. Weston Airport obstacle limitations surfaces overlap with those of Casement Aerodrome. In instances of overlap, the more stringent requirements of the two Aerodromes shall apply.

Policy IE10: Weston Airport

Safeguard, having regard to the requirements of the Irish Aviation Authority (IAA), the current and future operational, safety and technical requirements of Weston Airport and prevent encroachment of development around the airport which may interfere with its safe operation, in the context of the proper planning and sustainable development of the area and the protection of surrounding amenities.

IE10 Objective 1:
To safeguard air traffic to and from Weston Airport while ensuring the least possible inconvenience to local communities and with full regard for the safety of persons on the ground (see also section 11.7.7 Public Safety Zones).

IE10 Objective 2:
To maintain the airspace around the airport free from obstacles so as to facilitate aircraft operations to be conducted safely, including restricting development in the environs of the aerodrome, as identified by the Obstacle Limitations surfaces shown on the Development Plan Index map and Map 12 and as outlined in Chapter 12: *Implementation and Monitoring*.

IE10 Objective 3:
To prohibit and restrict development in the environs of Weston Airport, where it may cause a safety hazard to the operation of the airport.

IE10 Objective 4:
To ensure a balanced approach to any further lengthening of the permitted runway or over-run areas having regard to the need for environmental and other assessments including noise and assessment of the impact on local communities.

IE10 Objective 5:
The Planning Authority will engage with Kildare County Council, to guide the consideration of applications for development at Weston Airport having regard to national, regional and local climate action plans.

11.8.4 Dublin Airport

The outer horizontal surface for Dublin airport overlaps a limited area to the north of the County. The area is delineated on the Development Plan Maps.

Policy IE11: Dublin Airport

Refer planning applications for development within the Outer Horizontal Surface of Dublin Airport (and of over 90m in height above ground level) to the airport operator and regulator (DAA and IAA) and to have regard to the requirements of the IAA and DAA in the assessment of development proposals (see Index Map and Map 12 for details).

IE11 Objective 1:
To limit building heights to 90m above ground level so as to prevent any object from penetrating the Outer Horizontal Surface for Dublin Airport (as defined in the 2017 *Certification Specifications* of the European Aviation Safety Agency, and in accordance with Irish Aviation Authority guidance material in relation to this Surface).

11.8.5 Helipads

There are two hospital helipads in South Dublin: at Tallaght University Hospital, and at the Hermitage private medical clinic. These are private helipads, for which no formal approach and departure routes or surfaces have been established. The helipad at Tallaght is used by the Emergency Aeromedical Service.

To safeguard the ongoing use of these helipads, (and pending the adoption of any more formal approach / departure surfaces, for example, per ICAO "Annex 14 – Volume II: Heliports"), it is proposed that a 1 in 8 slope in all directions around these helipads will be preserved free of any new obstacles, and that no overhead wires will be allowed in their vicinity (with similar restrictions to be considered for any future hospital helipad or any future heliport).

Policy IE12: Helipads

Provide protection for hospital helipads, in particular the existing helipads at Tallaght Hospital and at Hermitage Clinic, by ensuring that a 1 in 8 slope in all directions from the edge of the helipad is kept free of any new obstacles (and under any future Approach or Departure Surface which may be designated for such helipads), and by avoiding any overhead wires or masts in their vicinity.

11.8.6 Airport and Aerodrome - Noise

The areas within which aircraft noise may be significant in the vicinity of the airports and aerodromes is indicated on the Development Plan Maps and these noise significant areas may be subject to updating. For residential development and other noise vulnerable land uses, an appropriate noise assessment with accompanying mitigation measures to protect residential amenity should be submitted.

Policy IE13: Noise

Discourage noise-sensitive developments in the immediate vicinity of airports and aerodromes.

IE13 Objective 1:

To limit residential development and other land uses impacted by noise, such as nursing homes, schools, hospitals and conference centres within the Noise Significant Area Boundary delineated for Casement and Weston (See County Development Plan Index Map and relevant area maps) and ensure that any noise sensitive uses are subject to an appropriate noise assessment and mitigation measures to protect residential amenity.

11.8.7 Public Safety Zones

Public Safety Zones - General

Additional safety on the ground is provided by means of Public Safety Zones extending from the ends of runways, usually involving (i) an Inner Zone in which no new human occupancy is permitted (although existing occupancy may remain), and (ii) an Outer Zone in which limited occupancy is permitted (with different maximum occupancy figures for different types of development, taking into account likely duration / s of occupancy).

There are currently no set international standards or recommendations regarding Public Safety Zones at airports / aerodromes, and in practice these vary considerably in size at the international airports where they are provided. Public Safety Zones at airports were not mentioned in the recent National Aviation Policy for Ireland (published in 2015 by the Department of Transport, Tourism and Sport).

The Public Safety Zones proposed within the 2009 Review of Policy at Casement Aerodrome were particularly small, and fully contained within the aerodrome's "Red / Inner approach areas" (where no new development was permitted in any event), so that those Public Safety Zones had no additional effect.

Public Safety Zones for Casement and Weston

To more accurately make provision for safe air navigation and protection of people on the ground, the prohibition on new development in the immediate vicinity of runway thresholds is transferred to new Inner Public Safety Zones for Casement and Weston. Pending more detailed review and recalculation based on updated traffic figures, these Inner Public Safety Zones will all be of triangular shape 1000m long by 100m wide (that is, larger than any of the Public Safety Zones calculated in 2009 for Casement).

In addition, new Outer Public Safety Zones of double that size (2000m long by 200m wide) are to be provided, within which development containing limited human occupancy may be permitted. Pending more detailed review, the occupancy numbers to be permitted in these Outer Public Safety Zones will be the same as applied in other larger Outer Public Safety Zones in Ireland (pending review of these provisions), that is, <60 persons per half hectare for housing,<85 persons per half hectare for retail or leisure, and <110 persons per half hectare for working premises; (the half hectare to be centred on the proposed development, and not based on ownership or site-holding boundary).

These new Inner and Outer Public Safety Zones will apply at Casement and at Weston, and pending further review, will all be of the same size for all runways (in view of the broadly similar traffic figures at both aerodromes). Within these Inner and Outer Zones, development will also remain restricted to the maximum heights / elevations permitted under the runway's Approach or Take-off Climb Surfaces (per ICAO specifications).

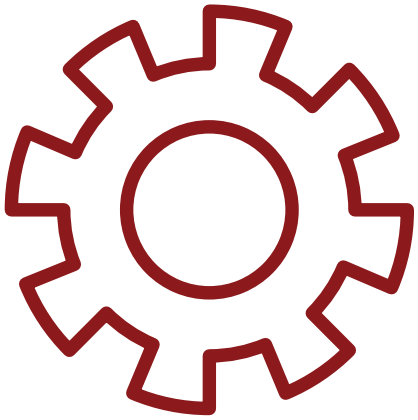
Policy IE14: Public Safety Zones
Improve protection for the public on the ground, in the event of an aircraft crash occurring, through the provision of Inner and Outer Public Safety Zones around airports.
IE14 Objective 1: To prohibit new development which would involve additional human occupancy within the Inner Public Safety Zones (PSZ) at Weston and Casement Aerodromes as identified on the Development Plan maps.
IE14 Objective 2: To limit all new development in the new Outer Public Safety Zones at Weston and Casement Aerodromes to development with occupancies per half hectare of – 60 persons or less for housing / residential, 85 persons or less for retail or leisure, 110 persons or less for working premises, and with a prohibition (in the Outer Public Safety Zones) on sports stadia, and on any new sensitive / institutional development such as schools or medical facilities, and on any new development involving 24-hour occupancy such as retirement homes.
IE14 Objective 3: To review, as appropriate, Public Safety Zone dimensions and occupancy limits in accordance with actual and predicted air traffic figures and with regard for any recommended international airport Public Safety Zone practice.

11.9 Climate Change Audit

Climate Action Audit

Potential role of Infrastructure and Environmental Services in climate action	Measures to Address Climate Impacts
Delivering a high quality environment and adopting a sustainable approach to the delivery of the range of infrastructure that supports the County will impact hugely on achieving our climate change targets and protecting the planet. Through good planning we can ensure that our environment is a key element in future development and growth.	Policies and objectives contained in this chapter which address climate impacts include the following: → Overarching policy requiring sustainable management of our natural capital and provision of infrastructure in tandem with development; → Supporting IW in their role in the sustainable management of water supply; → Incorporation of measures such as SuDS and Integrated Constructed Wetlands and similar into proposed developments; → Support the circular economy approach; → Requiring the incorporation of recycling, bring and green waste centres into new development; → Requiring limitation of air, noise and light pollution.





Implementation and Monitoring

Vision

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

12.0 Introduction

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

12.1 Overview

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

Chapter 12 sets out standards and criteria for the following:

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

12.2 Land-Use Zoning Objectives

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

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

Table 12.1: Land-Use Zoning Objectives

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

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

12.2.1 Land-Use Zoning Tables

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

(i) Permitted in Principle

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

(ii) Open for Consideration

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

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

(iii) Not Permitted

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

(iv) Transitional Areas

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

(v) Other Uses

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

(vi) Non-Conforming Uses

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

a In existing premises

b In Villages to serve local needs

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

d Not permitted above 350m contour

h For small-scale amenity or recreational purposes only

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

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

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

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

a In existing premises

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

f Subject to acceptable landscape impact assessment

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

h For small-scale amenity or recreational purposes only

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

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

a In existing premises

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

f Subject to acceptable landscape impact assessment

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

h For small-scale amenity or recreational purposes only

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

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

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

a In existing premises

h For small-scale amenity or recreational purposes only

e If provided in the form of a lawn cemetery

* Only where this accords with H3 Objective 4

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

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

a In existing premises

b In Villages to serve local needs

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

h For small-scale amenity or recreational purposes only

12.3 Natural, Cultural and Built Heritage

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

12.3.1 Appropriate Assessment

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

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

or

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

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

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

12.3.2 Ecological Protection

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

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

12.3.3 Environmental Impact Assessment

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

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

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

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

12.3.4 Archaeological Heritage

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

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

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

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

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

The following considerations should also be noted:

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

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

12.3.5 Landscape Character Assessment

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

- Liffey Valley

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

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

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

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

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

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

Table 12.17: Landscape Character Types

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

Principles for Development

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

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

Principles for Development

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

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

Principles for Development

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

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

Principles for Development

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

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

Principles for Development

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



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

Principles for Development

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

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

Principles for Development

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

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

Principles for Development

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

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

Principles for Development

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

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

Principles for Development

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

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

Principles for Development

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

High Amenity and Sensitive Landscapes

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

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

Fencing

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

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

Sites with Varying or Steep Topography

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

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

12.3.6 Industrial Heritage

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

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

12.3.7 Protected Structures

(i) General

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

(ii) Works to a Protected Structure

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

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

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

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

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

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

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

(iii) Change of Use

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

(iv) Development in Proximity to a Protected Structure

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

12.3.8 Architectural Conservation Areas

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

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

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

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

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

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

12.3.9 Vernacular and Historic / Older Buildings, Estates and Streetscapes

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

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

12.3.10 Thermal Upgrading and Energy Efficiency in Historic and Traditional Buildings

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

12.4 Green Infrastructure

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

12.4.1 Green Infrastructure Definition and Spatial Framework

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

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

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

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

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

12.4.2 Green Infrastructure and Development Management

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

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

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

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

→ Proposals for identification and control of invasive species.

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

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

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

Green Space Factor (GSF)

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

Minimum Score Not Achieved

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

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

Sites with a Particular Sensitivity

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

Alternative GI Interventions

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

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

12.4.3 Riparian Corridors:

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

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

12.5 Quality Design and Healthy Placemaking

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

12.5.1 Universal Design

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

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

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

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

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

12.5.2 Design Considerations and Statements

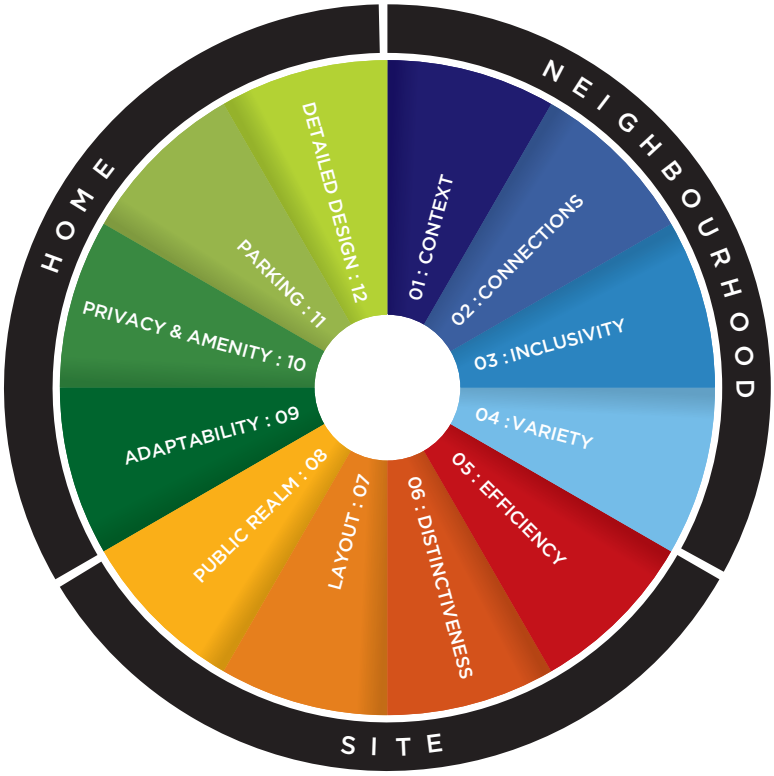
'The Plan Approach' Compliance Report:
Applications for new development shall be accompanied by a statement from a suitably qualified person detailing how **'the plan approach'** has been taken into consideration and incorporated into the design of the development, including the materials and finishes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

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

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

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

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



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

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

Materials, Colours and Textures

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

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

12.5.3 Density and Building Heights

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

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

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

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

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

12.5.4 Public Realm: (At the Site Level)

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

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

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

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

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

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

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

12.5.6 Shopfront Design

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

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

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

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

12.5.7 Signage – Advertising, Corporate and Public Information

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

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

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

Table 12.19: Signage

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

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

12.6 Housing - Residential Development

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

12.6.1 Mix of Dwelling Types

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

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

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

Unit Mix

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

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

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

Unit mix should also provide for:

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

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

12.6.2 Vacant Site Levy – Residential and Regeneration Lands

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

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

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

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

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

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

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

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

12.6.3 Unit Tenure

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

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

12.6.4 Purpose Built Student Accommodation

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

12.6.5 Nursing Homes / Assisted Living Accommodation

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

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

12.6.6 Retirement Villages

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

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

12.6.7 Residential Standards

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

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

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

Housing

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

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

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

Table 12.20: Minimum Standards for Housing and Open Space

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

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

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

A further reduction below the minimum standard may be considered acceptable where an equivalent amount of high quality semiprivate open space is provided in lieu of the private open space, subject to at least 50 percent of the area being provided as private open space (see Table 12.20). The planning authority should be satisfied that the compensatory semi-private open space will provide a high standard of amenity for all users and that it is well integrated and accessible to the housing units it serves.

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

For building refurbishment schemes on sites of any size or urban infill schemes on smaller sites (sites of up to 0.25ha) the private open space standard may be relaxed in part or whole, on a case-by-case basis, subject to overall design quality and proximity to public open space in accordance with *Sustainable Residential Development and Compact Settlements Guidelines* (2024).

Apartments

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

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

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

Table 12.21: Minimum Standards for Apartments

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

Apartment Size Safeguards

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

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

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

Private Space

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

Communal / Semi-Private Space

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

Internal Storage Standards

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

Floor to Ceiling Height

In line with SPPR 4 of the Apartments Guidelines (2025) or NPPM 4 of the Planning Design Standards for Apartments National Planning Statement (as applicable), ground level apartment floor to ceiling heights shall be a minimum of 2.7m. For

building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise discretion on a case-by case basis, subject to overall design quality.

Lift and Stair Cores

In line with SPPR 5 of the Apartments Guidelines (2025) or NPPM 5 of the Planning Design Standards for Apartments National Planning Statement (as applicable) there shall be no requirement within statutory plans or within an individual scheme in respect of a minimum number of units per floor per core.

Separation Distances and Block Layout

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

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

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

In accordance with the *Sustainable Residential Development and Compact Settlements Guidelines* (2024), when considering a planning application for residential development, a separation distance of at least 16 metres between opposing windows serving habitable rooms at the rear or side of houses, duplex units and apartment units, above ground floor level shall be maintained.

Separation distances below 16 metres may be considered acceptable in circumstances where there are no opposing windows serving habitable rooms and where suitable privacy measures have been designed into the scheme to prevent undue overlooking of habitable rooms and private amenity spaces.

In all cases, the obligation will be on the project proposer to demonstrate to the satisfaction of the planning authority that residents will enjoy a high standard of amenity and that the proposed development will not have a significant negative impact on the amenity of occupiers of existing residential properties.

Privacy and Security Considerations

- A minimum of 25% of units within a development shall be required to be dual aspect. Statutory plans shall not specify minimum requirements that exceed the requirements of this Specific Planning Policy Requirement.
- For building refurbishment schemes on sites of any size or urban infill schemes on

sites of up to 0.25ha, planningauthorities may exercise further discretion to consider dual aspect unit provision at a level lower than the 25%minimum outlined above on a case-by-case basis, but subject to the achievement of overall high design quality in other aspects.

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

Dual Aspect

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

- A minimum of 25% of units within a development shall be required to be dual aspect. Statutory plans shall not specify minimum requirements that exceed the requirements of this Specific Planning Policy Requirement.
- For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise further discretion to consider dual aspect unit provision at a level lower than the 25% minimum outlined above on a case-by-case basis, but subject to the achievement of overall high design quality in other aspects.

And the following should be considered as part of design:

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

Sunlight / Daylight

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

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

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

Access Cores and Communal Areas

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

Clothes Drying Facilities

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

Building Lifecycle Report and Management Companies

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

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

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

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

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

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

Building Design

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

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

12.6.8 Residential Consolidation

Infill Sites

Development on infill sites should meet the following criteria:

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

quality in line with the guidelines

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

Corner / Side Garden Sites

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

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

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

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

Backland Development

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

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

Dwelling Sub-Division and Upper Floors

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

Extensions

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

Family Flats

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

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

12.6.9 Rural Housing

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

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

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

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

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

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

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

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

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

Rural Housing Design

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

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

Wastewater Treatment

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

12.6.10 Public Open Space

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

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

Table 12.22: Minimum Public Open Space Standards

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

Contribution in lieu of Public Open Space

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

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

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

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

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

Quality of Public Open Space Provision

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

Access

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

Recreation Facilities

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

Green Infrastructure, Biodiversity and Sustainable Water Management

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

Accessibility

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

Safety

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

Children's Play Areas

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

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

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

12.6.11 Temporary Accommodation

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

12.7 Sustainable Movement

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

12.7.1 Bicycle Parking / Storage Standards

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

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

Table 12.23: Minimum Bicycle Parking / Storage Rates

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

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

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

Bicycle Parking Design / Provision

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

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

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

The Apartments Guidelines also advise that:

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

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

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

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

12.7.2 Traffic and Transport Assessments

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

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

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

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

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

12.7.3 Travel Plans

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

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

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

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

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

12.7.4 Car Parking Standards

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

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

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

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

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

Table 12.25: Maximum Parking Rates (Non-Residential)

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

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

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

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

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

Table 12.26: Maximum Parking Rates (Residential Development)

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

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

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

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

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

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

12.7.5 Car Parking / Charging for Electric Vehicles (EVs)

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

12.7.6 Car Parking Design and Layout

On-Street Parking

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

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

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

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

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

In-Curtilage Parking

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

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

Widening of Driveways to Accommodate In-Curtilage Parking

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

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

mitigated;

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

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

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

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

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

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

12.8 Community Infrastructure and Open Space

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

12.8.1 Community Centres

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

out by the Council).

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

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

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

12.8.2 Public Open Space

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

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

The 5 principles guiding Public Open Space Provision include:

- Hierarchy
- Environmental Sustainability
- Quantity
- Quality
- Accessibility

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

12.8.3 Healthcare Facilities

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

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

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

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

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

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

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

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

12.8.4 Early Childhood Care and Education Facilities

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

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

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

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

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

12.8.5 Education Facilities

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

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

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

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

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

12.8.6 Public Art

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

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

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

12.8.7 Places of Worship

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

12.8.8 Burial Grounds Including Green Burial Grounds and Crematoria

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

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

12.8.9 Pigeon Lofts

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

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

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

12.9 Economic Development and Employment

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

12.9.1 Regeneration Zone

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

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

12.9.2 Enterprise and Employment Areas:

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

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

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

12.9.3 Home Based Economic Activity

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

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

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

12.9.4 Space Extensive Enterprises

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

To require that space extensive enterprises demonstrate the following:

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

12.9.5 Retail Development:

(i) Retail Criteria

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

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

location;

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

(ii) Restrictions on Uses

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

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

(iii) Fast Food / Takeaway Outlets

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

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

(iv) Motor Fuel Stations

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

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

(v) Retail Warehousing

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

12.9.6 Agriculture and Rural Enterprise

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

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

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

12.9.7 Extractive Industries

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

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

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

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

12.9.8 Seveso Sites

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

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

12.10 Energy

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

12.10.1 Energy Performance in New Buildings

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

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

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

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

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

12.10.2 Low Carbon District Heating Networks

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

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

or

- Provide evidence that low carbon heat network proposals (including renewable energy opportunities) have been fully explored and are unfeasible;
- Where on-site low carbon heat network proposals have been explored and are not feasible, details of future proofing of the building fabric and safeguarding of pipe network routes up to the site boundaries should be submitted, to facilitate future connection to such schemes.

Future developments within these areas should connect into existing or confirmed District Heating Systems. Where a District Heating scheme has not been confirmed, new development should be designed so that it can connect into such a scheme when one is delivered.

12.10.3 Energy from Waste

Development proposals for new industrial and commercial developments and large extensions to existing premises, where the processes associated with the primary operation of the proposal generates significant waste heat, must:

- Carry out an Energy Analysis of the proposed development and identify the details of potential waste heat generated and suitability for waste heat recovery and utilisation with adjoining sites;
- Include heat recovery and re-use technology on site;
- Include heat distribution infrastructure above or below ground, (including future proofing of the building fabric to facilitate future connection, safeguarding any pipe work routes up to the boundary to adjoining sites);

or

- Provide evidence that heat recovery and distribution has been fully explored and is not feasible.

Ensure that appropriate conditions are attached to planning applications to achieve district heating in identified areas having regard to above.

12.10.4 Solar Photovoltaic

Buildings

Development proposals for solar energy development on buildings must, unless feasibility is otherwise demonstrated:

- Prioritise south facing aspects and have an inclination of between approximately 35 and 50 degrees depending on the use of solar PV or solar thermal technologies;
- Be designed to take account of over-shadowing from other solar installations on site, from existing elements of the built environment such as chimneys, parapets, roof plant equipment and taller buildings and structures in the immediate vicinity;
- Ènsure sufficient space for access, installation and maintenance;
- Ensure that the siting and design of proposals have regard to the visual amenities of the surrounding area;
- Consider the provisions of the Water Framework Directive, Habitats Directive and other environmental and built heritage issues and glint and glare near airports.

Commercial (Utility) Scale Solar Photovoltaic (USSPV) Developments

- For utility-scale solar farms, appropriate soft landscaping and habitat / biodiversity creation should be included to integrate the site into its local surroundings and appropriate boundary fencing should be incorporated where necessary to ensure the site is adequately secure.
- Potential environmental impacts must be considered depending on the location and scale of the development. These may include visual impact assessment or glint and glare assessments, particularly when the site is in close proximity to airport flight approach routes, rail lines or other sensitive visual receptors.

- The Irish Solar Energy Association provides guidance on environmental screening which should be read against Departmental Guidelines on Appropriate Assessment. Natura 2000 sites with ecological and / or hydrological connections to a proposed solar farm and / or the indicative grid connection routes should be identified and the potential impact on these Natura 2000 sites be assessed.
- The use of land for the development of USSPV farms should always be balanced against the need to use the same land for other on-site operations such as food production.
- The *Planning and Development Guidance Recommendations for Utility Scale Solar PV Schemes in Ireland* (2016) also provides some further recommendations.

12.10.5 Small Scale Hydro-Electricity Projects

Any development proposals for hydroelectric energy development must:

- Be accompanied by a detailed assessment of flow conditions;
- Ensure that proposed structures do not impede or prevent the passage of freshwater species passing through the structures;
- Ensure that the siting and design of proposals have regard to the visual and residential amenities of the surrounding area, including noise impact;
- Consider the provisions of the Water Framework Directive, Habitats Directive and other environmental, fisheries or built heritage issues;
- Comply with the Inland Fisheries Ireland Guidelines on the Planning, Design, Construction and Operation of Small-Scale Hydro-Electric Schemes.

12.11 Infrastructure and Environmental Services

This section should be read in conjunction with Chapter 11 and associated policies and objectives, including those in Chapter 4.

12.11.1 Water Management

(i) Flood Risk Assessment

Flood risk management will be carried out in accordance with the *Flood Risk Management Guidelines for Planning Authorities*, DOECLG (2009) and Circular PL2 / 2014. The Dodder CFRAMS, Eastern CFRAMS (Catchment and Flood Risk Assessment and Management) and the *South Dublin Strategic Flood Risk Assessment* (2021) provide information in relation to known flood risk in South Dublin County (see Development Plan Map 14, Strategic Flood Risk). Development proposals will be subject to hydromorphical assessments where they are partially or wholly within the Riparian Corridors identified on Map 14 in accordance with Policy GI 3 and relevant objectives.

- Development proposals on lands that may be at risk of flooding should be subject to a **flood risk assessment**, prepared by an appropriately qualified Chartered Engineer, in accordance with the Flood Risk Management Guidelines. Detailed flood risk assessments should be cognisant of possible pluvial flood risk and appropriate drainage proposals should be implemented to reduce the risk of

pluvial flooding;

- Proposals for minor development to existing buildings (for example, extensions or change of use) in areas of flood risk should include a **flood risk assessment** of appropriate detail.

(ii) Surface Water

Development proposals should provide suitable drainage measures in compliance with the *South Dublin County Council's Sustainable Drainage Systems (SuDS) Explanatory, Design and Evaluation Guide,* 2022.

- The maximum permitted surface water outflow from any new development should not exceed the existing situation, and on greenfield lands, that of a greenfield site before any development took place;
- All new development must take account of the 'precautionary principle' in relation to climate change;
- Development proposals should not give rise to the pollution of ground or surface waters either during construction phases or subsequent operation. This will be achieved through adherence to best practice in the design, installation and management of systems for the interception, collection and appropriate disposal or treatment of all surface water and effluents.

(iii) Sustainable Urban Drainage System (SuDS)

In general, all new developments will be required to incorporate Sustainable Urban Drainage Systems (SuDS).

- Sustainable Drainage Systems include devices such as swales, permeable pavements, filter drains, storage ponds, constructed wetlands, soakways and green roofs;
- In some exceptional cases and at the discretion of the Planning Authority, where it is demonstrated that SuDS devices are not feasible, approval may be given to install underground attenuation tanks or enlarged pipes in conjunction with other devices to achieve the required water quality. Such alternative measures will only be considered as a last resort;
- Development should seek to maximise the use of permeable surfaces, as well as opportunities for stormwater attenuation and storage through SuDS and limit the use of underground attenuation and storage;
- Watercourses should remain open in their natural valley and culverting should be confined to road crossings. In exceptional circumstances and at the discretion of the Planning Authority, approval may be given to install a culvert within a development where it is demonstrated that this is the most appropriate design response based on site specific constraints / circumstances.

(iv) Groundwater

The Planning Authority requires adequate and appropriate investigations to be carried out into the nature and extent of any soil and groundwater contamination and the risks associated with site development work at sensitive locations, in particular, where brownfield development is proposed.

(v) Rain Water Harvesting

Where a development proposal includes rain water harvesting, liaison should take place with the relevant stakeholders, to ensure the implementation of BS8515-2009 (Rain & Grey Water Harvesting), subject to class of use (SI 600 2001) and the economic viability for the end user.

12.11.2 Information and Communications Technology

In the consideration of proposals for telecommunications antennae and support structures, applicants will be required to demonstrate:

- Compliance with the document *Telecommunications Antennae and Support Structures: Guidelines for Planning Authorities* (1996) and Circular Letter PL 07 / 12 issued by the Department of the Environment and Local Government (as may be amended), and to other publications and material as may be relevant in the circumstances;
- On a map, the location of all existing telecommunications structures within a 2km radius of the proposed site, stating reasons why (if not proposed) it is not feasible to share existing facilities having regard to the *Code of Practice on Sharing of Radio Sites* issued by the Commission for Communications Regulation;
- The degree to which the proposal will impact on the amenities of occupiers of nearby properties, or the amenities of the area (for example, visual impacts of masts and associated equipment cabinets, security fencing treatment) and the potential for mitigating visual impacts including low and mid-level landscape screening, tree-type masts being provided where appropriate, colouring or painting of masts and antennae, and considered access arrangements;
- The significance of the proposed development as part of the telecommunications network.

Section 254 Licences:

A Section 254 licence is required from a planning authority to place on, under, over or along a public road the following items or equipment:

- a vending machine;
- a town or landscape map for indicating directions or places;
- a hoarding, fence or scaffold;
- an advertisement structure;
- a cable, wire or pipeline, overground electronic communications infrastructure and any associated physical infrastructure;
- a telephone kiosk or pedestal;
- any other appliance, apparatus or structure, which may be prescribed as requiring a licence under this section, on, under, over or along a public road save in accordance with a licence granted by a planning authority under this section.

The Planning and Development Act, 2000 (as amended) states that:

'In considering an application for a licence under this section a planning authority, or the Board on appeal, shall have regard to—

(a) the proper planning and sustainable development of the area,
(b) any relevant provisions of the development plan, or a local area plan,
(c) the number and location of existing appliances, apparatuses or structures on, under, over or along the public road, and
(d) the convenience and safety of road users including pedestrians'.

Items and equipment placed on, under, over or along a public road – such as street furniture and overground telecommunications infrastructure – have the potential to significantly impact on the quality of the environment within a given area. This includes development works regulated through Section 254 licencing requirements.

In assessing applications under Section 254 of the Planning and Development Acts, the Planning Authority, must have regard to the relevant provisions of the Development Plan and any local area plan in place. Careful consideration should be given especially to Chapter 5 of this Plan 'Quality Design and Healthy Placemaking', in particular the sections dealing with 'The Delivery of Sustainable Neighbourhoods', 'The plan approach' and the eight principles which must be applied to new developments in the County.

Applications made under the Planning and Development Act, 2000 (as amended) in relation to the provision of overground telecommunications infrastructure, including planning applications and Section 254 licence applications, must take into consideration and demonstrate compliance with the '*Guidance on the Potential Location of Overground Telecommunications Infrastructure on Public Roads*' (2015).

12.11.3 Waste Management

(i) Bring Banks and Recycling Facilities

All large retail developments are required to provide public bring banks, unless there are existing facilities within a 1km radius. Bring bank facilities will generally be required at appropriate locations in the following development types:

- In conjunction with significant new commercial developments, or extensions to same a minor offset in car parking requirements may be considered where public recycling bring facilities are provided;
- In conjunction with new waste infrastructure facilities, proposals should include bring facilities for the acceptance of non-hazardous and hazardous wastes from members of the public and small businesses;
- In conjunction with medium and large scale residential and mixed-use developments providing in excess of 10 residential units, proposals should provide recycling and bring bank facilities to serve residents and in some appropriate locations, the wider community;
- In conjunction with all large retail developments provide space for reverse vending machines to promote the circular economy.

(ii) Design and Siting of Refuse Storage, Recycling and Bring Facilities in Developments

The following criteria will be considered in the assessment of the design and siting of

waste facilities and bring facilities:

- The location and design of any refuse storage or recycling facility should ensure that it is easily accessible both for residents and / or the public and for bin collection, be insect and vermin proofed, will not present an odour problem, and will not significantly detract from the residential amenities of adjacent property or future occupants;
- Provision for the storage and collection of waste materials shall be in accordance with the guidelines for waste storage facilities in the relevant Regional Waste Management Plan and the design considerations contained in Planning Design Standards for Apartments Guidelines for Planning Authorities (2025) or the relevant section of the Planning Design Standards for Apartments National Planning Statement (as applicable). Refuse storage for houses should be externally located, concealed / covered and adequate to cater for the size and number of bins normally allocated to a household. For terraced houses, the most appropriate area for bins to be stored is to the front of the house, which should be located in well-designed enclosures that do not to detract from visual amenity;
- Access to private waste storage in residential schemes should be restricted to residents only.

(iii) Waste Recovery and Waste Disposal Facilities

In assessing development proposals for, or including, waste recovery and waste disposal facilities, the Planning Authority will have regard to the policies, actions, targets and provisions of the Eastern-Midlands Region Waste Management Plan (2015-2021) or any superseding document, and to planning legislation, the Development Plan and other relevant planning documents. As indicated in Chapter 11, section 11.5 the objectives of the Waste Management Plan are deemed to be included in the Development Plan.

The provision of waste recovery facilities, pre–treatment infrastructure and development of indigenous secondary waste processing, including Material Recovery Facilities (MRF) and Waste Transfer Stations will be facilitated at appropriate locations within the County. In general, to prevent an excessive concentration, no new facilities will be permitted inside the M50. Facilities will only be permitted where they do not materially detract from the Land Use Zoning Objective and are at a scale appropriate to their surrounding environment and adjoining amenities.

With regard to large scale proposals for waste disposal installation, the Planning Authority will contribute to the Strategic Infrastructure Development (SID) process.

In the event of a conflict arising between an objective in the Regional Waste Plan and that of the County Development Plan, the Waste Plan objective takes precedence, and a planning decision may be made on that basis.

Development proposals for waste recovery and disposal facilities, should have regard to the following:

- Avoid siting waste infrastructure or related infrastructure in Special Areas of

Conservation (SACs), Special Protection Areas (SPAs) and proposed Natural Heritage Areas (pNHAs or NHAs) or areas protected for landscape amenity, visual amenity, geology, heritage or cultural value or areas of flood risk;
- → Undertake Appropriate Assessment Screening for all waste-related activities requiring development consent;
- → Ensure a Sustainable Drainage System (SuDS) is applied to any development and that site-specific solutions to surface water drainage systems are developed, which meet the requirements of the Water Framework Directive and associated River Basin Management Plans;
- → The impact from a transport perspective should be assessed including road access, network, safety and traffic patterns to and from the proposed facility in accordance with road design guidelines and / or relevant guidelines in relation to roads. Proposals will require a Traffic Impact Assessment (TIA);
- → Impact on residential and visual amenity of the area: - In general, no new waste disposal facility or Refuse Transfer Station shall be located within 200 metres of a residence.

(iv) Construction and Demolition Waste

Construction and Demolition Waste Management Plans should be submitted as part of development proposals for projects in excess of any of the following thresholds:

- → New residential development of 10 units or more;
- → New developments other than above, including institutional, educational, health and other public facilities, with an aggregate floor area in excess of 1,000 square metres;
- → Demolition / renovation / refurbishment projects generating in excess of 100 cubic metres in volume, of Construction and Demolition (C&D) waste;
- → Civil engineering projects in excess of 500 cubic metres of waste materials used for development works on the site.

The Construction and Demolition Waste Management Plan, as a minimum, should include provision for the management of all construction and demolition waste arising on site, and make provision for the reuse of said material and / or the recovery or disposal of this waste to authorised facilities by authorised collectors. Where appropriate, excavated material from development sites is to be reused on the subject site.

12.11.4 Environmental Hazard Management

(i) Air Quality

In considering development proposals for planning permission, the Planning Authority will have regard to the Air Quality Management Plan for the Dublin Region. Air quality standards are set by the Air Quality Standards Regulations 2011 (S.I. No. 180 of 2011) which transposes the Ambient Air Quality and Cleaner Air for Europe (CAFE) Directive (2008 / 50 / EC) into Irish legislation.

(ii) Noise

- → The Planning Authority will have regard to the *Dublin Agglomeration*

Environmental Noise Action Plan (2018-2023), or superseding plan, when assessing development proposals along major road and rail transport corridors, with a view to reducing noise from new sources and to identify and protect areas of low sound levels.

- Development proposals with the potential to give rise to significant noise impacts may require a **Sound Impact Assessment and Mitigation Plan** to minimise noise disturbances and protect the amenities of the area.
- The Planning Authority will carefully consider the location of noise sensitive developments to ensure they are protected from major noise sources where practical. Furthermore, the provision of appropriate mitigation measures for existing areas adjacent to major noise sources is supported and will be considered having regard to the visual amenity and the proper planning and sustainable development of the area.
- Where development sites adjoin residential properties, the Planning Authority will generally attach a condition to grants of planning permission restricting the operation of equipment or machinery (to include pneumatic drills, construction vehicles, generators) on or adjacent to the site before 07.00 hours on weekdays and 09.00 hours on Saturdays, after 19.00 hours on weekdays and 13.00 hours on Saturdays and at any time on Sundays, Bank Holidays or Public Holidays.

(iii) Lighting

Co-ordination of Landscape Proposals and Public Lighting (and other utilities)

The co-ordination of proposed Landscape Plans and Public Lighting Plans (and other utilities) to include Environmental Zones, where applicable, will be required from the pre-planning stage all the way through the planning application process to compliance. This is to ensure that all landscape proposals and public lighting on site are practical, viable and compatible.

All residential developments above 5 residential units and all other proposed developments shall submit a full lighting plan. This shall be a co-ordinated plan showing the proposed landscape plan, public lighting and other services and any environmental/ecological related requirements and that these are prepared in accordance with industry best practice and in compliance with:

- The most up to date edition of EN13201
- Institute of Lighting Professionals (ILP) Guidance Note 1 The Reduction of Obtrusive Light, 2020
- Relevant documents of the Society of Light and Lighting
- South Dublin County Council's Public Lighting Specification, 2016, (as updated).

Lighting should be designed to minimise light pollution and should be designed to avoid light spillage, the creation of glare or the emission of light above a horizontal plane.

External lighting schemes and illuminated signage on commercial and industrial premises, sports grounds, and other community facilities, should be designed, installed and operated so as to prevent nuisance to adjoining occupiers and road

users, in the interests of amenity and public safety.

Where sites are environmentally sensitive, a lighting plan for Environmental Zones will be required.

Environmental Zones for Lighting Plan

The success of lighting design will rely heavily on striking the right balance between light and dark over the various areas of lands concerned and their immediate contexts.

In assessing planning applications or preparing plans, the designation of Environmental Zones, as defined by the Institute of Lighting Engineers' publication, Guidance Notes for the Reduction of Light Pollution published in the UK and set out below should be considered.

Table 12.28: Environmental Zones for Lighting

Zone	Surroundings	Lighting Environment	Examples
E1	Natural	Intrinsically Dark	Natural Parks
E2	Rural	Low District Brightness	Rural, Small Village, Relatively dark urban locations
E3	Suburban	Medium District Brightness	Small towns centres or urban locations
E4	Urban	High District Brightness	Town / City Centres with high levels of night-time amenity

The proposals should ensure appropriate levels of light and dark throughout the site to respond to ecological surveys, the conditions on site, the proposals for the site and the need to protect biodiversity and provide appropriate levels of lighting for public safety.

The proposals should provide for the mitigation of proposed lit areas, where appropriate. This can include variations in light levels and intensity and other mitigation measures such as light direction, cowling, light colour and so on. Where applicable, the provisions of the "*Institute of Lighting Professionals*" Guidance Document Note. 8 Bats and Artificial Lighting, 2018, shall be applied:

- Bat sensitive lighting installations to be managed/mitigated by dynamic lighting systems. Warm White (2,700K) lanterns may be used in designated bat sensitive areas only. In assessing planning applications or preparing plans, the avoidance and mitigation measures as outlined in the Guidance Document Note 8, referred to above, are advised to be incorporated at the earliest stage of development and lighting designs.

In general, non-vehicular routes through green spaces should be lit only if they are permeability routes, outside designated dark zones and lighting is agreed with the public realm section as well as the public lighting section of the Council. The above is subject to assessment regarding the sensitivity of ecology in the area.

12.11.5 Aviation, Airports and Aerodromes

What is Important in Assessing a Planning Application

Development beneath the elevation ordnance datum (OD) of the lowest applicable obstacle limitation surface – including graded heights of development below Approach and Take-off Surfaces – may be permitted, subject to demonstration that the development would not adversely affect, or be an obstacle to, aviation.

The Planning Authority will consult with the Department of Defence (DoD) and the Irish Aviation Authority (IAA), as relevant, in this assessment. For development close to an aerodrome, or under an Approach or Take-off Surface, or on elevated ground under an Inner Horizontal Surface, the Planning Authority will require the applicant to submit a **longitudinal section** through the relevant '**Obstacle Limitation Surface**' [for instance, Approach Surface, and so on].

This longitudinal section drawing shall include the following:

For the development:

- The elevation OD of the highest point, and elevation OD of the predominant heights, of the proposed development;
- Elevations OD for a range of reference points at existing ground levels on the subject site.

For the relevant aerodrome / airport:

- The OD elevations of the relevant runway threshold, and its distance from the proposed development;
- The horizontal distance of the subject site from the relevant runway.

For the relevant 'obstacle limitation surfaces':

The elevation(s) OD and the slope of any 'obstacle limitation surface(s)' extending above the site, as defined within current ICAO "Annex 14" requirements, and in accordance with current IAA Guidance Material [1].

For the surroundings:

- Elevations OD of the tops of existing permanent obstacles in the vicinity of the site if applying the principle of 'shielding' (in accordance with International Civil Aviation Organisation (ICAO) and IAA Guidance Material in relation to this).

For significant developments and in instances of marginal cases, the applicant may be requested to submit an individual aeronautical assessment.

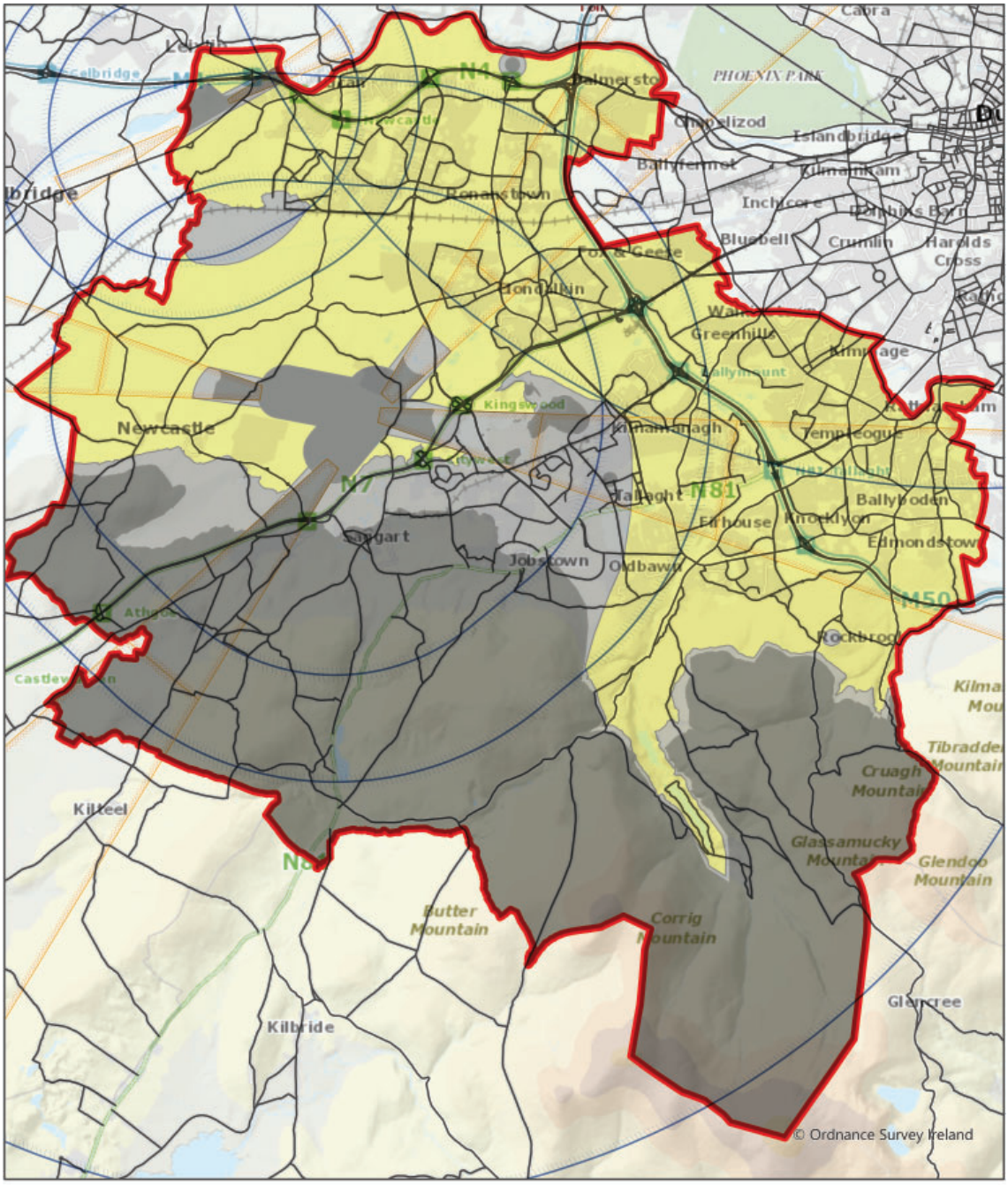
Under the Inner Horizontal Surfaces, development may be permitted up to 45 metres

1 The dimensions and slopes of these surfaces are indicated in Figure 12.2 and obstacle limitation surfaces are also shown on the Index Map and Map 12 Aviation Related of the Development Plan

above the elevation datum of the relevant aerodrome, and the prevalent building height (and elevation OD) of the surrounding area will be taken into account. The Inner Horizontal Surface of Casement Aerodrome is at elevation 131.6m OD, and the Inner Horizontal Surface of Weston is at elevation 91.3m OD.

Under the Outer Horizontal Surfaces (in areas beyond the outer limits of the Conical Surfaces), objects and proposed development which extend to a height of 145 metres or more above the datum elevation of Casement Aerodrome or of Dublin Airport should be regarded as obstacles, unless a special aeronautical study indicates that they do not constitute a hazard to aviation. The Outer Horizontal Surface of Casement is at 231.6m OD, and the Outer Horizontal Surface of Dublin Airport is at 212m OD.





Locations of Aviation Significance for Any Development

Locations in which Developments of up to 15m in height above ground are unlikely to have significance in relation to Aviation

Locations in which Developments of up to 30m in height above ground are unlikely to have significance in relation to Aviation

Note:
This map is provided as additional guidance to assist in identifying where aviation may be affected by development it does not replace the detailed guidance given. Heights information is based on regional/national data and may not be accurate in all respects.

Figure 12.1 Simplified Map for Areas of Significance for Airports

Referrals / Consultation

The Planning Authority will refer planning applications to the Department of Defence and / or to the Irish Aviation Authority and Dublin Airport Authority (daa), where relevant, in relation to the following development:

- Development within the outline of the aerodromes conical surfaces and approach surfaces;
- Proposed Landfills or Civic Amenity facilities within 13km radius of aerodromes;
- Industrial processes that may generate smoke, dust, or steam, which may restrict visibility within 4km of the runway approaches;
- Overhead electric lines, strategic pipelines and generating stations within 4km of aerodromes;
- Any proposed development exceeding an ordnance datum elevation of 45 metres above the datum level of the aerodromes;
- Any activities or development which may attract birds to areas under Approach Surfaces or Inner Horizontal Surfaces ;
- Any significant external lighting or reflective surfaces beneath Approach Surfaces, or in the vicinity of aerodromes, that may interfere with aviation or cause dazzle or glare;
- Any proposed wind turbines (or wind farm) near an aerodrome or extending above any 'obstacle limitation surface' or within 15km of the airport / aerodrome.

Development affecting the Department of Defence Security Zone surrounding Casement Aerodrome, or any development that might affect the safety, efficiency or regularity of operations at Casement Aerodrome, will be referred to the Department of Defence.

Development that might affect the safety, efficiency or regularity of operations at Weston or Dublin Airports will be referred to the Irish Aviation Authority and to the daa where it relates to Dublin Airport.

Development in the immediate vicinity of hospital helipads may be referred to the HSE's Aero Medical Unit.

Aircraft Noise

For each classification of aircraft type (including helicopters) maximum permitted levels of **Aircraft noise** are set down by ICAO in its Annex 16 – Environmental Protection: Volume I (Aircraft Noise). Ireland has declared (in IAA document: AIP Ireland Gen 1.7) that No Differences exist in respect of ICAO Annex 16 aircraft noise requirements. Compliance with Annex 16 noise standards "for environmental protection" is regulated within the EU by the European Aviation Safety Agency, and within individual States by the aircraft registration authorities, that is, by the Irish Aviation Authority for Irish-registered ["EI-" reg.] aircraft, and by the Civil Aviation Authority for UK-registered ["G-" reg.] aircraft. Noise certification is granted (by the State – country – of Registry of an aircraft) that the aircraft complies with the applicable Standards set out in ICAO's Annex 16. This is done in Ireland by the IAA under the Irish Aviation Authority (Noise Certification and Limitation) Order, S.I. 55 of 2015. This does not apply to military aircraft or to Casement Aerodrome, although current aircraft and helicopters at Casement will have been assembled to these same noise standards.

Airport noise is referred to under policy 2.3.5 of the National Aviation Policy document of 2015, as follows: *'Ireland will implement a "Balanced Approach" to noise*

management at Irish airports in accordance with Regulation (EC) No.598 of 2014 on the establishment of rules and procedures with regard to the introduction of noise-related operating restrictions at Union airports.'

It should be noted that "noise caused by aircraft" is specifically excluded from the remit of the Environmental Protection Agency under Section 108 (4)(a) of the Environmental Protection Agency Act, 1992.

Noise Contours at Weston and Casement Aerodromes

Noise contours for Weston Airport and for Casement Aerodrome were drawn up more than 20 years ago and have not been updated to reflect recent (and predicted) air traffic figures, or to reflect updated noise emissions for the current aircraft using these aerodromes.

The noise contour for Weston was drawn up in 1999 and represented a noise value of 57 db(A)Laeq16, roughly the equivalent of the new 'Zone B' recently adopted for Dublin Airport.

The noise contour for Casement predates 1999 and is understood to have been a 35 NNI (Noise & Number Index) value, which roughly approximates to 55 to 57.5 db(A) Laeq 16[2].

For new development within the Weston noise contour, and for new development within the inner half of the current Casement noise contour (which was based on different criteria), adequate sound insulation (suitable to the type of development) will be required. In locations where high levels of aircraft noise are anticipated, planning applications should be accompanied by a **noise assessment report** which shall specify proposed **noise mitigation measures** together with a **declaration of acceptance** of the applicant with regard to the result of the noise report.

Department of Defence Restrictions (Security Zone and Building Restrictions)

Casement Aerodrome is the only secure military aerodrome in the State. The requirement for such a facility is underlined by its use for the highest level inter-governmental tasks and for sensitive extraditions. The arrivals area is not overlooked from any building in close proximity and consequently there is a requirement to impose restrictions on development in that area and in close proximity to the aerodrome boundary. In considering appropriate development within the Security Zone, which comprises an area contained within 400m of the aerodrome's runways and taxiways, the following requirements shall be addressed either as part of a development submission or as a condition of permission where appropriate.

Sterile Zone:

A sterile zone shall be created from the existing Aerodrome boundary fence to the boundary of the development, subject to a minimum clear width of 2.5 metres. This zone shall be gated with access confined to Defence Forces Personnel (or other by arrangement). The Department of Defence reserves the right to install alarm systems in this area.

2 This figure represents a level of sound averaged (over 16 daytime hours) at which sound becomes obtrusive and perceived as undesirable noise.

Boundary Fence of Development:
A three-metre-high clear-visibility fence, with integrated ram defence barriers, shall be erected where the development shares a boundary with the Aerodrome.

CCTV:
Any new development along the aerodrome perimeter shall be covered by tilt and zoom cameras with a minimum zoom of 20:1, or an improved magnification as agreed. Facilities are to be provided for the images from these cameras to be shared with the military authorities as and when required.

Building Restrictions:
No buildings shall be located within 10 metres of the edge of the sterile zone (use of this area for car parking may be acceptable). Site layout to be designed with roads and yard areas located near the aerodrome boundary to provide clear lines of sight for monitoring and surveillance.

Buildings overlooking the perimeter shall have limited windows (with frosted glass) above ground floor level. Roofs shall be secure, and roof surfaces shall provide no opportunity to observe the Aerodrome while remaining hidden from view.

12.11.6 Restricted and Prohibited Development

Bird Strike Hazard
Irish Aviation Authority guidance provides that development which may attract birds, such as rubbish dumps, may not be located within 13km of Casement Aerodrome or Dublin Airport, or within 8km of Weston, and the approaches to runways in particular must be kept free of bird strike hazard. Uses and landscaping such as refuse tips, sewage works, reservoir, wetlands or nature reserves, or major planting schemes, which may attract birds should be avoided, particularly on runway approaches.

Smoke, Dust, Steam, or Fume-generating Activities
Smoke, dust, steam, or fume-generating activities, such as quarrying, mineral extraction, or other industrial development which may hinder visibility should not be located on the approaches to runways.

Solar / PV Panel Arrays
Solar / Photovoltaic Panel Arrays can give rise to glare problems for pilots and for air traffic controllers, so that proposed arrays in the vicinity of aerodromes or helipads, or on their approaches, should be assessed in submitted 'Glint and Glare' studies in relation to runway thresholds, flight paths, and control towers (See section 10.2.6, Solar PV).

Lasers and Drones
Use of lasers can significantly affect pilot vision, and any temporary use of lasers in approach or take-off areas should be avoided (except by prior agreement with the aerodrome operator).

Operation of drones / UAS (Unmanned Aircraft System) is controlled by the IAA

(under EU Regulation 2019 / 947), and these cannot be flown without authorization in controlled airspace or in the vicinity of aerodromes. Guidance on drone use is provided by the IAA.

External Lighting and Overhead Power Lines

External lighting under runway approaches should be of the cut-off type (that is, not showing light above the horizontal), and lighting masts should not protrude above any obstacle limitation surface (unless 'shielded' by an existing object of equal or greater elevation). Overhead power lines should be avoided on runway approaches close to an aerodrome or close to a helipad, with power lines routed underground in such locations.

Wind Turbines

Wind turbines and wind farms can be en-route hazards to aviation, especially in the vicinity of an aerodrome or on its approaches or on elevated ground. They can also interfere with navigational and broadcasting equipment, including radar. Turbines in excess of 100m above ground must be provided with aviation warning lights and identified on aviation charts (with extra lighting provisions necessary for turbines extending above 150m). The European Aviation Safety Agency (EASA) aerodrome specifications of 2017 and the revised ICAO "Annex 14" Standards of 2018 contain a guidance chapter in relation to these. The Irish Aviation Authority has published guidance in 2015 in relation to offshore turbines and wind farms (with applicability for inland installations), and any proposed turbines in South Dublin County should be referred to the IAA (See section 10.2.7, Wind Energy).

Tall / 'Landmark' Structures

On elevated ground, any tall buildings are liable to obtrude above one or more of the 'obstacle limitation surfaces' which extend above the entire County area. In these circumstances, any proposed landmark building, and any unusually tall structures in the southern half of the South Dublin area, should be subject to aviation analysis in respect of the obstacle limitation surfaces and any relevant existing obstacles. From an aviation point of view, developments involving buildings extending to more-or-less similar heights and similar elevations OD are preferable to developments containing buildings of greatly varied heights and elevations OD.

Metallic Surfaces

Metal-clad or reflective wall surfaces, which may cause deflection of radar and radio waves, should be avoided (or subjected to aeronautical analysis) in the immediate vicinity of aerodromes and near any navigational installations for aviation.

12.11.7 Shielding / Safeguarding

The safeguarding of aircraft in flight over South Dublin County (with consequent safeguarding of persons on the ground) is principally provided by application of the building height restrictions set out (in respect of Casement Aerodrome and of Weston Airport) by the ICAO in its "Annex 14" document (as revised in 2018), and in respect of Dublin Airport (since 2017) by the EASA in its "Certification Specifications" document. Since December 2017, European airports which are open to public use,

and with a paved runway of more than 800m, have come under EASA control (rather than ICAO, as previously). This does not apply to military aerodromes, and Weston has been given a temporary exemption due to low passenger numbers, so that Casement and Weston remain under ICAO Standards (which Standards were revised in 2018 to bring them in line with the new EASA Aerodrome Specifications).

The aviation 'obstacle limitation surfaces' giving rise to height and elevation OD restrictions which apply in South Dublin County are indicated in the following diagram and paragraphs. The applicable dimensions of these 'surfaces' at the three aerodromes which affect South Dublin County are given in more detail in later paragraphs under the names of those aerodromes. These 'obstacle limitation surfaces' and other aviation-related restrictions are also indicated in more detail on Map 12 of the Development Plan.

The main ICAO (and EASA) 'surfaces' which may affect heights of development in South Dublin are:

(i) **Two inclined imaginary surfaces leading to / from the ends of all Runways**, above which development should not extend (both broadly wedge-shaped in plan (colours correspond to Figure 12.2):

(a) 'Approach Surfaces' ■ ; and
(b) 'Take-off Climb Surfaces' ■ ;
these two Surfaces rise at various gradients – at 2% (to 3.33%) at Casement, and at 3.3% and 4% at Weston – as defined in ICAO's "Annex 14 – Aerodrome Design…" (and as outlined below), and they extend for up to 15km.

Additionally, within the Take-off area, an object extending higher than a 1.2% gradient – even if it does not project above the Take-off Climb Surface – is subject to aeronautical analysis and may require to be identified on Aerodrome Charts (per ICAO's "Annex 4 – Aeronautical Charts").

and

(ii) **Two (or three) further imaginary race-track-shaped "obstacle limitation surfaces" surround each airpor**t, to provide protection for the manoeuvring and circling of aircraft:

(a) a flat 'Inner Horizontal Surface' ■ set at 45m above the airport's datum elevation;
(b) an inclined 'Conical Surface' ■ which rises from the edge of the Inner Horizontal Surface at 5% gradient; and
(c) for Casement and Dublin Airport (but not for Weston) – a large circular flat 'Outer Horizontal Surface' ■ commencing at the outer (upper) rim of the Conical Surface and extending at 145m above the airport's datum elevation to 15km from the aerodrome reference point.

Of the Surfaces listed above, the Approach and Take-off Climb Surfaces are the more important.

Other important Surfaces exist close to runways (for example, the 'Transitional

Surfaces' ■ beside runways), but these are not detailed in this Plan as they mainly affect airfields themselves rather than lands in other ownership.
New objects should not project above any of these imaginary 'surfaces', unless 'shielded' by an existing obstacle.

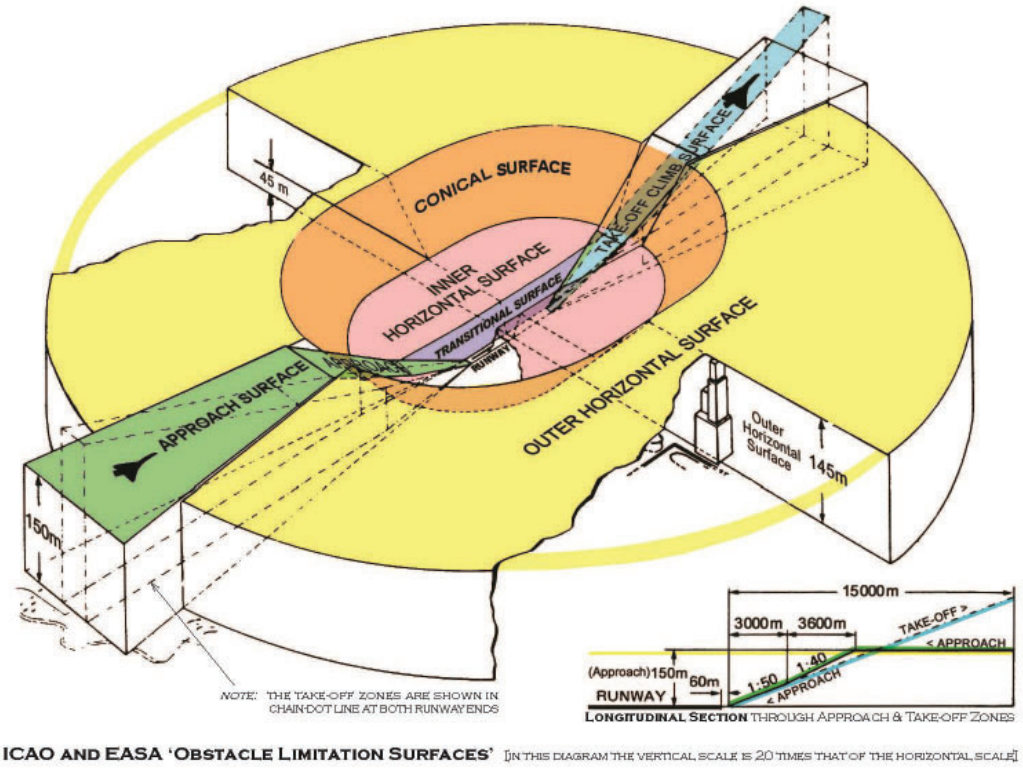


Figure 12.2: Obstacle Limitation Surfaces: Irish Aviation Authority

The Principle of Shielding

In assessing heights in relation to the above obstacle limitation surfaces, the principle of 'shielding' (as defined by ICAO) may be relevant, in particular in the elevated areas to the south of the County where existing objects, and the land itself, project above these obstacle limitation surfaces. The IAA also provides guidance on 'shielding'. This principle allows that (subject to aeronautical analysis) an existing tall 'obstacle' – whether a building, mast, aerial, tree, or the ground itself – which is located nearer to the relevant runway, may provide a 'shielding' for another new object behind it, which rises to the same elevation OD. An example of this is shown in the diagram below:

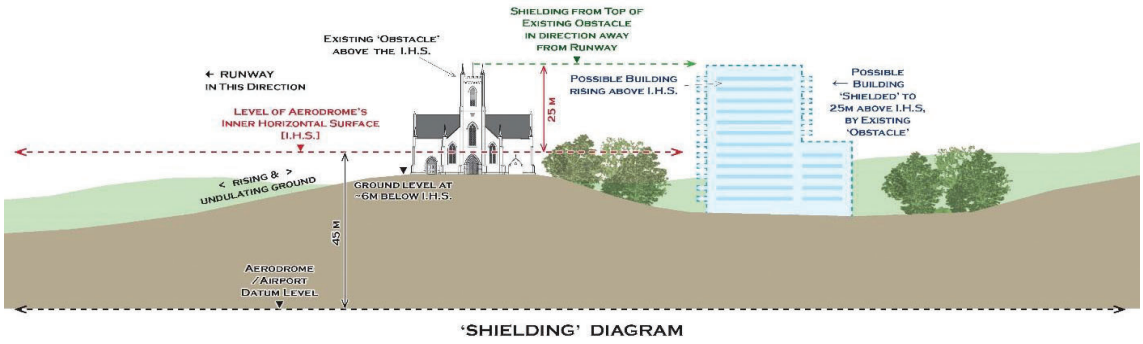


Figure 12.3: Shielding[3]

3 South Dublin Aviation Policy Review 2021, O'Dwyer & Jones Design Partnership

It should be noted that the limits to development in the vicinity of an aerodrome are expressed in elevations OD (that is, metres above mean sea level), so that permissible height in any location is ascertained by subtracting the elevation OD of the ground (its contour line in metres OD) from the elevation OD of any 'Obstacle Limitation Surface' which lies above that particular site.

Cranes During Construction:
Any temporary structures, such as cranes to be used during construction, must also be assessed in relation to the ICAO (or EASA) obstacle limitation surfaces. This applies in particular to tower cranes which may extend to a considerable height above a proposed development (and well above the 45m height of an Inner Horizontal Surface). Under S.I. 215 of 2005, prior notification of any crane which might breach an obstacle limitation surface is required to be given, 30 days in advance, to the IAA and to the airport / aerodrome operator, who may set conditions for its operation.

12.12 Monitoring

12.12.1 Introduction

This Section of the Chapter sets out the Monitoring aspect of the Development Plan.

The establishment of a monitoring system is important to better understand whether and to what extent, the policies of the Development Plan and their objectives are being realised.

It should be recognised that the outcomes of a monitoring framework often take a number of Plan cycles to be realised but the plan provides the first step, following the adoption of the National Planning Framework (NPF) and Regional Spatial Economic Strategy (RSES), towards demonstrating how the values and quality outcomes are performing at County Development Plan level.

The monitoring framework provides for the assessment of the activity throughout the County during the lifetime of the Plan with a combination of quantitative (numbers) and qualitative measures of the policies and objectives. Quantitative measures may include, for example, the number of constructed units, units permitted and the spatial location of such units while example of a qualitative measures includes assessment and implementation of design standards such as 'the quality of urban design' or how developments contribute to placemaking.

12.12.2 Monitoring Structure

The monitoring framework for the County Development Plan is set out under Section 12.12.5 below.

The framework is anchored to the overall Vision for the Development Plan and individual chapters (Refer to Chapter 1 section 1.4) which are broadly aligned with the United Nations Sustainable Development Goals, the National Strategic Outcomes of

the NPF and the Regional Strategic Outcomes of the RSES.

The implementation and monitoring framework categorises key policies in terms of their contribution towards the achievement of the Strategic Vision set out below and Chapter 1 section 1.7 Achieving the Vision.

In 2028 South Dublin will be a place that our communities are proud of, that our businesses can thrive in and that will help us to live greener and healthier lives. Many of the policies are multi-faceted and therefore contribute to the achievement of the Strategic County Vision.

Many of the policies are multi-faceted and therefore contribute to the achievement of the Strategic County Vision.

Relevant policies are assessed in terms of direct implementation which include key performance indicators to monitor / evaluate the delivery of the policy.

It is noted that the intention of policy is wide-ranging and as such the implementation and monitoring framework does not comprise a comprehensive list of all policies.

While every effort has been made to formulate policies in the Plan that are S.M.A.R.T.E.R. (Specific, Measurable, Assignable, Realistic, Time-Bound, Evaluated and Reviewed) it is acknowledged that not all policies may be measured in easily identifiable quantitative values.

Many policies relate to Planning Data (APAS) processes which may be implemented through established internal processes and procedures. Other policies may relate to criteria which are considered as part of holistic decision-making processes which require the balancing of a range of policies against particular site-specific circumstances.

In addition, it is noted that many policies are intended to facilitate and support an intended outcome, rather than act as a direct means of delivering the outcome.

In this regard, implementation of the policies of the County Development Plan, and the delivery of desired planning outcomes, may be subject to a range of external factors, most notably wider economic circumstances and availability of resources. Notwithstanding these limitations, the implementation and monitoring framework seeks to align, where possible, the right indicators that appropriately reflect and measure whether a policy is being achieved.

12.12.3 Plan Evaluation and Reporting

The purpose of the monitoring framework is to function as a formal feedback loop. The evaluation and reporting process is intended to comprise a key input into the formulation and refinement of future planning policy.

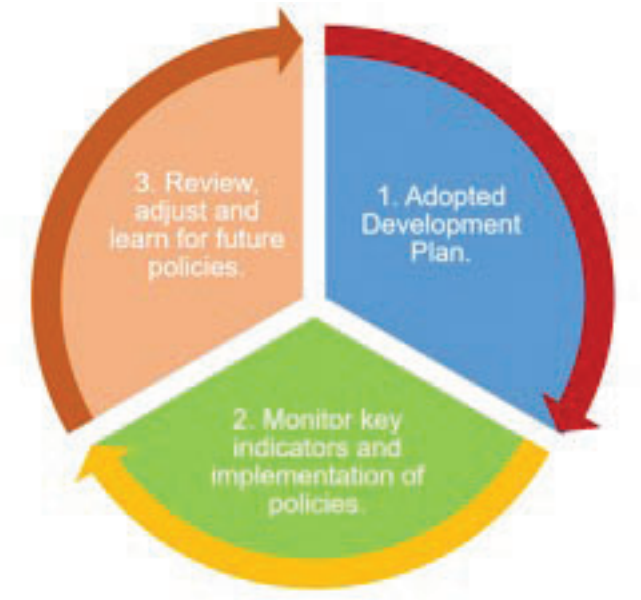


Figure 12.4: Development Plan 2022-2028 Monitoring Cycle

The framework will form an important evidence-based input and integrate with the review process of the subsequent County Development Plan 2028-2034.
This framework is also designed to assist the Planning Authority in preparing reports in meeting its statutory requirements, including:

- → The 2 Year Review of the 2022-2028 County Development Plan (which will include information in relation to progress on, and the results of, monitoring the significant environmental effects of implementation of the Development Plan);
- → Report to the Regional Assembly setting out progress made in supporting objectives of the RSES.

12.12.4 Environmental Monitoring

Article 10 of the Strategic Environmental Assessment Directive requires monitoring of the significant environmental effects of the implementation of the County Development Plan in order to identify, at an early stage, unforeseen adverse effects and to enable appropriate remedial action to be undertaken.

While the monitoring framework set out in this Chapter incorporates some monitoring of environment related objectives, the full and comprehensive monitoring and evaluation assessment, required to be undertaken under Article 10 of the SEA Directive, is set out in the Strategic Environmental Assessment that accompanies the County Development Plan. Consideration will be given to integrating these monitoring processes over the life of the Plan while ensuring that the environmental objectives are clearly identifiable.

12.12.5 Monitoring Framework

Introduction

The following sets out the monitoring framework for the 2022-2028 Development Plan and is structured in line with the Chapter sequence of the Plan.

Chapter 1 - Introduction Strategic Vision and Climate Action

Policy Ref.			Implementation	Monitoring (Key Performance / Data Source)
CA1: International / National / Regional Climate Action objectives and South Dublin Climate Action Plan	✓	✓	Consistency with International / National / Regional Climate Action objectives.	Report prepared in line with requirements of 25A(1) of the Planning and Development Act 2000 (as amended). Implementation of South Dublin Climate Action Plan 2019-2024 monitored through existing 'tracker'.

Chapter 2 - Core Strategy and Settlement Strategy

Policy Ref.			Implementation	Monitoring (Key Performance / Data Source)
CS1: Strategic Development Areas	✓	✓	Planning Department, infrastructure providers and state agencies .	Percentage of development within the residential and employment growth areas identified in the MASP. **Source:** GeoDirectory, CSO Completions, Housing Taskforce Returns and MASP Implementation Group.
CS2: City Edge Regeneration lands	✓	✓	Planning Department, Dublin City Council and all relevant Stakeholders.	Preparation of a Local Area Plan or other appropriate mechanism and monitor development within the City Edge lands. **Source:** Planning Data (APAS).
CS3: Monitoring Population and Housing Growth	✓	✓	Planning Department.	New dwelling completions within each settlement. Progress on implementation of extant planning permissions, delivery rate of units per neighbourhood within the overall settlement. **Source:** CSO dwelling completions, Housing Taskforce Returns, 2022 Census, APAS and GeoDirectory.

CS4: Active Land Management	✓	✓	Planning and Economic Departments.	Number of sites added and or removed from the Vacant Sites Register or Residential Zoned Land Tax (RZLT), as appropriate and brought forward for development. **Source:** SDCC Vacant Sites Register / HTF data and RZLT map.
CS5: Lands for Employment	-	✓	Planning and Economic Departments.	Monitor uptake of employment lands using land capacity study baseline. **Source:** Planning Data (APAS) and BCMS. **Source:** GeoDirectory, CSO Completions, and APAS.
CS6: Settlement Strategy – Strategic Planning Principles	✓	✓		Percentage of residential development within or contiguous to Dublin City and Suburbs, Saggart, Rathcoole and Newcastle. **Source:** GeoDirectory, CSO Completions, and APAS.
CS7: Consolidation Areas within the Dublin City and Suburbs	✓	✓		New dwelling completions, and employment within Dublin City and Suburbs Settlement. **Source:** CSO dwelling completions, Housing Taskforce Returns, and Census.
CS8: Saggart	✓	✓	Planning Department.	New dwelling completions, and employment within the settlement of Saggart. **Source:** CSO dwelling completions, Housing Taskforce Returns, and Census.
CS9: Newcastle	✓	✓	Planning Department.	New dwelling completions, and employment within the settlement of Newcastle. **Source:** CSO dwelling completions, Housing Taskforce Returns, and Census.
CS10: Rathcoole	✓	✓	Planning Department.	New dwelling completions, and employment within the settlement of Rathcoole. **Source:** CSO dwelling completions, Housing Taskforce Returns, and Census.
CS11: Rural Areas	✓	✓	Planning Department.	New dwelling completions within the rural area. **Source:** CSO dwelling completions, Housing Taskforce Returns, and Census.

Chapter 3 – Natural, Cultural and Built Heritage

Policy Ref.			Implementation	Monitoring (Key Performance / Data Source)
NCBH1: Overarching	✓	✓	Planning Department and Environment Directorate Supported by National Climate Action Plan 2019, National Biodiversity Action Plan 2021-2025 and the South Dublin County Council Biodiversity Action Plan, 2020-2026, the National Planning Framework (NPF) and the Eastern and Midlands Regional Spatial and Economic Strategy (RSES).	Preparation and implementation of new County Heritage Plan and County Biodiversity Action Plan. Compliance with planning permissions. **Source:** APAS, Heritage and Biodiversity Plan reviews.
NCBH2: Biodiversity	✓	✓	Planning and Environment Departments. Comply with Green Infrastructure (GI) Strategy.	Implementation of Actions in SDCC Biodiversity Action Plan and Pollinator Plan. Compliance with GI measures. **Source:** National Biodiversity and Pollinator Plans, South Dublin County Biodiversity and Pollinator Plans, All Ireland Pollinator Plan, and GI monitoring including 'green space factor'.
NCBH3: Natura 2000 sites	✓	✓	Planning Department.	Screening for all planning applications and plans and appropriate assessment where required. Referral to the National Parks and Wildlife Service (NPWS) and other relevant prescribed bodies. **Source:** APAS.
NCBH4: Proposed Natural Heritage Areas	✓	✓	Planning Department.	Referral to NPWS and other relevant prescribed bodies. **Source:** National legislation and APAS.

NCBH5: Protection of Habitats and Species Outside of Designated Areas	✓	✓	Planning and other Internal Departments.	Ecological Impact Assessments carried out and referrals to NPWS. **Source:** APAS.
NCBH6: Dublin Mountains	✓	✓	Planning Department.	Policy adhered to in the relevant zoning. **Source**: APAS.
NCBH7: Liffey River Valley and Special Amenity Order	✓	✓	Planning Department.	Policy adhered to in the relevant zoning and Special Amenity Area Orders (SAAO). SAAO committee re-established. **Source:** APAS and Co-ordination with Fingal County Council.
NCBH8: Dodder Valley	✓	✓	Planning Department.	Policy adhered to in the relevant zoning. **Source:** APAS.
NCBH9: Grand Canal	✓	✓	Planning Department.	Adherence to policy through Development Management. **Source:** Co-operation with Waterways Ireland and the Office of Public Works (OPW) and APAS.
NCBH10: Invasive Species	✓	✓	Planning, Environment, Water and Climate Change Directorate.	Carry out actions in the Biodiversity Action Plan. **Source:** Biodiversity Action Plan monitoring and fora.
NCBH11: Tree Preservation Orders and other Tree Protections	✓	✓	Planning, Environment, Water and Climate Change Directorate.	Review of Tree Preservation Orders. **Source:** Survey work to inform.
NCBH12: Geological Sites	-	-	Planning Department.	Policies adhered to through Development Management. **Source:** Planning Data (APAS) and Geological Survey of Ireland (GSI).

NCBH13: Archaeological Heritage	✓	-	Planning Department.	Planning Permissions Standards. Referral of planning applications to Department of Housing, Local Government and Heritage and the Heritage Council. **Source:** APAS (planning referrals).
NCBH14: Landscapes	✓	✓	Planning Department. Compliance with the Landscape Character Assessment.	Development Management. **Source:** Landscape Character Assessment.
NCBH15: Views and Prospects	✓	-	Planning Department.	Development Management. **Source:** Landscape Character Assessment.
NCBH16: Industrial Heritage	✓	✓	Planning Department, Economic, Enterprise and Tourism Development Directorate.	Review of Industrial Heritage Survey.
NCBH17: Irish Language and Local Heritage	✓	-	Economic, Enterprise and Tourism Development Directorate.	Planning Permissions Standards / Government Supported Designation.
NCBH18: Multi-Culturalism	✓	-	Economic, Enterprise and Tourism Development Directorate.	Cultural Heritage Promotion Activities.
NCBH19: Protected Structures	✓	✓	Planning Department.	Referral of planning applications and section57 to Conservation Officers and relevant prescribed bodies. Review and update, if necessary, after any Ministerial recommendations following publication of an updated National Inventory of Architectural Heritage (NIAH) for the County. **Source:** Planning Data (APAS) or review of County Development Plan.

NCBH20: Architectural Conservation Areas	✓	✓	Planning Department.	Referral of planning applications to Conservation officer and relevant prescribed bodies. **Source:** Planning Data (APAS).
NCBH21: Architectural Conservation and Design	✓	✓	Planning Department.	Referral of planning applications to Conservation officer and relevant prescribed bodies. **Source:** Planning Data (APAS).
NCBH22: Adapting and Reusing Historic Buildings	✓	✓	Planning Department.	Referral of planning applications to Conservation officer and relevant prescribed bodies. **Source:** Planning Data (APAS).
NCBH23: Placemaking and the Historic Built Environment	✓	✓	Planning Department.	Planning Permissions. **Source:** Planning Data (APAS).
NCBH24: Climate Change, Adaptation and Energy Efficiency in Traditional and Historic Buildings	✓	✓	Planning Department.	Referral of planning applications to Conservation officer and relevant prescribed bodies. **Source:** Planning Data (APAS).
NCBH25: Vernacular / Traditional and Older Building, Estates and Streetscapes	✓	✓	Planning Department.	Planning Permissions. **Source:** Planning Data (APAS).
NCBH26: Features of Interest	✓	-	Planning Department.	Planning Permissions. **Source:** Planning Data (APAS).

Chapter 4 – Green Infrastructure

Policy Ref.			Implementation	Monitoring (Key Performance / Data Source)
GI1: Overarching	✓	✓	Comply with GI Strategy prepared in conjunction with this Plan Planning Department and Environment Directorate Supported by National Climate Action Plan 2019, National Biodiversity Action Plan 2021-2025 and the South Dublin County Council Biodiversity Action Plan, 2020-2026, the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES).	Implementation of objectives set out in Chapter 4: *Green Infrastructure* and the measures set out Chapter 12: *Implementation and Monitoring* of this Plan. **Source:** Planning Data (APAS).
GI2: Biodiversity	-	✓	Comply with GI Strategy and interventions listed in the Implementation and Monitoring Chapter (12) of this Plan.	Implementation of objectives set out in Chapter 4: *Green Infrastructure* and the measures set out Chapter 12: *Implementation and Monitoring* of this Plan. **Source:** Planning Data (APAS).
GI3: Sustainable Water Management	-	✓	Planning Department and Environment Directorate.	Development Management, compliance of relevant planning applications with Hydro studies, as necessary. **Source:** Planning Data (APAS).
GI4: Sustainable Urban Drainage Systems	✓	-	Planning Department and Environment Directorate.	Compliance of Planning applications with provisions of SuDS guidance and advice of water services, public realm and climate action sections of Council. **Source:** Planning Data (APAS).

GI5: Climate Resilience	✓	✓	Planning and other internal SDCC Departments, Support of SDCC Climate Change Action Plan (CCAP) 2019-2024, National Climate Action Plan (CAP) 2019.	Continued input to Climate Action Tracker System which monitors progress on range of interventions across SDCC Departments. **Source:** Planning Data (APAS) and Climate Action Tracker.
GI6: Human Health and Well-being	✓	✓	Compliance with GI provisions of plan impacting on human health and wellbeing for example, Provision of parks, recreational and biodiversity areas.	Permissions granted with management requirements as set out in Chapter 12: *Implementation and Monitoring* details of connections to GI network and provisions of detailed GI Infrastructure plans. **Source:** Planning Data (APAS).
GI7: Landscape, Natural, Cultural and Built Heritage	✓	✓	Compliance with County Heritage Plan, the Landscape Character Assessment and policies across all sections of the Plan.	Development Management. Permissions granted demonstrating compliance with Chapter 12: *Implementation and Monitoring* **Source:** Planning Data (APAS).

Chapter 5 – Quality Design and Healthy Placemaking

Policy Ref.			Implementation	Monitoring (Key Performance / Data Source)
QDP1: Successful and Sustainable Neighbourhoods	✓	✓	Planning Department and Council works.	Projects supported by Central Government Funding (such as the Urban Regeneration and Development Fund (URDF)), three year rolling Capital Programme, implementation of Planning Schemes, LAPs, and Framework / Master Plans, and preparation of City Edge Strategic Framework and subsequent statutory Plan. **Source:** Capital Programme, Forward Planning Work Programme, Project Delivery Team, and Planning Data (APAS).

QDP2: Overarching - Successful and Sustainable Neighbourhoods	✓	✓	Planning Department and Council works.	Central Government Funding (such as URDF), three year rolling Capital Programme, implementation of Planning Schemes, LAPs, and Framework / Master Plans and preparation of City Edge Framework Plan and LAP. **Source:** Capital Programme, Forward Planning Work Programme, Project Delivery Team, and Planning Data (APAS).
QDP3: Neighbourhood Context	✓	-	Planning Department and Council works.	Progress SDCC's Village and Centre enhancement initiatives, number of Conservation Grants issued, and progress of proposed Architectural Conservation Areas (ACAs). **Source:** Capital Programme and Conservation Officer.
QDP4: Healthy Placemaking	✓	-	Planning Department and Council works.	Central Government Funding (such as URDF), three year rolling Capital Programme, implementation of Planning Schemes, LAPs, and Framework / Master Plans, preparation of City Edge Strategic Framework Plan and LAP and Part 8s. **Source:** Capital Programme, Forward Planning Work Programme, Project Delivery Team, and Planning Data (APAS).
QDP5: Connected Neighbourhoods	✓	✓	Planning Department and Council works.	Spatial analysis - location of permitted residential development and proximity to sustainable modes of transport. Monitor Movement data. **Source:** Planning Data (APAS), Drawing Office, 2022 Census (Place of work school / college, Census of anonymised records POWSCAR Data), Emissions Data / NTA Data Sets, and Housing Task Force Returns data.

QDP6: Public Realm	✓	✓	Planning Department and Council works.	Number of public realm projects supported by Central Government Funding (such as URDF), three year rolling Capital Programme, progress SDCC's Village and Centre enhancement initiatives, and Part 8s. **Source:** Capital Programme, Forward Planning Team, Project Delivery Team, and Planning Data (APAS).
QDP7: High Quality Design – Development General	✓	✓	Planning Department.	Review of developments of scale including residential, mixed-use, commercial and employment for consistency with 'The Plan Approach' and Building Height and Density Guide (BHDG) principles and guidance. **Source:** Planning Data (APAS).
QDP7: High Quality Design – Street Frontage	✓	-	Planning Department.	Review of developments of scale including residential, mixed-use and employment, and advertising and signage applications, particularly within urban centres, for consistency with Street Frontage policy and objectives. **Source:** Planning Data (APAS).
QDP7: High Quality Design – Street Width and Height	✓	-	Planning Department.	Review of development of scale including residential, mixed-use, commercial and employment, particularly within urban centres, for consistency with Street Width and Height policy and objectives. **Source:** Planning Data (APAS).
QDP7: High Quality Design – Adaptability and Inclusivity	✓	✓	Planning Department.	Review of development of scale including residential, mixed-use, commercial and employment, and public realm / open space and parks developments, for consistency with Adaptability and Inclusivity policy and objectives. **Source:** Planning Data (APAS).
QDP8: High Quality Design – Building Height and Density Guide (BHDG)	✓	✓	Planning Department.	Review of developments of scale including residential, mixed-use, commercial and employment for consistency with BHDG principles and guidance. **Source:** Planning Data (APAS).

QDP9: Building Height and Density	✓	✓	Planning Department.	Review of developments of scale including residential, mixed-use, commercial and employment for consistency with BHDG principles and guidance. **Source:** Planning Data (APAS).
QDP10: Mix of Dwelling Types	✓	-	Planning Department and Housing Department.	Monitor applications against the recommendations of the Housing Strategy and Housing Need and Demand Assessment (HNDA). **Source:** Housing Taskforce data, and CSO unit type completions.
QDP11: Materials, Colours and Textures	✓	-	Planning Department.	Review of developments of scale including residential, mixed-use, commercial and employment for consistency with BHDG principles and guidance. **Source:** Planning Data (APAS).
QDP15: Sustainable Rural Neighbourhoods	✓	✓	Planning Department.	Review of applications within the rural hinterland areas. **Source:** Planning Data (APAS).
QDP12: Local Area Plans (LAP)	✓	-	Planning Department.	Preparation / Review of LAPs. **Source:** Planning Department.
QDP13: Strategic Development Zones (SDZs)	✓	-	Planning Department.	Preparation / Review of SDZs. **Source:** Planning Department.
QDP14: Framework Plans (FP)	✓	-	Planning Department.	Preparation / Review of FPs. **Source:** Planning Department.

Chapter 6 - Housing

Policy Ref.			Implementation	Monitoring (Key Performance / Data Source)
H1: Housing Strategy and Interim HNDA	✓	-	Planning Department and Housing Department.	Monitor applications against the recommendations of the Housing Strategy and HNDA. **Source:** Housing Taskforce data, and CSO unit type completions.

H2: Supply of Housing	✓	✓	Planning Department.	New dwelling completions and vacancy rates within each settlement. Progress on implementation of extant planning permissions, delivery rate of units per neighbourhood within the overall settlement. Publication of RZLT map for Revenue implementation. **Source:** CSO dwelling completions, Housing Taskforce Returns, 2022 Census, and GeoDirectory.
H3: Housing for All	✓	✓	Housing Department and Planning Department.	Implementation of the South Dublin Age Friendly Strategy 2020-2024 and promote 'aging in place' and opportunities for right sizing within communities. **Source:** Implementation of the Age Friendly Strategy.
H4: Traveller Accommodation	✓	✓	Housing Department.	Traveller Accommodation Programme 2019-2024 (and any superseding programmes agreed by the Council. **Source:** Traveller Accommodation Programme.
H5: Other Housing	✓	-	Planning Department.	Support and facilitate relevant agencies in the provision of specific emergency or other forms of housing need. **Source:** Housing Department data and Planning Data (APAS).
H6: Student Accommodation	✓	✓	Planning Department.	Monitor the location of professionally managed student accommodation. **Source:** Planning Data (APAS).
H7: Residential Design Layout	✓	✓	Planning Department.	Monitor and identify high quality residential schemes in the county to inform future policy refinement. **Source:** Planning Data (APAS).
H8: Public Open Space	✓	✓	Planning Department, Community Section, and Public Realm Team.	Progression of works forming part of the Parks and Open Space Strategy, progression of roll out of Teen Space Programme 2021 and Sports Pitch Strategy. **Source:** Review of Strategy Implementation.

H9: Private / Semi -private Open Space	✓	✓	Planning Department.	Monitor applications against the standards. **Source:** Planning Data (APAS).
H10: Internal Residential Accommodation	✓	✓	Planning Department.	Monitor and count the number of applications which provide housing units which exceed the minimum standards. **Source:** Planning Data (APAS).
H11: Privacy & Security	✓	-	Planning Department.	Monitor and count the number of applications which provide housing units which exceed the minimum standards. **Source:** Planning Data (APAS).
H12: Steep or Varying Topography Sites	✓	✓	Planning Department.	Monitor and identify high quality residential schemes in the county to inform future policy refinement. **Source:** Planning Data (APAS).
H13: Residential Consolidation	✓	✓	Planning Department.	Monitor the number and location of residential infill applications during the lifetime of the Plan. **Source:** Planning Data (APAS).
H14: Residential Extensions	✓	✓	Planning Department.	Monitor the number and location of residential extension applications during the lifetime of the Plan. **Source:** Planning Data (APAS).
H15: Family Flats	✓	-	Planning Department.	Monitor the number and location of family flat applications during the lifetime of the Plan. **Source:** Planning Data (APAS).
H16: Rural House Management	-	✓	Planning Department.	Number of houses granted planning permission on lands zoned 'RU', 'DMZ', 'HA-LV' or 'HA-DV'. **Source:** Planning Data (APAS).
H17: Rural House Policy	✓	✓	Planning Department.	Number of houses granted planning permission on lands zoned 'RU', 'DMZ', 'HA-LV' or 'HA-DV'. Review of policy undertaken. **Source:** Planning Data (APAS).
H18-20: Rural House in Specific Zones RU, DMZ, HA	✓	✓	Planning Department.	Number of houses granted planning permission on lands zoned 'RU', 'DMZ', 'HA-LV' or 'HA-DV'. **Source:** Planning Data (APAS).

H21: Replacement Dwellings	✓	✓	Planning Department.	Number of houses granted planning permission on lands zoned 'RU', 'HA-DM', 'HA-LV' or 'HA-DV'. **Source:** Planning Data (APAS).
H22: Rural Dwelling Occupancy	✓	✓	Planning Department.	Ensuring policy is implemented, and number of houses granted planning permission on lands zoned 'RU', 'DMZ', 'HA-LV' or 'HA-DV'. **Source:** Planning Data (APAS).
H23: Rural House Extension	✓	✓	Planning Department.	Number of house extensions granted planning permission on lands zoned 'RU', 'DMZ', 'HA-LV' or 'HA-DV'. **Source:** Planning Data (APAS).

Chapter 7 – Sustainable Movement

Policy Ref.			Implementation	Monitoring (Key Performance / Data Source)
SM1: Overarching	✓	✓	NTA and TII, Planning Department and Council works.	Achievement of County Mode Split Targets, implementation of Council Roads Programme and Cycle South Dublin Programme, and implementation of NTA Transport Strategy and TII Policy **Source:** POWSCAR data from census, review of Council programmes (as above), and review of agency programmes (as above).
SM2: Walking and Cycling	✓	✓	NTA, Planning Department and Council works.	Implementation of Cycle South Dublin Programme, implementation of permeability projects arising from Sustainable Movement Studies, achievement of County Mode Split Targets for Walking and Cycling, and number of schools participating in School Streets and Green Schools initiatives. **Source:** POWSCAR data from next census, review of Council programmes, An Taisce Green Schools Programme, and Roads Section.

SM3: Public Transport (PT)	✓	✓	NTA, TII, SDCC.	Implementation of public transport improvements, and achievement of County Mode Split Targets for Public Transport. **Source:** NTA and TII, and POWSCAR data from next census.
SM3(a): PT BUS	✓	✓	NTA, TII, SDCC.	Implementation of public transport improvements, and achievement of County Mode Split Targets for Bus. **Source:** NTA and TII, and POWSCAR data from next census.
SM3(b): PT RAIL	✓	✓	NTA, TII, SDCC.	Implementation of public transport improvements, and achievement of County Mode Split Targets for Rail. **Source:** NTA and TII, and POWSCAR data from next census.
SM6: Strategic Rd Network	✓	✓	TII and SDCC.	Implementation of Council Roads Programme and TII policy. **Source:** SDCC and TII.
SM7: Street and Rd Design	✓	✓	Planning Department and Council works.	Consistency with DMURS. **Source:** Monitor and review built form, and Planning Data (APAS).
SM8: Traffic / Transport	-	✓	Planning Department and Council works.	Submission and implementation of mobility management plans for large proposals and carrying out of traffic studies. **Source:** Planning Data (APAS) and Roads Section.
SM9: Car Parking and EV Charging	-	✓	Planning Department and Council works.	Collaboration with the Climate Action Regional Office (CARO) in the implementation of EV charging, number of EV charging points permitted / provided, and implementation of County Development Plan maximum parking standards. **Source:** Planning Data (APAS) and CARO.

Chapter 8 – Community Infrastructure & Public Open Space

Policy Ref.			Implementation	Monitoring (Key Performance / Data Source)
COS1: Social Inclusion / Community Development	✓	✓	South Dublin County Council / Community Section.	Implementation of the requirements of the Corporate Plan and Local Economic and Community Plan (LECP). **Source:** Corporate Plan, Chief Executive Reports and LECP review.
COS2: Infrastructure	✓	✓	Planning Department and Community Section.	Implementation of the requirements of the Corporate Plan and LECP. **Source:** Corporate Plan and LECP review.
COS3: Community Centres	✓	✓	Planning Department and Community Section Audits and Assessments.	Development and implementation of the Community Centre Strategy, achievement of standard for provision of community centres, and implementation of LECP requirements. **Source:** LECP review.
COS4: Sports Facilities / Centres	✓	✓	Planning Department and Community Section Audits and Assessments.	Implementation of the requirements of the LECP. **Source:** LECP review.
COS5: Parks / OS	✓	✓	Planning Department and Community Section / Public Realm Team.	Progression of works forming part of the Parks and Open Space Strategy, progression of roll out of Teen Space Programme 2021 and Sports Pitch Strategy. **Source:** Review of Strategy Implementation.
COS6: Healthcare	✓	✓	Planning Department.	Provision of healthcare facilities within the County / Baseline Data Social Infrastructure Audit and in accordance with standard. **Source:** HSE Data.
COS7: Childcare	✓	✓	Planning Department, / Community / Tusla.	Provision of childcare in the County. **Source:** SDCC, Community Audits, Tusla, and review of Planning Data (APAS).

COS8: Schools	✓	✓	Planning Department / Department of Education and Skills.	Schools Planning as required. **Source:** SDCC / DES.
COS9: Higher Education	✓	✓	Planning Department / Dublin and Dún Laoghaire Education Training Board (DDLETB) Technological University Dublin (TUD).	Development and / or expansion of facilities within the County. LECP Educational Attainment. **Source:** SDCC Permissions and CSO Data.
COS10: Libraries	✓	✓	Planning Department, Community and Library Services.	Implementation of the Open to You – South Dublin Library Development Plan and any superseding document. **Source:** Community Section Review and Update.
COS11: Arts / Culture	✓	-	SDCC Community.	Implementation of South Dublin County Arts Strategy (2016-2020) and the South Dublin County Cultural and Creativity Strategy (2018-2022) and any superseding plans and strategies. **Source:** Community Section Review and Update.
COS12: Places of Worship	✓	-	Planning Department, and SDCC Community / Public Realm.	New permissions as needs arise. **Source:** Planning Indicators.
COS13: Burial Grounds	✓	-	SDCC Community / Public Realm / Environment Section.	Environment / Community Sections - as needs are identified. **Source:** Planning Indicators.
COS14: Fire Stations	✓	-	SDCC Environment Section.	As need arises in consultation with Dublin Fire Brigade. **Source:** Consultation with Dublin Fire Brigade.

Chapter 9 – Economic Development and Employment

Policy Ref.			Implementation	Monitoring (Key Performance / Data Source)
EDE2: Overarching	✓	✓	Planning Department, Economic, Enterprise, Tourism Development and Grange Castle Business Park and LECP.	Employment Growth at Strategic Employment Locations, Planning Consent Standards, preparation of new SDCC LECP. **Source:** CSO data and SDCC.
EDE2: Green Economy	✓	✓	Planning Department, LECP, Economic, Enterprise, Tourism Development and Grange Castle Business Park.	National, Regional and Local Energy data. **Source:** CODEMA, CARO and CSO data.
EDE3: Innovation Economy	✓	-	Planning Department, LECP, Economic, Enterprise, Tourism Development and Grange Castle Business Park.	Increase in IDA supported companies within SDCC / IDA Employment Growth at Strategic Employment Locations. **Source:** SDCC and CSO data.
EDE4: Urban Growth	✓	-	Planning Department, LECP, Economic, Enterprise, Tourism Development and Grange Castle Business Park.	Quantum of non-employment development permitted in employment zoned lands. **Source:** Planning Data (APAS).
EDE5: Building on Clusters	✓	-	Planning Department, LECP, Economic, Enterprise, Tourism Development and Grange Castle Business Park.	Employment Growth at Strategic Employment Locations. **Source:** CSO data.
EDE6: A Learning Economy	✓	-	Planning Department, LECP, Economic, Enterprise, Tourism Development and Grange Castle Business Park.	Educational attainment of SDCC residents. **Source:** CSO data.

EDE7: Space Extensive Land Use	✓	-	Planning Department.	Percentage of permissions where the development successfully fulfills objectives under policy EDE7. **Source:** Planning Department.
EDE8: Retail Overarching	✓	-	Planning Department.	Retail Completions in Town Centres, and Populations and Employment Growth in County Towns. **Source:** Planning Data (APAS), CSO data, and Planning Department.
EDE9: Tallaght TC	✓	-	Planning Department.	Population and Employment Growth in County towns. **Source:** CSO data.
EDE10: Liffey Valley MRC	✓	-	Planning Department.	Population and Employment Growth in County towns. **Source:** CSO data.
EDE11: Clondalkin	✓	-	Planning Department.	Population and Employment Growth in County towns. **Source:** CSO data.
EDE12: District Centres	✓	-	Planning Department.	Population and Employment Growth in County towns, and preparation of LAPs / Frameworks Plans. **Source:** CSO data and Planning Department.
EDE13: Village Centres	✓	-	Planning Department.	Population and Employment Growth in County towns. **Source:** CSO data and Planning Department.
EDE14: Local Centres	✓	-	Planning Department.	Population and Employment Growth in County towns. **Source:** CSO data and Planning Department.
EDE15: Retail Warehousing	✓	-	Planning Department.	Retail Completions by Location. **Source:** Planning Data (APAS).
EDE16 / 17: Retail	✓	-	Planning Department.	Development Management Standards / SDCC. **Source:** Economic Baseline Data prepared as part of CDP and Planning Data (APAS).

EDE18: Rural Economy	-	✓	Planning Department, Economic, Enterprise and Tourism Development.	Employment Growth and Diversification within Rural Locations. **Source:** Census Data, Planning permissions, and Teagasc Data.
EDE19: Tourism Infrastructure	✓	✓	Planning Department Economic and Enterprise, Tourism Development.	Development Management Standards / SDCC. **Source:** Achievement of Tourism Strategy Objectives, and Economic Development / Tourism / Public Realm Data.
EDE20: Greenways, Trails and Loops	✓	✓	Planning Department, Economic, Enterprise and Tourism Development.	Completion of Walkways, Cycleways and Greenways / SDCC. **Source:** Economic Development / Tourism / Public Realm Data.
EDE21: Tourism and Leisure Activities	✓	-	Planning Department.	Monitoring Planning Permissions for new facilities, and Event Licencing Data. **Source:** Planning Department Data / Economic Development / LECP Data.
EDE22: Heritage, Culture and Tourism	✓	✓	Planning Department, Economic, Enterprise, Tourism Development and Grange Castle Business Park.	Monitoring Planning Permissions for new facilities, and Event Licencing Data. **Source:** Planning Department Data / Economic Development / LECP.
EDE23: PROW	✓	-	Planning Department.	Identification and Establishment of Public Rights of Way. **Source:** Planning Department.
EDE4: PAR	✓	-	Planning Department.	Creation of Permissive Access Routes. **Source:** Planning Department.
EDE25: Mineral Extraction	-	✓	Planning Department, Economic, Enterprise, Tourism Development and Grange Castle Business Park.	Permissions / Completions / Standards. **Source:** Planning Data (APAS).
EDE26: Major Accidents	-	-	Planning Department.	Development Permissions / Completions within Seveso Zones. SDCC. **Source:** Planning Data (APAS).

Chapter 10 - Energy

Policy Ref.			Implementation	Monitoring (Key Performance / Data Source)
E1: Overarching	-	✓	SDCC Cross Departmental Climate Change Team.	SDCC CCAP 2019-2024 through which the European, National and Regional Climate Action Programme are implemented. Internal Climate Change Action Team Tracker System which monitors all Climate change actions. **Source:** SDCC Climate Action Team and yearly report on progress presented to Council.
E2: Energy Profile	-	✓	DCC Cross-Departmental Climate Change Team.	Reduce energy demand in the County with support of EMRA, the Dublin Energy Agency (Codema), CARO through SDCC CCAP 2019-2024. Internal Climate Change Team Tracker System monitors all Climate change actions across the Council. Yearly report on progress presented to Council. **Source:** SDCC Climate Change Team and tracker updates.
E3: Building Performance	-	✓	Building Regulations.	**Source:** BCMS.
E4: Electric Vehicles	-	✓	Planning Department.	Planning Permissions. **Source:** Planning Data (APAS).
E5: District Heating	-	✓	Cross Departmental Climate Change Team.	Implementation of HeatNet in Tallaght and identification of de-carbonisation zone. **Source:** SDCC Climate Change tracker updates and yearly reports.
E6: Heat Recovery	-	✓	Planning Department.	Planning permissions granted and use of Heat Recovery in Council Building Stock. **Source:** Planning Data (APAS) and yearly update on achieving targets in SDCC carried out by Codema (Dublin Energy Agency).

E7: Solar Energy	-	✓	Planning Department and Use of solar technology in Council Building Stock.	Number of planning permissions for solar installations on existing buildings or commercial solar farm applications. **Source:** Planning Data (APAS) and yearly update on achieving targets in SDCC carried out by Codema (Dublin Energy Agency).
E8: Wind Energy	-	✓	Planning Department.	Review of Wind Energy Strategy and number of planning permissions informed by Wind Energy Strategy. **Source:** Wind Energy Strategy reviewed.
E9: Micro Wind	-	✓	Planning Department.	Planning permissions granted. **Source:** Planning Data (APAS).
E10: Micro Hydro	-	✓	Planning Department and Council supported projects.	Planning permissions granted. **Source:** Planning Data (APAS).
E11: Green Infrastructure	✓	✓	Planning Department.	Planning consents complying with GI requirements of Chapter 12: *Implementation and Monitoring*. **Source:** Planning Data (APAS).
E12: Decarbonising Zones	-	✓	SDCC CCAP 2019-2024.	SDCC Climate Change Team, supported by other Council Departments including planning. **Source:** Climate Change Team and action tracker. Decarbonisation zone identified.
E13: Economic and Social Benefits	-	✓	Planning Department.	Planning permissions for energy related businesses (Estimate of No. Of employees). **Source:** Planning Data (APAS).

Chapter 11 – Infrastructure and Environmental Services

Policy Ref.			Implementation	Monitoring (Key Performance / Data Source)
IE1: Overarching	-	✓	Planning Department.	Appropriate management of development within environmental legislation. **Source:** EPA Monitoring Data and Planning Data (APAS).

IE2: Water Supply and Wastewater	-	✓	Co-ordination with relevant stakeholders including Irish Water, plan-making and operational works.	Delivery of strategic water and wastewater infrastructure. **Source:** Irish Water.
IE3: Surface and Groundwater	-	✓	Planning Department.	Number of permissions for new developments which include on-site wastewater treatment facilities. Number of planning applications where SuDS applied. **Source:** EPA Monitoring Data, Planning Data (APAS), and inclusion of policy and objectives in area plans.
IE4: Flood Risk	✓	✓	Co-ordination with relevant stakeholders including the OPW. Planning Department.	Progression of the flood relief schemes approved in the ten-year Programme of Investment in Flood Relief Measures, and compliance with the Flood Risk Management Guidelines at site and plan level. **Source:** OPW data, EPA data, and Planning Data (APAS).
IE5: ICT	✓	✓	Co-ordination with relevant stakeholders. Planning Department.	Number and percentage of households with access to broadband. **Source:** Census.
IE6: Waste Management	-	✓	Planning Department.	Conformity with Regional Waste Management Plan. **Source:** Planning Data (APAS), Regional Waste Management Plan Reports, and planning conditions reviewed.
IE7: Environmental Quality	-	✓	Planning Department and co-ordination with relevant stakeholders including the EPA.	Air Quality Measurements and Noise Action Plan reviewed. **Source:** EPA and SDCC.

IE8: Casement Aerodrome	-	-	Planning Department and co-ordination with relevant Stakeholders.	Air Quality Measurements and Noise Monitoring. Review standard planning conditions in relation to aerodrome/airport development. **Source:** EPA, SDCC, and Planning Data (APAS).
IE9: Weston Airport	-	-	Planning Department and co-ordination with relevant Stakeholders.	Air Quality Measurements, Noise Monitoring, and review standard planning conditions in relation to aerodrome/airport development. **Source:** EPA, SDCC and Planning Data (APAS).
IE10: Dublin Airport	-	-	Planning Department and co-ordination with relevant Stakeholders.	Air Quality Measurements, Noise Monitoring, and review standard planning conditions in relation to aerodrome / airport development. **Source:** EPA, SDCC and Planning Data (APAS).
IE11: Helipads	-	-	Planning Department.	Review standard planning conditions in relation to helipads. **Source:** Planning Data (APAS).
IE12: Noise	-	✓	Planning Department.	Noise Monitoring and review standard planning conditions in relation to aerodrome / airport development. **Source:** EPA, SDCC and Planning Data (APAS).

Appendix 12 - Our Neighbourhoods

Actions for the Neighbourhoods are contained within the policies in each chapter.

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Note: Locators in **bold** refer to policies and objectives.

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South Dublin 2022-2028
County Development Plan

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