

Environmental Assessment of Material Alteration to the South Dublin Draft County Development Plan

**It should be noted as part of the SEA/AA and SFRA Assessment of Amendments, all amendments have been reviewed by the Strategic Flood Risk Assessment consultants, with no SFRA issues identified, other than within the Core Strategy.*

Chapter 1:

No Material Amendments.

Chapter 2:

Amendment Ref	Page No.	Policy/Objective No.	Text/Policy/Objective Amendment Wording
Section 2.2 Executive Summary			
Amendment 2.1	28	Text Change - 2.2 Executive Summary	<p>Amend text from:</p> <p>Taking account of completed units between 2017 and 2021 (5,914 Units) there is an overall requirement of 17,817 units between 2021 and 2028. The Core Strategy (Table 10) 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.</p> <p>To Read:</p> <p>Taking account of completed units between 2017 and Q3 2021 (5,914 Units) (6,554 Units) plus an estimated delivery of 1600 units between Q3 2021 and Q3 2022 (total of 8,154 Units) there is an overall requirement of 17,817 15,576 units between 2021 2022 and 2028. The Core Strategy (Table 10) 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.</p> <p>Environmental Assessment SEA: No likely significant environmental effects. AA: This amendment does not have potential for significant negative effects on European Sites SFRA: N/A</p>
	29	Text Change - 2.2 Executive Summary	<p>Amend text from:</p> <ul style="list-style-type: none"> ➤ The housing target for South Dublin County, as set by Ministerial Guidelines and the NPF Road Map, is 17,817 homes up to 2028. ➤ Of this there are currently 4,557 homes under construction, thereby reducing the need to 13,260 homes up to 2028. ➤ The Council has assessed all appropriately zoned lands with the potential for residential development and has applied a residential density for each site in line with Ministerial Guidelines. ➤ Informed by this work, there is a total Land Capacity of 1,039ha with the potential for 44,472 units. However, by excluding Long Term Strategic Lands the land capacity reduces to 477ha with the potential to accommodate 23,731 units. ➤ An Infrastructure Assessment was carried out for these lands to identify the capacity of lands in Tier 1 (i.e. zoned and serviced) which has a total of 11,597 homes and in Tier 2 (i.e. zoned and serviceable within the lifetime of the plan) which has a total of 12,133. ➤ A further Planning and Deliverability assessment was carried out across the Tier 1 and 2 lands and has been found to have sufficient capacity to meet total housing target set for the County. ➤ Based on above – the core strategy identifies that there is no requirement to zone additional lands to meet population or housing targets. <p>To Read:</p> <ul style="list-style-type: none"> ➤ The housing target for South Dublin County, as set by Ministerial Guidelines and the NPF Road Map, is 17,817 15,576 homes up to 2028. ➤ Of this there are currently 4,557 homes under construction, thereby reducing the need to 13,260 homes up to 2028. ➤ The Council has assessed all appropriately zoned lands with the potential for residential development and has applied a residential density for each site in line with Ministerial Guidelines.

- Informed by this work, there is a total Land Capacity of ~~1,039ha~~ **990ha** with the potential for ~~44,472~~ **42,570** units. However, by excluding Long Term Strategic Lands, the land capacity reduces to ~~477~~ **428** ha with the potential to accommodate ~~23,731~~ **21,490** units.
- An Infrastructure Assessment was carried out in preparation of the Plan for these lands in 2021 which identified ~~to identify~~ the capacity of lands in Tier 1 (i.e. zoned and serviced) which had a total of 11,597 homes and in Tier 2 (i.e. zoned and serviceable within the lifetime of the plan) which had a total of 12,133. **Based on known construction activity and estimated delivery up to Q3 2022 the total capacity of Tier 1 and Tier 2 lands is 21,490 units over the Plan period.**
- A further Planning and Deliverability assessment was carried out across the Tier 1 and 2 lands and confirmed sufficient capacity to meet the total housing target set for the County.
- Based on above – the core strategy identifies that there is no requirement to zone additional lands to meet population or housing targets.

Environmental Assessment

SEA: No likely significant environmental effects.

AA: This amendment does not have potential for significant negative effects on European Sites

SFRA: N/A

43 Update Table 7: South Dublin Housing Demand Figures 2021 – 2028* - 2.5.5 Housing Supply Targets

Amend Table 7 from:

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 2020	1,479	5,914
C	Homeless households**, and estimated unmet demand as of Census 2016	N/A	2,050
D	Housing Demand 2021-2028 = Total (B+D-C)/ 7.75yrs	2,299	17,817

*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.

Table 7: South Dublin Housing Demand Figures 2021 – 2028

To read:

Table 7: South Dublin Housing Demand Figures ~~2021~~ **2022** – 2028

South Dublin County Council		Annual Average	Total Households
A	ESRI NPF scenario projected new household demand 2017 to 2028.	1806	21680
B	Actual new housing supply 2017- end of 2020 Q3 2022	1,479 1,432	5,914 8,154
C	Homeless households**, and estimated unmet demand as of Census 2016	N/A	2050
D	Housing Demand 2021 Q3 2022 – Q3 2028 = Total (B+D-C) (A-(B-C)) / 7.75yrs 6yrs	2,299 2,613	17,817 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.

Environmental Assessment

SEA: No likely significant environmental effects.

AA: This amendment does not have potential for significant negative effects on European Sites

			SFRA: N/A
	49	Update Table 9: Capacity of undeveloped lands within South Dublin - 2.6.1 Land Capacity Study	Amend Table 9 from:

Table 9: Capacity of undeveloped lands within South Dublin

		Greenfield sites				Brownfield sites					
Settlement Type	Settlement Name	Residential (HA)		Residential (Units)		Mixed-Use (HA)		Mixed-Use (Units)		Total Potential (HA)	Total Potential (Units)
Dublin City and Suburbs	Tallaght	22.5	0	661	0	0	28.13	0	2,902	50.7	3,563
	Naas Road	0	0	0	0	0	21.73	0	1,123	21.73	1,123
	Templeogue, Walkinstown, Rathfarnham, Firhouse	97.02	0	4,222	0	0	11.88	0	890	108.9	5,112
	Clondalkin, Clonburris and Grange Castle	4.05	10.84	286	798	73.31	17.62	2,744	1,355	105.82	5,183
	Lucan, Adamstown, Palmerstown	5.92	0.36	464	20	52.6	16.93	1,748	1,226	75.81	3,458
	Citywest	45.94	2.64	2,604	159	2.45	2.25	245	135	53.28	3,143
	Sub-total of Dublin City and Suburbs	175.5	13.84	8,237	977	128.36	98.54	4,737	7,631	416.2	21,582
Self-Sustaining Town:											
	Saggart	5.77	0.27	202	10	0	1.13	0	39	7.17	251
Self-Sustaining Growth Town:											
	Newcastle	22.79	1.42	797	50	0	1.12	0	39	25.33	886
Self-Sustaining Growth Town:											
	Rathcoole	24.47	1.13	820	39	1.94	0	0	68	27.54	927
Sub-total of Towns		53.03	2.82	1,819	99	1.94	2.25	0	146	60.04	2,064
Sub-total of urban area		228.5	16.66	10,056	1,076	130.3	100.7	4,737	7,777	477	23,730
Combined Totals		245		11,132		231		12,514			
A - Total Capacity South Dublin County						-		-		477	23,730
B - Housing Need for South Dublin County (2017 - Q3 2028)						-		-		-	23,731
C - Completed Units (2017 - 2021)						-		-		-	5,914
D - Housing Need for South County Dublin (2021 - 2028) (B minus C)						-		-		-	17,817
E - Units under construction (Estimated from Feb 2021)						-		-		-	4,557
F - Net Housing Need for South Dublin County (2021 - 2028) (D minus E)						-		-		-	13,260
G - Surplus (A minus F) across Tier 1 and Tier 2						-		-		-	10,470

Note: Rural housing and population growth has not been included within the land capacity figure but has been considered in the context of the rural settlement strategy policy and past trends in order to inform the Core Strategy.

To read: **Table 9:** Capacity of Undeveloped Lands within South Dublin **2022-2028**

Settlement Type	Settlement Name	Residential (HA)		Residential (Units)		Mixed-Use (HA)		Mixed-Use (Units)		Total Potential (HA)	Total Potential (Units)
Dublin City and Suburbs	Tallaght	22.5	0	661	0	0	28.13 25.43	0	2,902 2,767	50.7 48	3,563 3,428
	Naas Road	0	0	0	0	0	21.73	0	1,123	21.73	1,123
	Templeogue, Walkinstown, Rathfarnham, Firhouse	97.02 91.5	0	4,222 3,946	0	0	11.88	0	890	108.9 103.38	5,112 4,836
	Clondalkin, Clonburris and Grange Castle	4.05	10.84	286	798	73.31 70.39	17.62	2,744 2,660	1,355	105.82 101.9	5,183 5,099
	Lucan, Adamstown, Palmerstown	5.92	0.36	464	20	52.6 39.62	16.93	1,748 1,099	1,226	75.81 62.83	3,458 2,809
	Citywest	45.94 31.54	2.64	2,604 1,884	159	2.45	2.25	245	135	53.28 38.88	3,143 2,423
Sub-total of Dublin City and Suburbs		175.5 155.51	13.84	8,237 7,241	977	128.36 112.46	98.54 95.84	4,737 4,044	7,631 7,456	416.2 377.65	21,582 19,718
Self-Sustaining Town	Saggart	5.77	0.27	202	10	0	1.13	0	39	7.17	251
Self-Sustaining Growth Towns	Newcastle	22.79 15.94	1.42	797 557	50	0	1.12	0	39	25.33 18.48	886 646
	Rathcoole	24.47 21.22	1.13	820 699	39	1.94	0	0	68	27.54 24.29	927 806
Self-Sustaining Town	Saggart	5.77	0.27	271	10	0	1.13	0	39	7.17	320
Sub-total of Towns		53.03 42.93	2.82	1,819 1,527	99	1.94	2.25	0	146	60.04 49.94	2064 1,772
Sub-total of urban area		228.5 198.44	16.66	10,056 8,768	1,076	130.3 114.4	100.7 98.09	4,737 4,004	7,777 7,642	477 427.59	23,730 21,490
Combined Totals		245 215.1		11,132 9,844		231 212.49		12,514 11,646			
A – Total Capacity South County Dublin										477 427.59	23,730 21,490
B - Housing Need for South Dublin (2017 Q3 2021 – Q3 2028)											23,731 21,490
C - Completed Units (2017 – 2021) Note: Q3 2021 to Q3 2022 Completions have been incorporated into the revised figures for each area in the above table											5,914
D – Housing Need for South Dublin (2021 Q3 2022 – Q3 2028) (B minus C)											17,817 15,576

E - Units under construction (Estimated from Feb-2021 Q3 2021 Housing Task Force Returns)	-	-	-	4,557 2,438
F - Net Housing Need for South Dublin (2021-Q3 2022 – Q3 2028) (D minus E)	-	-	-	13,260 13,138
G – Additional Capacity Surplus (A minus F) across Tier 1 and Tier 2	-	-	-	10,470 8,352

Note: Arising from request from EMRA the Saggart has been adjusted to reflect its position in the settlement hierarchy.

Environmental Assessment

SEA: No likely significant environmental effects.
AA: This amendment does not have potential for significant negative effects on European Sites
SFRA: N/A

Insert New Table 10: Capacity of additional zoned undeveloped lands within South Dublin- 2.6.5 Core Strategy – 2022 – 2028 Development Plan

Insert New **Table 10: Indicative capacity of Additional Zoned Lands in the South Dublin County Development Plan 2022-2028**

Settlement Type	Settlement Name	Additional Zoned Land	Residential (HA)		Residential (Units)		Mixed-Use (HA)		Mixed-Use (Units)		Total Potential (HA)	Total Potential (Units)
Dublin City and Suburbs	Tallaght	Lands at Kiltipper Road	0.48	0	10	0	0	0	0	0	0.48	10
		Whitestown Way Regen Lands	0	0	0	0	0	2.82	0	190-340	2.82	190-340
		Naas Road	-	0	0	0	0	0	0	0	0	
		Templeogue, Walkinstown, Rathfarnham, Firhouse	-	0	0	0	0	0	0	0	0	0
		Clondalkin, Clonburris and Grange Castle	-	0	0	0	0	0	0	0	0	0
		Lucan, Adamstown, Palmerstown	Ash Park Court	.036	0	1	0	0	0	0	0.36	1
			Cooldrinagh	3.96	0	8	0	0	0	0	3.96	8*
		Citywest		0	0	0	0	0	0	0	0	0
Sub-total of Additional Zoned Land			4.8	0	19	0	0	2.82	0	190-340	7.62	209-359

*Low density housing subject to CS11 SLO 1 – Indicative potential for 3 to 8 units (c.3 units on existing greenfield lands/ up to c.5 units on existing residential back land)

Environmental Assessment

SEA: Amendment provides for clarification Neutral environmental effects on SEOs. No likely significant environmental effects.
AA: This amendment does not in itself have potential for any significant negative effects on European sites.
SFRA: N/A

Update Table 10:
Core Strategy
Table 2022 –
2028 - 2.6.5 Core
Strategy – 2022 –
2028
Development
Plan

Amend Table 10 from:

Table 10: Core Strategy Table 2022 – 2028

Settlement Type	Neighbourhood Area / Settlement Name	2022 persons	2028 units & share (%)	Estimated Built-up Area (ha) and share (%)	Total Land (ha) 2021 - 2028	Total Housing (Units) 2021 - 2028	Total 2028 units and share (%)	Target 2028 population (No.)	Population Growth from 2022 (persons No. (%))
Dublin City and Suburbs	Tallaght	71,350	24,080 (25%)	700 (2%)	42.54	2,000 (1%)	26,780 (22%)	76,525 (24%)	+5,175 (7%)
	Naas Road	1,384	396 (0.4%)	15 (0%)	20.02	1,010 (6%)	1,421 (1%)	3,349 (1%)	+1,965 (142%)
	Templeogue, Walkinstown, Rathfarnham, Firhouse	78,966	28,503 (30%)	1,750 (30%)	55.91	1,953 (1%)	32,206 (27%)	85,264 (26%)	+7,098 (9%)
	Clonsilla, Clonburris and Grange Castle	44,500	14,869 (16%)	200 (3%)	122.3	5,385 (30%)	20,454 (17%)	55,206 (17%)	+10,706 (24%)
	Lucan, Adamstown, Palmerstown	59,000	19,069 (20%)	1,625 (28%)	93.83	3,322 (19%)	24,029 (20%)	68,482 (21%)	+9,482 (16%)
	Citywest	8,238	2,503 (3%)	134 (20%)	78.52	2,833 (16%)	6,502 (5%)	15,900 (5%)	+7,662 (93%)
Sub-Total		282,838 (84%)	89,420 (93%)	5,454 (93%)	413	16,503 (93%)	111,402 (93.7%)	304,728 (93%)	42,088 (+16%)
Self-Sustaining Town:									
Saggart		3,113	1342 (7%)	85 (1%)	3.57	96 (0.5%)	1,323 (7%)	3,511 (11%)	+398 (13%)
Self-Sustaining Growth Town:									
Newcastle		3,093	1,109 (1%)	100 (2%)	32.66	638 (3.6%)	1,847 (2%)	5,039 (2%)	+1,946 (53%)
Self-Sustaining Growth Town:									
Rathcoole		4,351	1,599 (2%)	250 (4%)	24.43	580 (3%)	2,429 (2%)	6,409 (2%)	+2,058 (47%)
Sub-Total of Towns		10,577	3,850 (4%)	435 (7%)	60.65	1,314 (7%)	5,599 (5%)	14,979 (42%)	+4,402 (42%)
Urban Aggregate		273,215	93,270 (96%)	5,914	474	17,817 (100%)	117,001 (98.3%)	319,705 (98%)	+46,491 (17%)
Aggregate Rural Area		5,552	1,622 (2%)	0	0	0	1,622	5,579 (2%)	+27 (+0.5%)
South Dublin Totals		278,767	94,892	5,914	474	17,817	118,623	325,284	46,918 (+16.7%)

* Percentages are rounded to the nearest whole number.

Note: 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.
Note: Estimated built units taken from the Housing Task force data which was cross referenced against the CSO figures to determine the Neighbourhood share.

To Read: Table 10 11: Core Strategy Table 2022 – 2028

Settlement Type	Neighbourhood Area / Settlement Name	2016 persons	2016 units & share (%)	Estimated Built 2016 to Q4 2020 and share (%)	Total Land (HA) 2021 - 2028	Total Housing (Units) 2021 - 2028 and share (%)	Total 2028 units and share (%)	Target 2028 persons and share (%)	Population Growth from 2016 persons No. (%)
Dublin City and Suburbs	Tallaght	71,350	24,080 (25%)	700 (12%)	42.54 39.84	2,000 1865 (-11%) (12%)	26,780 (22%)	76,525 (24%)	+5,175 (7%)
	Naas Road City Edge	1,384	396 (0.4%)	15 (0%)	20.02	1,010 (6%)	1,421 (1%)	3,349 (1%)	+1,965 (142%)
	Templeogue, Walkinstown, Rathfarnham, Firhouse	78,166	28,503 (30%)	1,750 (30%)	55.91 50.39	1,953 1677 (11%)	32,206 (27%)	85,264 (26%)	+7,098 (9%)
	Clondalkin, Clonburris and Grange Castle	44,500	14,869 (16%)	200 (3%)	122.3 119.78	5,385 5189 (-30%) (33%)	20,454 (17%)	55,206 (17%)	+10,706 (24%)
	Lucan, Adamstown, Palmerstown	59,000	19,069 (20%)	1,625 (28%)	93.83 80.85	3,322 2673 (-19%) (17%)	24,039 (20%)	68,483 (21%)	+9,483 (16%)
	Citywest	8,238	2,503 (3%)	1,164 (20%)	78.52 64.12	2,833 2113 (-16%) (14%)	6,502 (5%)	15,900 (5%)	+7,662 (93%)
Sub-Total		262,638	89,420 (94%)	5,454 (93%)	413 375	16,563 14,527 (93%)	111,402 (93.7%)	304,726 (93%)	42,088 (+16%)
Self-Sustaining Town	Saggart	3,133	1,142 (1%)	85 (1%)	3.57	96 (0.5%)	1,323 (1%)	3,531 (1%)	+398 (13%)
Self-Sustaining Growth Towns	Newcastle	3,093	1,109 (1%)	100 (2%)	32.66 25.81	638 398 (-3.6%) (3%)	1,847 (2%)	5,039 (2%) 5,122	+1,946 +1,094 (-63%) (35%)
	Rathcoole	4,351	1,599 (2%)	250 (4%)	24.43 21.18	580 487 (-3%) (3%)	2,429 (2%)	6,409 (2%)	+2,058 +1,339 (-47%) (31%)

			Self-Sustaining Town	Saggart	3,133	1,142 (1%)	85 (1%)	5.57	165 (1%)	1,323 (1%)	3,587 (1%)	+454 (14%)
			Sub-Total of Towns		10,577	3,850 (4%)	435 (7%)	60.65 52.56	1,314 1,050 (7%)	5,599 (5%)	14,979 15,118 (5%)	+4,402 +2,887 (42%) (26.7%)
			Urban Aggregate		273,215	93,270 (98%)	5,914	474 428	17,817 15,576 (100%)	117,001 (98.3%)	319,705 319,844 (98%)	+46,491 +44,910 (17%) (16.5%)
			Aggregate Rural Area		5,552	1,622 (2%)	0	0	0	1,622 (2%)	5,579 (2%)	+27 +(0.5%)
			South Dublin Totals		278,767	94,892	5,914	474 428	17,817 15,576	118,623	319,705 325,423	46,491 45,002 (16.7%) (16%)

* Percentages are rounded to the nearest whole number.

Note: 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.
Note: Estimated built units taken from the Housing Task force data which was cross referenced against the CSO figures to determine the Neighbourhood share.

Environmental Assessment

SEA: No likely significant environmental effects.

AA: This amendment does not have potential for significant negative effects on European Sites

SFRA: N/A

Section 2.5.1 South Dublin County Population - Baseline

Amendment 2.2	39	Insert New Text - 2.5.1 South Dublin County Population - Baseline	<p>As per EMRA Requirements Insert new text after Table 4 to read:</p> <p>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.</p> <p>Environmental Assessment SEA: Amendment provides clarity and update with positive / neutral effects on environmental factors. No likely significant environmental effects. AA: This amendment does not have potential for significant negative effects on European sites. SFRA: N/A</p>
----------------------	----	---	--

Section 2.5.5 Housing Supply Targets

Amendment 2.3	47	New CS1 Objective 4 - 2.5.5 Housing Supply Targets	<p>New CS1 Objective 4 to be added to read:</p> <p>CS 1 Objective 4: To engage with the Land Development Agency (LDA), as may be necessary having regard to their role in the delivery of development, excluding lands owned by South Dublin County Council, in the planning and co-ordination of strategic land banks to achieve compact growth, sustainable development, and urban regeneration.</p> <p>Environmental Assessment</p>
----------------------	----	--	--

			<p>SEA: Amendment provides for clarification. Neutral environmental effects on SEOs. No likely significant environmental effects.</p> <p>AA: This amendment to text does not in itself have potential for any significant negative effects on European sites.</p> <p>SFRA: N/A</p>
Section 2.6.1 Land Capacity Study			
Amendment 2.4	48	CS2 Objective 1 -- 2.6.1 Land Capacity Study	<p>Amend text from:</p> <p>CS2 Objective 1: To prepare a Local Area Plan or other appropriate mechanism for the zoned Regeneration (REGEN) lands at Naas Road/Ballymount to include the Local Centre zoning (LC) at Walkinstown. The LAP or equivalent will provide a framework for the sequential and phased development of the lands, integrating sustainable transport, land use and blue and green infrastructure. The spatial planning of the area will be informed by the Naas Road Framework until such time as a Statutory Plan is in place.</p> <p>To read: 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 to include the Local Centre zoning (LC) at Walkinstown as defined by the City Edge Project boundary. The LAP or equivalent will provide a framework for the sequential and phased development of the lands, integrating sustainable transport, land use and blue and green infrastructure. The spatial planning of the area will be informed by the Naas Road City Edge Strategic Framework until such time as a Statutory Plan is in place.</p> <p>Note: All references to Naas Road/Ballymount Lands throughout Chapter 2 to be updated to City Edge/City Edge Strategic Framework.</p> <p>SEA: Amendment may give rise to uncertain and / or negative effects on environmental factors. Screens in for AA. SEA is required.</p> <p>AA: There is potential for significant negative effects on European sites, mainly due to hydrological connectivity with European sites downstream in Dublin Bay. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts.</p> <p>SFRA: N/A</p>
Amendment 2.5	48	CS2 Objective 2 - 2.6.1 Land Capacity Study	<p>Amend text from:</p> <p>CS2 Objective 2: To facilitate a co-ordinated approach and vision to any future sustainable development of the Naas Road Framework area in consultation with Dublin City Council, and all relevant stakeholders including the local community, 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.</p> <p>To read:</p> <p>To facilitate a co-ordinated approach and vision to any future sustainable development of the Naas Road Framework City Edge area 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.</p> <p>Environmental Assessment SEA: Amendment screens in for AA. SEA is required AA: This amendment does not have potential for any significant negative effects on European sites. SFRA: N/A</p>
Section 2.6.7 Monitoring of Growth / Active Land Management			
Amendment 2.6	58	CS3 Objective 3 - 2.6.7 Monitoring of Growth / Active Land Management	<p>Amend CS3 Objective 3 from:</p> <p>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 10, the applicant must demonstrate to the Planning Authority that the necessary social and physical infrastructure is in place or can be provided as part of the application to accommodate the proposed development.</p>

			<p>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.</p> <p>To read:</p> <p>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 10, the applicant must demonstrate to the Planning Authority that the necessary social and physical infrastructure is in place or can be provided as part of the application to accommodate the proposed development 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.</p> <p>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.</p> <p>Environmental Assessment SEA: Amendment provides for clarity and update with neutral effects on environmental factors. No likely significant environmental effects. AA: This amendment does not have potential for any significant negative effects on European sites. SFRA: N/A</p>
<p>Amendment 2.7</p>	<p>59</p>	<p>Vacant Sites - 2.6.7 Monitoring of Growth / Active Land Management</p>	<p>New Text under the heading Vacant Sites to be added to read:</p> <p>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.</p> <p>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:</p> <p>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:</p> <p>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.</p> <p>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.</p> <p>Environmental Assessment SEA: Amendment provides for positive action. No likely significant environmental effects. AA: This amendment does not have potential for any significant negative effects on European sites. SFRA: N/A</p>

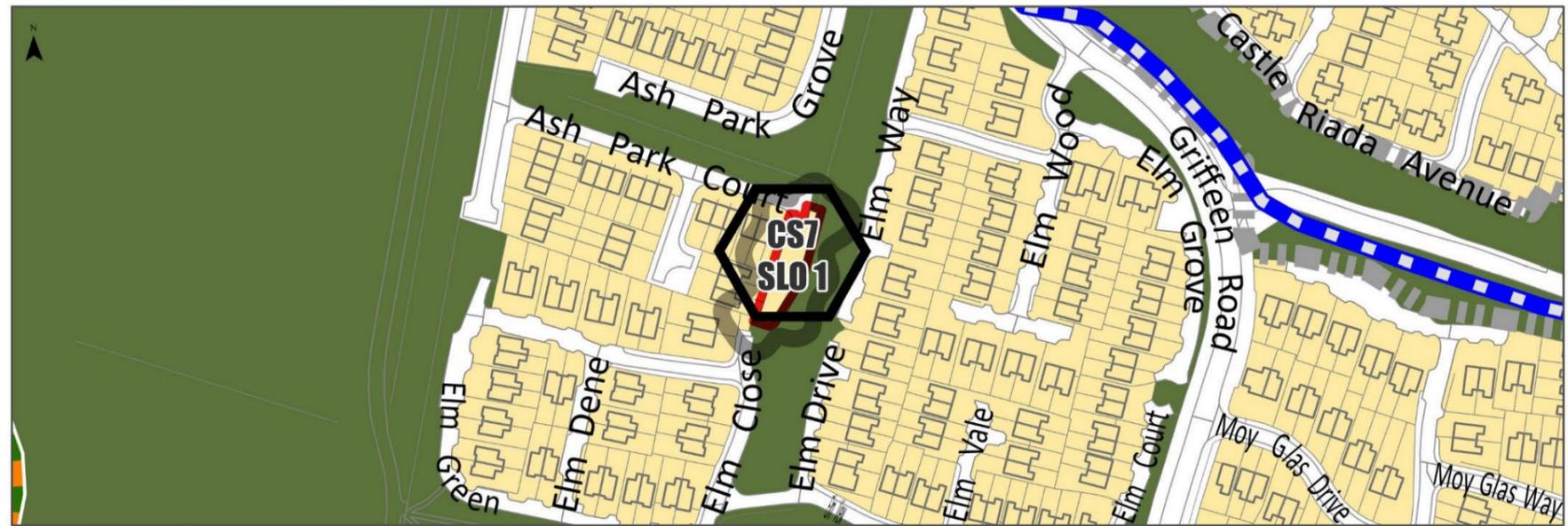
<p>Amendment 2.8</p>	<p>61</p>	<p>Text Change - 2.6.8 Employment Lands</p>	<p>Amend text from:</p> <p>Baseline Analysis In terms of available lands for development of employment, SDCC carried out an analysis of available lands which have potential to generate jobs. Based on this analysis, there is a total capacity to develop 624 hectares to facilitate further employment. This land is made up of:</p> <ul style="list-style-type: none"> • 554ha of land zoned for Enterprise and Employment (EE); • 55ha 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). <p>Based on an assessment of employment on existing zoned land, there is potential for 31,824 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 Naas Road 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.</p> <p>To read:</p> <p>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 624 675 hectares to facilitate further employment. This land is made up of:</p> <ul style="list-style-type: none"> • 554ha 602ha of land zoned for Enterprise and Employment (EE); • 55ha 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). <p>The totals above include additional lands consisting of 48ha net of EE and 3.27ha of LC zoned in the 2022-2028 Development Plan which were not part of the analysis.</p> <p>Based on an assessment of employment on the existing zoned land, there is potential for 31,824 34,427 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 Naas Road 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.</p> <p>Environmental Assessment SEA: Amendment provides for change in zoning from enterprise and employment to regeneration. Amendment screens in for AA. SEA is required. AA: This amendment has potential for significant negative effects on European sites, given that locations are not specified and there could interactions with European sites. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts. SFRA: N/A</p>
<p>Amendment 2.9</p>	<p>62</p>	<p>New CS5 Objective 5 - 2.6.8 Employment Lands</p>	<p>New CS5 Objective 5 to be added to read:</p> <p>CS5 Objective 5: 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:</p> <ul style="list-style-type: none"> • 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.

			<p>Environmental Assessment</p> <p>SEA: Amendment provides for new objective. Amendment screens in for AA. SEA is required.</p> <p>AA: This amendment to text for agri-hub development has potential for significant negative effects on European sites, given that there could be associated water pollution and there exists hydrological connectivity in the county with downstream European sites in Dublin Bay. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts.</p> <p>SFRA: N/A</p>
Section 2.7 Settlement Strategy			
Amendment 2.10	70 And Map No. 1	New CS7 SLO 1 - 2.7 Settlement Strategy AND Amend Map No.1	<p>Insert a New CS7 SLO 1 to read:</p> <p>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.</p> <p>AND</p> <p>Amend Map No. 1 to change from: Objective OS – Open Space – <i>‘To preserve and provide for open space and recreational amenities’</i></p> <p>to</p> <p>Objective RES - Existing Residential – <i>‘To protect and/or improve residential amenity’.</i></p>

Proposed Amendment Ref: 2.10



Draft Plan as Published



Proposed Amendment: Land Use Zoning OS to RES SLO Added

Environmental Assessment

SEA: Amendment provides for new local objective. Amendment screens in for AA. SEA is required.

AA: This amendment, which provides a new objective specific to development in a given area, has potential for significant negative effects on European sites, given that there could be associated water pollution and there exists hydrological connectivity in the county with downstream European sites in Dublin Bay. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts.

SFRA: N/A

Section 2.7.2 Self-Sustaining Growth Towns / Self-Sustaining Town - Saggart			
Amendment 2.11	70	Text Change - 2.7.2 Self-Sustaining Growth Towns / Self-Sustaining Town	<p>Amend text from:</p> <p>The Saggart settlement had a population in 2016 of 3,133 which is targeted to grow by 366 persons (11%) to 3,499 persons by 2028.</p> <p>To Read: The Saggart settlement had a population in 2016 of 3,133 which is targeted to grow by 366 454 persons (11%) (13%) to 3,499 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.</p> <p>Environmental Assessment SEA: Amendment provides for correction with neutral effects on environmental factors. No likely significant environmental effects AA: This amendment does not have potential for significant negative effects on European sites. SFRA: N/A</p>
	71	New CS8 SLO 1 - 2.7.2 Self-Sustaining Growth Towns / Self-Sustaining Town And Amend Map No. 8	<p>New CS8 SLO 1 to be added to read:</p> <p>CS8 SLO1: To facilitate the delivery of Phase 1 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.</p>

Proposed Amendment Ref: 2.11



Draft Plan as Published



Proposed Amendment: SLO added

Environmental Assessment

SEA: Amendment provides for new local objective. Amendment screens in for AA. SEA is required.

AA: This amendment, which provides a new SLO specific to development in Saggart, has potential for significant negative effects on European sites, given that there could be associated water pollution and there exists hydrological connectivity in the county with downstream European sites in Dublin Bay. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts.

SFRA: N/A

Section 2.7.2 Self-Sustaining Growth Towns / Self-Sustaining Town - Newcastle

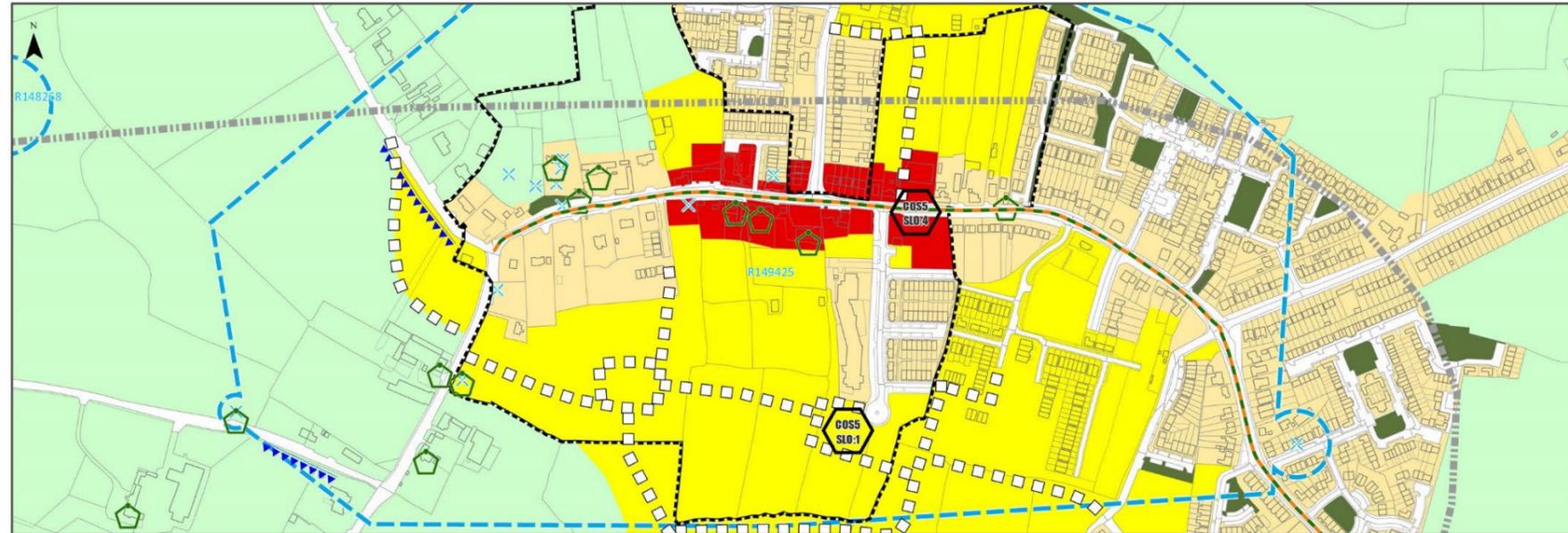
<p>Amendment 2.12</p>	<p>71</p>	<p>Text Change - 2.7.2 Self-Sustaining Growth Towns / Self-Sustaining Town</p>	<p>Amend text from:</p> <p>The Newcastle settlement had a population in 2016 of 3,093 which is targeted to grow by 1,946 persons (+63%) to 5,039 persons by 2028.</p> <p>To Read:</p> <p>The Newcastle settlement had a population in 2016 of 3,093 which is targeted to grow between the period 2022-2028 by 1,946 1,094 persons (+63%) (35%) to 5,039 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.</p> <p>Environmental Assessment SEA: Amendment provides for correction with neutral effects on environmental factors. No likely significant environmental effects AA: This amendment does not have potential for significant negative effects on European sites. SFRA: N/A</p>
	<p>72</p>	<p>New CS9 Objective 4, CS9 SLO1, CS9 SLO2, CS9 SLO3, CS9 SLO4 - 2.7.2 Self-Sustaining Growth Towns / Self-Sustaining Town</p> <p>And Amend Map No. 7</p>	<p>Amend text from:</p> <p>The growth in Newcastle is mainly focused on the adopted Local Area Plan. It is estimated that the remaining units in current permissions will, at an average of 80 units per year, take 7 years to develop. The remaining LAP lands which could accommodate 886 units do not have permission to date. The continued growth of Newcastle will be dependent on the delivery of the phasing and infrastructure required in the LAP.</p> <p>The overarching principle for the town is to improve the social and physical services to provide for the growing population.</p> <p>To Read:</p> <p>The growth in Newcastle is mainly focused on the adopted Local Area Plan. It is estimated that the remaining units in current permissions will, at an average of 80 units per year, take 7 years to develop. The remaining LAP lands which could accommodate 886 units do not have permission to date. The continued growth of Newcastle will be dependent on the delivery of the phasing and infrastructure required in the LAP. The overarching principle for the town is to improve the social and physical services in tandem with a phased approach to development 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.</p> <p>And New CS9 Objective 4, CS9 SLO1, CS9 SLO2, CS9 SLO3, CS9 SLO4 to be added to read:</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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), 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.</p> <p>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.</p>

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

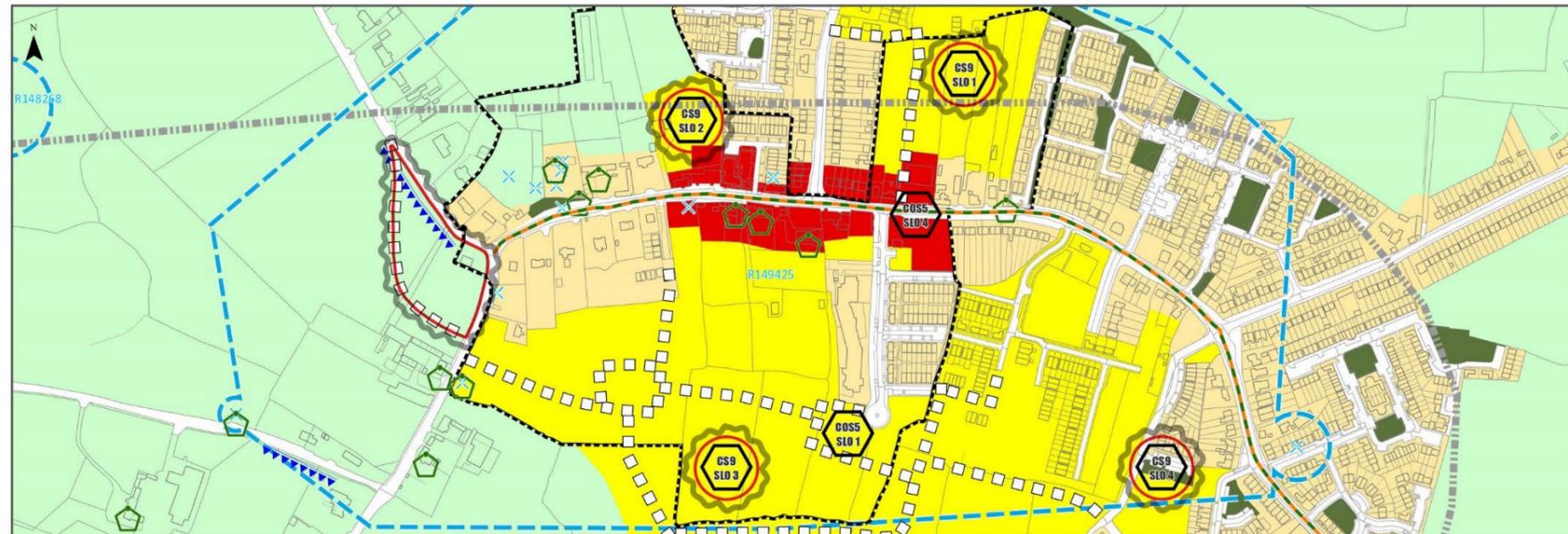
Rezone 1.3ha of lands to the west of Newcastle from RES-N – New Residential to RU – Rural at the junction of Athgoe and Hazelhatch Road.

Amend Maps No. 7, insert new CS9 SLO 1 -3 relating to phase 1 lands and SLO 4 relating phase 2 lands and amend the zoning to the west of Newcastle from Res-N to RU.

Proposed Amendment Ref: 2.12



Draft Plan as Published

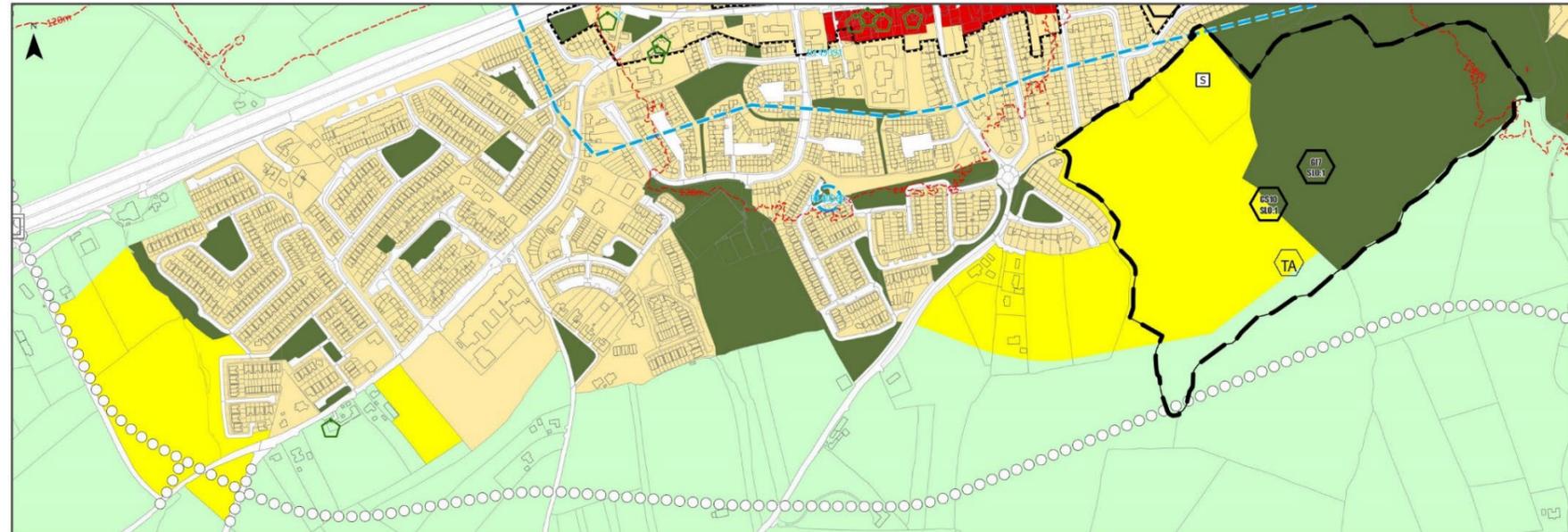


Proposed Amendment: Amendment to land use zoning and SLO's added (see text for details)

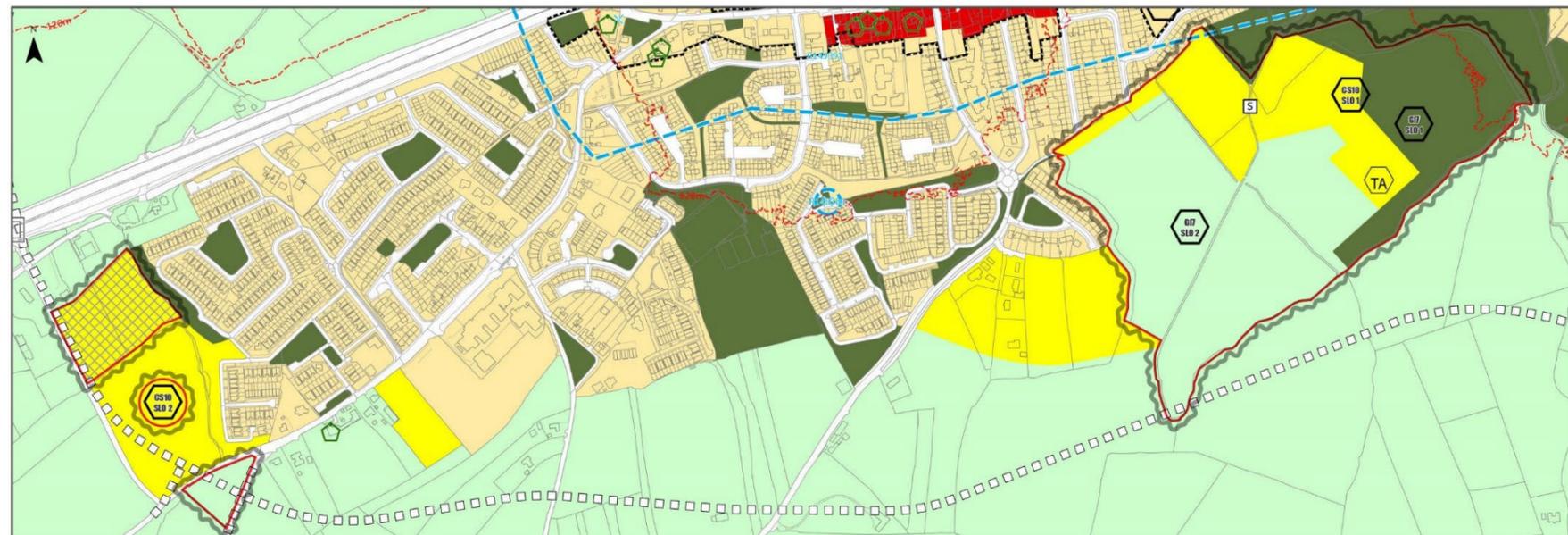
			<p>Environmental Assessment SEA: Amendment provides for clarification. Neutral environmental effects on SEOs. No likely significant environmental effects. AA: This amendment does not have potential for significant negative effects on European sites. SFRA: N/A</p>
Section 2.7.2 Self-Sustaining Growth Towns / Self-Sustaining Town – Rathcoole			
Amendment 2.13	73	Text Change - 2.7.2 Self-Sustaining Growth Towns / Self-Sustaining Town	<p>Amend text from:</p> <p>The Rathcoole settlement had a population in 2016 of 4,351 which is targeted to grow by 2,058 persons (+47%) to 6,409 persons by 2028.</p> <p>To Read: The Rathcoole settlement had a population in 2016 of 4,351 which is targeted to grow by 2,058 1,339 persons (+47%) (31%) to 6,409 5,690 persons by 2028. Taking this growth over the plan period alongside estimated growth between 2017 and Q3 2022 of people this equates to an overall growth of 2,093 (48%) persons over the period 2017 to 2028.</p> <p>Environmental Assessment SEA: Amendment provides for correction with neutral effects on environmental factors. No likely significant environmental effects AA: This amendment does not have potential for significant negative effects on European sites. SFRA: N/A</p>
	73	New - 2.7.2 Self-Sustaining Growth Towns / Self-Sustaining Town And Amend Map 07	<p>Amend text from:</p> <p>This level of growth is based on permissions available to commence within and adjoining the town and further growth will be at a rate that seeks to achieve a balance of service and infrastructure provision, focusing on consolidation along them main street.</p> <p>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.</p> <p>To Read:</p> <p>This level of growth is based on permissions available to commence within and adjoining the town and further growth will be at a rate that seeks to achieve a balance of service and infrastructure provision, focusing on consolidation along them main street. a phased approach to development to ensure alignment with investment in infrastructure and the provision of employment, together with supporting amenities and services.</p> <p>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 through a phased approach and 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.</p> <p>Delete CS10 SLO1: CS10 SLO 1: To investigate the potential for alternative land uses for the lands currently zoned RES-N (To provide for new residential communities in accordance with approved area plans) and OS (To preserve and provide for open space and recreational amenities) as identified by the SLO on the CDP land use zoning map, having regard to protecting existing habitats, Biodiversity and the Rathcoole Woodlands, the need for social and affordable housing, community infrastructure and access. Following this assessment, and where alternative land use arrangements are identified in line with the proper planning and sustainable development of the area, to bring forward proposals for re-zoning.</p> <p>And New CS10 Objective 4, CS10 SLO1 and CS10 SLO2 to be added to read:</p> <p>CS10 Objective 4: To facilitate the delivery of new residential development in 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.</p>

		<p>CS10 SLO1 to be inserted on the lands adjacent to Rathcoole Park: 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.</p> <p>CS10 SLO2 to be inserted on lands to the west of Rathcoole: 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.</p> <p>And:</p> <p>Amend Maps No. 7 and No. 8 removing the boundary of CS10 SLO1, Adjusting the location of the school site and Traveller Accommodation map symbols to reflect CS10 Objective 4, new CS10 SLO1 and CS10 SLO2. Amend the zoning to the west of Rathcoole from Res-N to Strategic Residential Reserve Lands.</p>
--	--	--

Proposed Amendment Ref: 2.13



Draft Plan as Published



Proposed Amendment: Various amendments to land use zoning and objectives (see text for details)

Environmental Assessment

SEA: Amendment provides for replacement of local objective with new local objectives with potential for uncertain environmental effects. Amendment screens in for AA. SEA is required.

AA: This amendment, which removes the original objective and provides a new objective specific to development in Rathcoole, has potential for significant negative effects on European sites, given that there could be associated water pollution and there exists hydrological connectivity in the county with downstream European sites in Dublin Bay. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts.

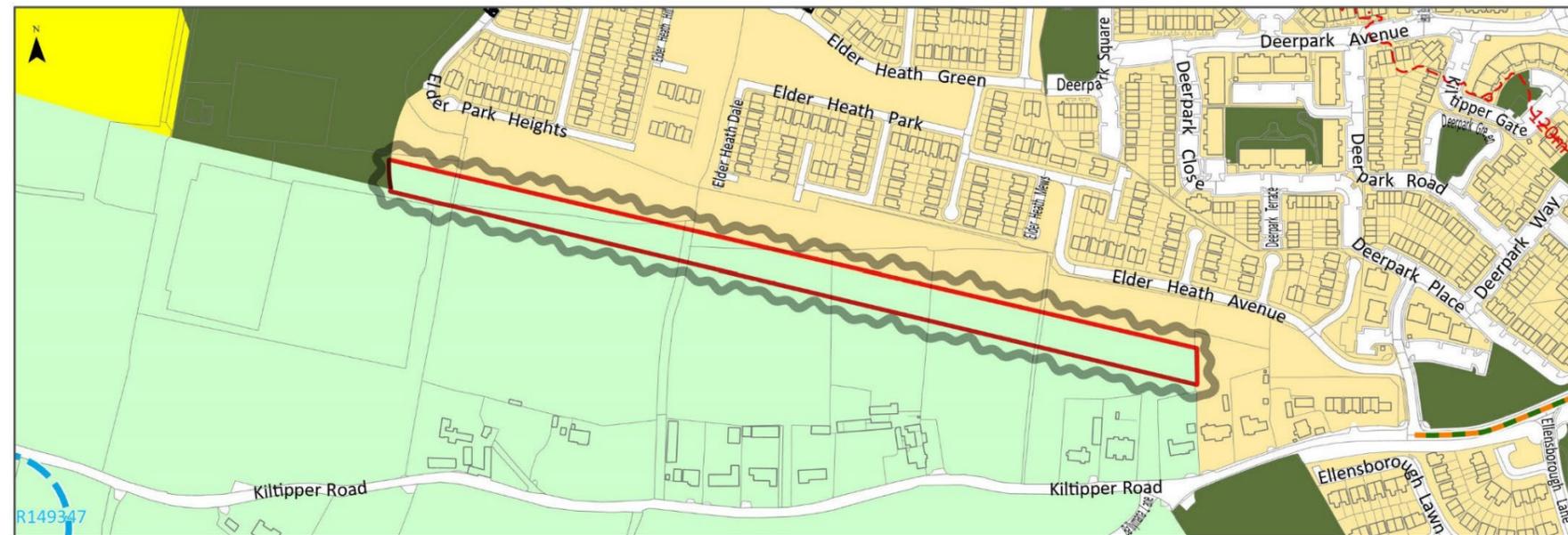
SFRA: N/A

Amendment 2.14	Map No. 9	Map No. 9 – Elder Heath	Amend Map No. 9 from zoning Objective RES - Existing Residential to accurately align with 60m clearance and safety zone of the existing Carrickmines-Dunstown 220kV transmission line. And Amend Map No. 9 to rezone where the lands extended south beyond the 60m clearance, Objective RU - <i>'To protect and improve rural amenity and to provide for the development of agriculture'</i> to align with the remaining lands to the south.
---------------------------	--------------	----------------------------	---

Proposed Amendment Ref: 2.14



Draft Plan as Published



Proposed Amendment: Land Use Zoning RES to RU

Environmental Assessment

SEA: Amendment provides clarity and update with neutral effects on environmental factors. No likely significant environmental effects.

AA: This amendment does not have potential for significant negative effects on European sites.

SFRA: N/A

Amendment 2.15

Map No. 9

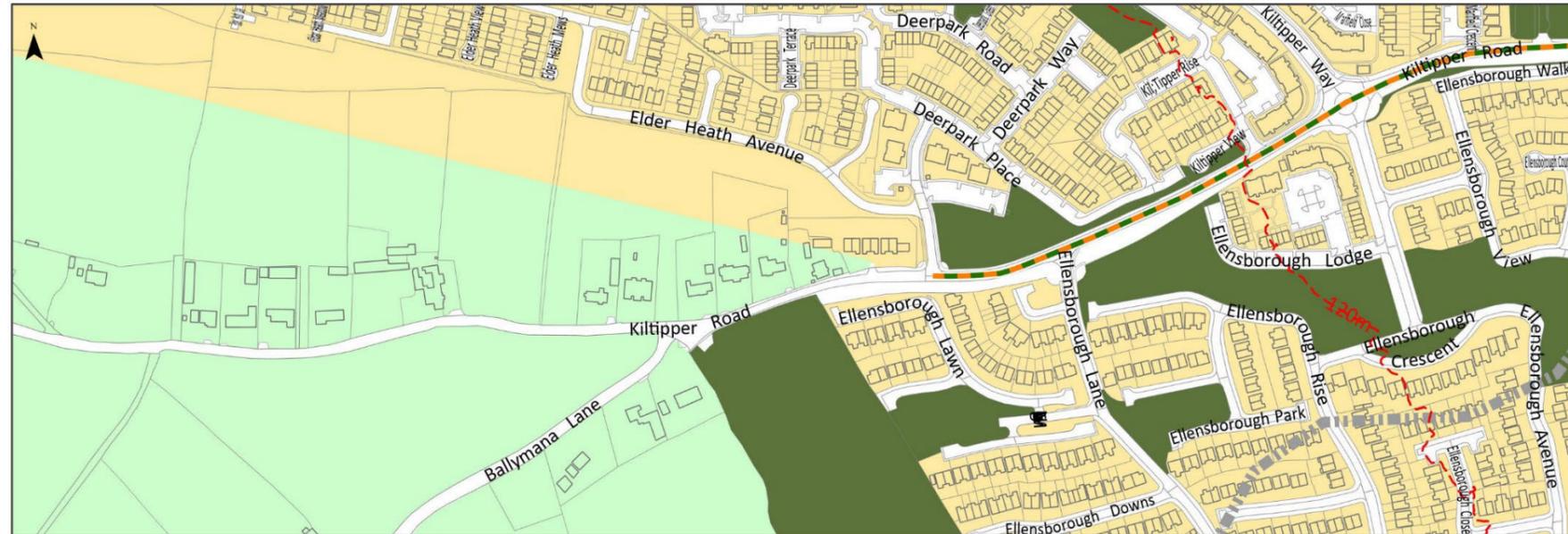
Map No. 9 – Kiltipper Road

Amend Map No. 9 from Objective RU – Rural and Agriculture– *‘To protect and improve rural amenity and to provide for the development of agriculture’*

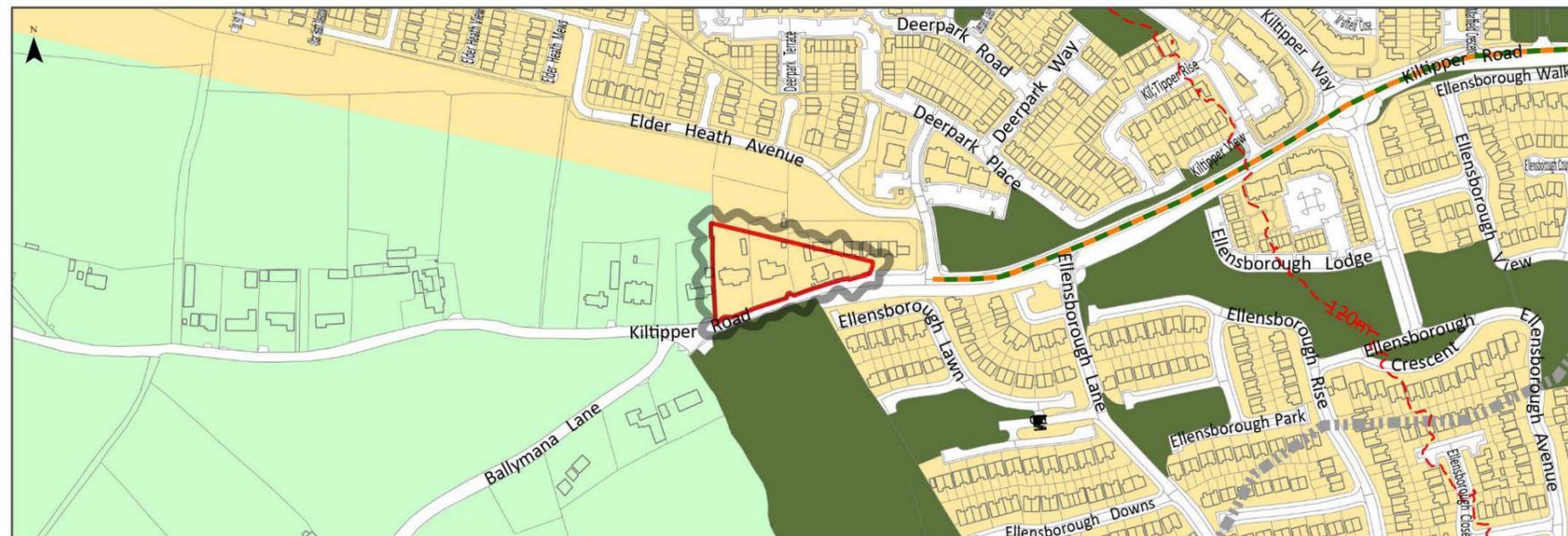
To

Objective RES - Existing Residential – *‘To protect and/or improve residential amenity’ for the entirety of the subject lands.*

Proposed Amendment Ref: 2.15



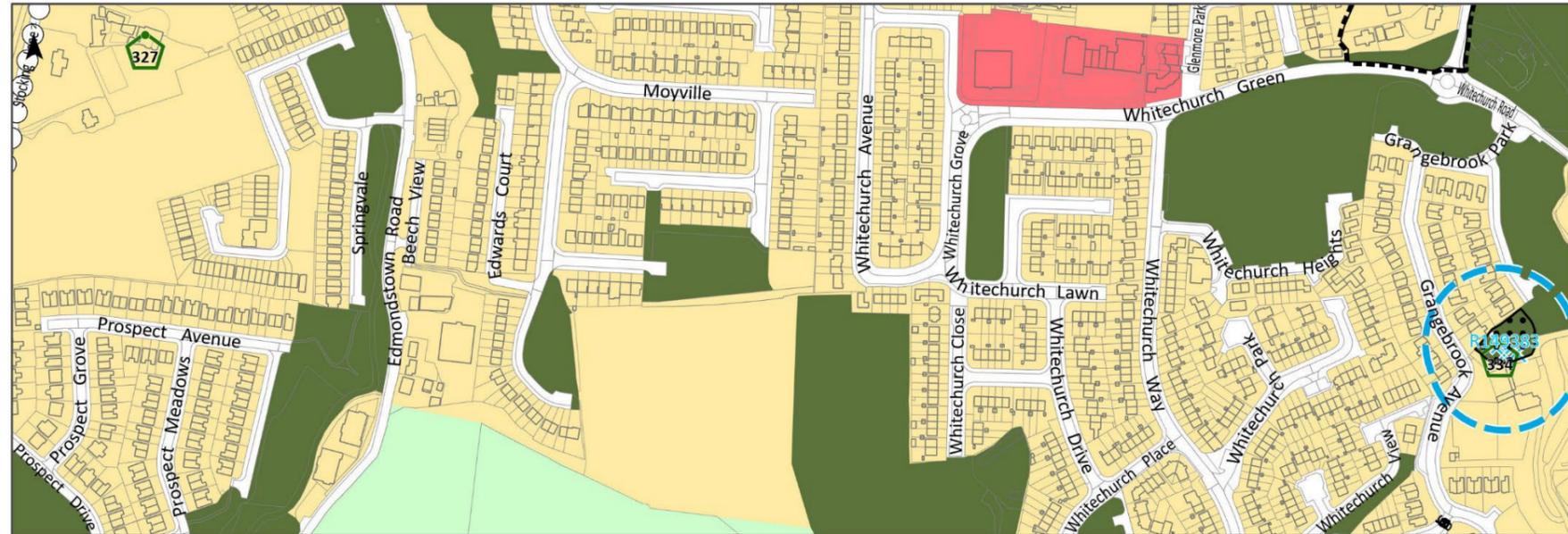
Draft Plan as Published



Proposed Amendment: Land Use Zoning RU to RES

			<p>Environmental Assessment</p> <p>SEA: Amendment provides update to existing residential use with neutral effects on environmental factors. Amendment screens in for AA. SEA is required.</p> <p>AA: This amendment has potential for significant negative effects on European sites, due to close proximity to Dodder River and thus hydrological connectivity with European sites = downstream in Dublin Bay. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts.</p> <p>SFRA: N/A</p>
Amendment 2.16	Map No. 10	Map No. 10 - Moyville	<p>Amend Map No. 10 to change from: Objective RES - Existing Residential – <i>'To protect and/or improve residential amenity'</i>.</p> <p>To</p> <p>Objective OS – Open Space – <i>'To preserve and provide for open space and recreational amenities'</i></p>

Proposed Amendment Ref: 2.16



Draft Plan as Published



Proposed Amendment: Land Use Zoning RES to OS

Environmental Assessment

SEA: Amendment provides update from existing residential to open space with neutral effects on environmental factors. No likely significant environmental effects.

AA: This amendment does not have potential for significant negative effects on European sites.

SFRA: N/A

Amendment 2.17

Map. No 10

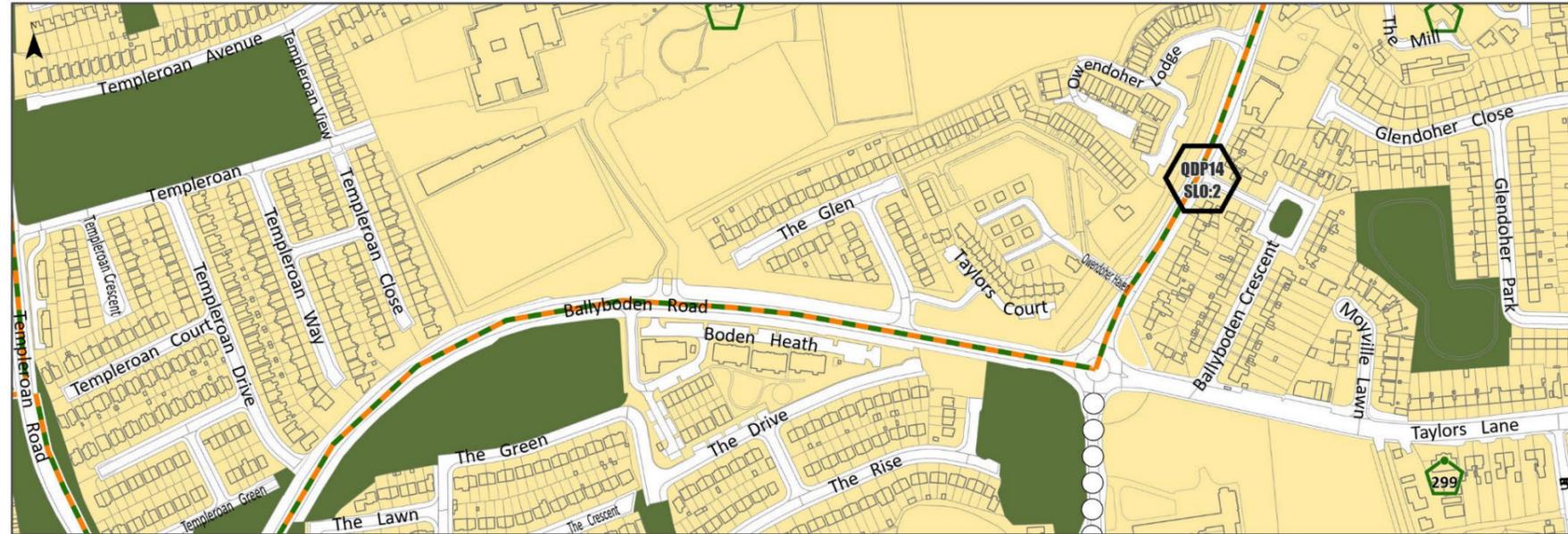
Map. No 10 – The Glen

Amend Map No. 10 to change from: Objective RES - Existing Residential – *‘To protect and/or improve residential amenity’*.

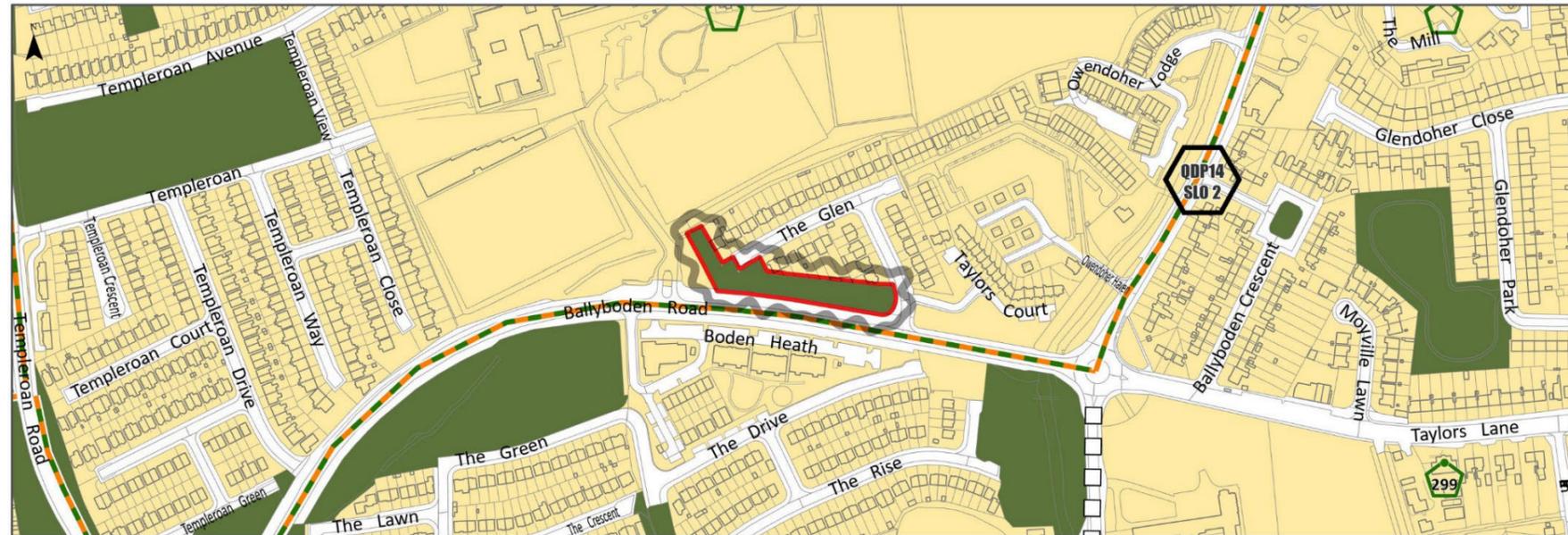
To

Objective OS – Open Space – ‘To preserve and provide for open space and recreational amenities’

Proposed Amendment Ref: 2.17



Draft Plan as Published



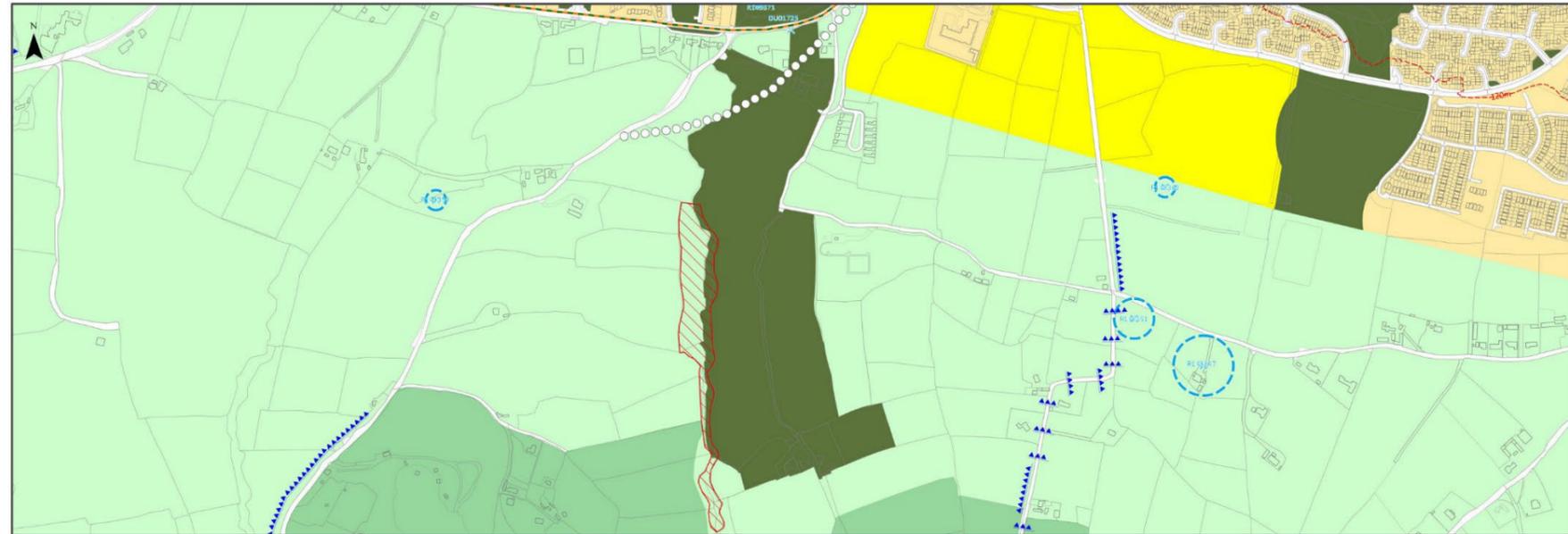
Proposed Amendment: Land Use Zoning RES to OS

Environmental Assessment

SEA: SEA Amendment provides update from existing residential to open space with neutral effects on environmental factors. No likely significant environmental effects

			<p>AA: This amendment does not have potential for significant negative effects on European sites.</p> <p>SFRA: N/A</p>
Amendment 2.18	Map No. 8	Map No. 8 – Mount Seskin	<p>Amend Map No. 8 to change from Objective OS – Open Space – <i>‘To preserve and provide for open space and recreational amenities’</i></p> <p>To</p> <p>Objective RU - <i>‘To protect and improve rural amenity and to provide for the development of agriculture’</i></p>

Proposed Amendment Ref: 2.18



Draft Plan as Published



Proposed Amendment: Land Use Zoning OS to RU

Environmental Assessment

SEA: Amendment provides for change of zoning from OS Open Space to RU Rural. Amendment screens in for AA. SEA is required.

AA: This amendment to map zoning has potential for significant negative effects on European sites, given that there could be associated water pollution with the development of agriculture and there exists hydrological connectivity in the county with downstream European sites in Dublin Bay. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts.

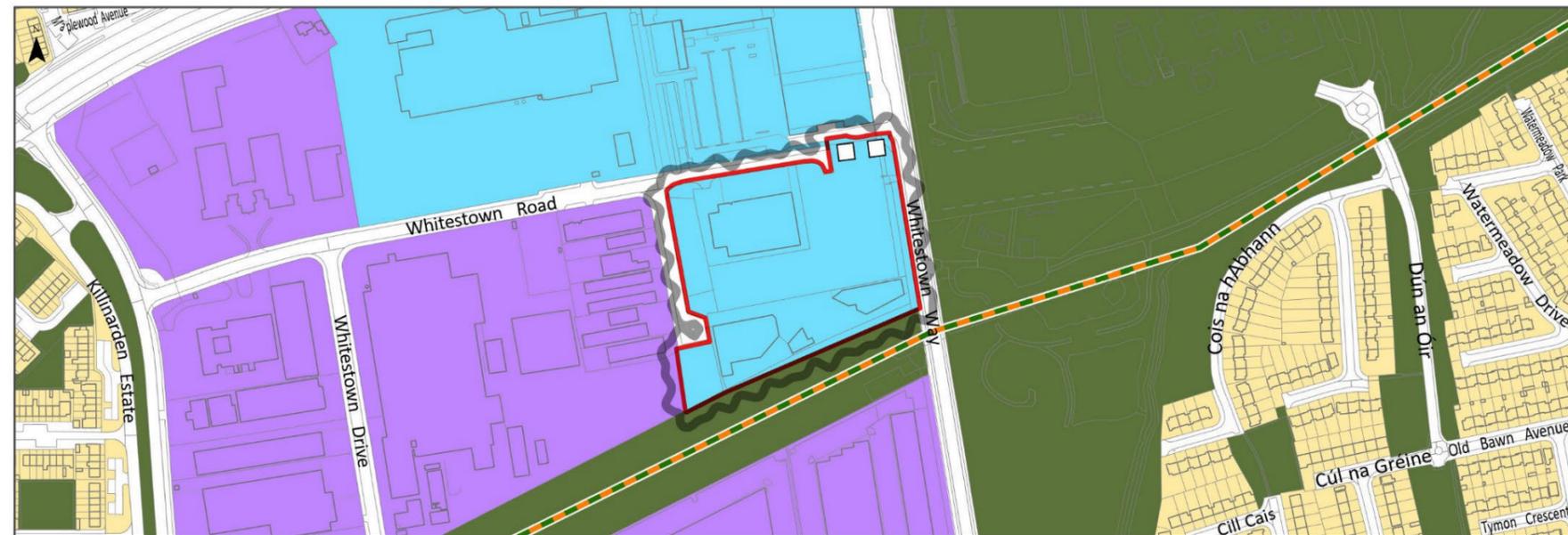
SFRA: N/A

Amendment 2.19	Map. No. 9	Map. No 9 – Whitestown Way	Amend Map 9 to change from: Objective EE – <i>‘To provide for enterprise and employment related uses’</i> To Objective REGEN – <i>‘To facilitate enterprise and/or residential led regeneration subject to a development framework or plan for the area incorporating phasing and infrastructure delivery.’</i>

Proposed Amendment Ref: 2.19



Draft Plan as Published



Proposed Amendment: Land Use Zoning EE to Regen

Environmental Assessment

SEA: Amendment provides for change in zoning from enterprise and employment to regeneration. Amendment screens in for AA. SEA is required

AA: This amendment has potential for significant negative effects on European sites, given that there could be associated water pollution and there exists hydrological connectivity in the county with downstream European sites in Dublin Bay. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts.

SFRA: N/A

Amendment 2.20

Map No's 4 and 8

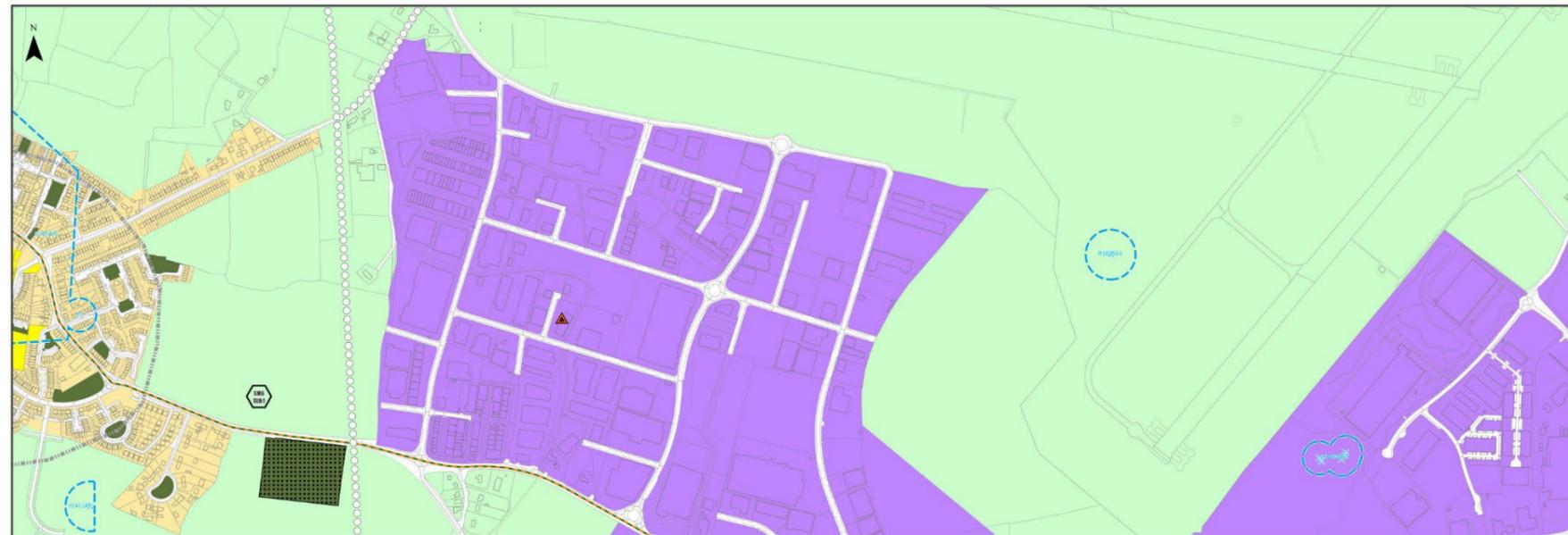
Map No's 4 and 8 - Greenogue

Amend Map No. 4 and No. 8 From Objective RU – *'To protect and improve rural amenity and to provide for the development of agriculture'*

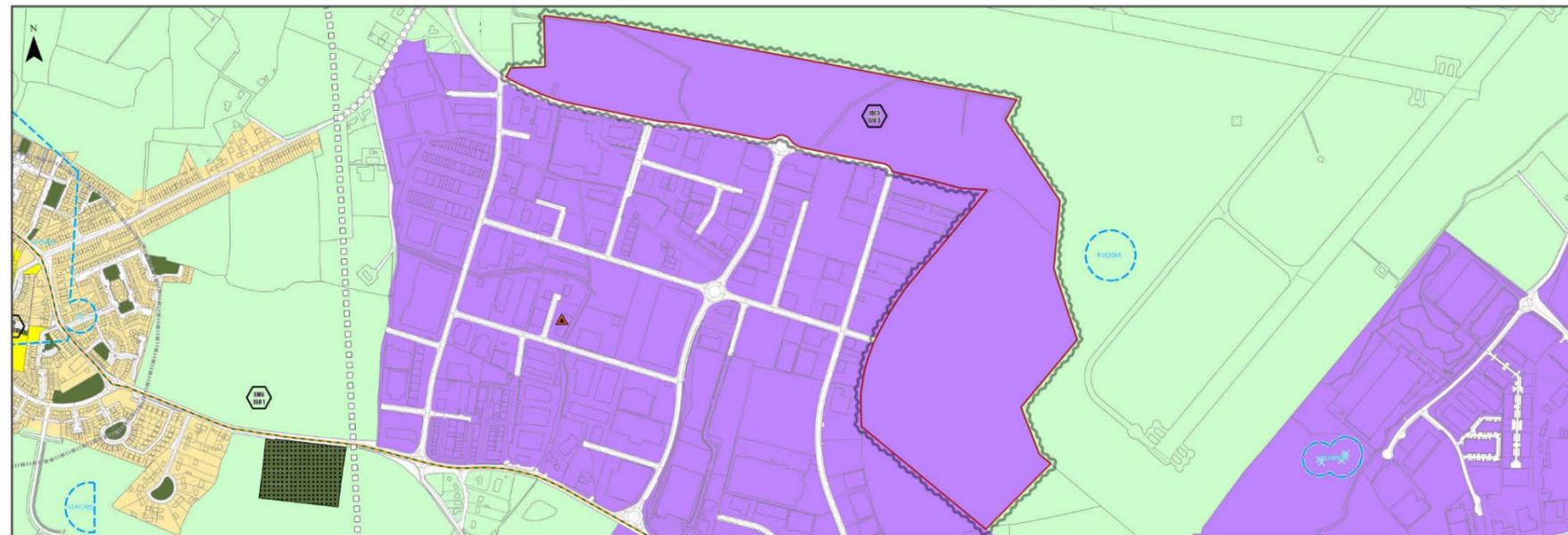
To: Objective EE – *'To provide for enterprise and employment related uses'*

Note Specific Local Objective for these additional employment lands. See Amendment Ref. 9.4.

Proposed Amendment Ref: 2.20



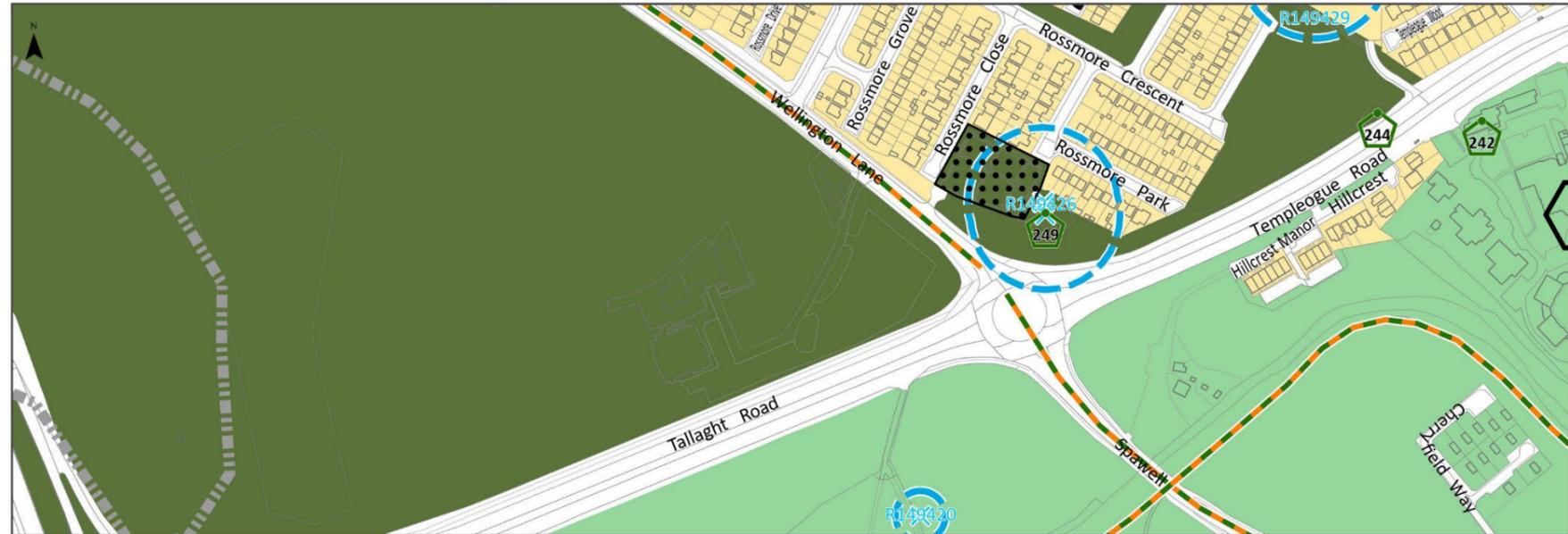
Draft Plan as Published



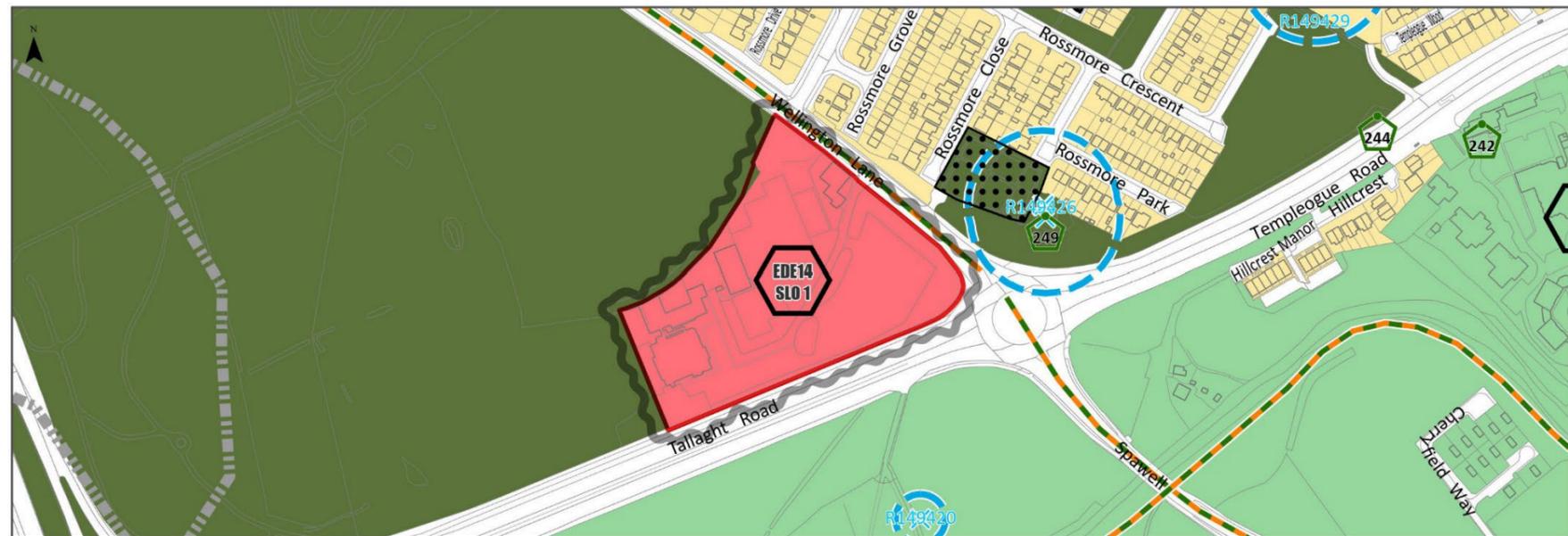
Proposed Amendment: Land Use Zoning RU to EE

			<p>Environmental Assessment</p> <p>SEA: Amendment provides for change in zoning, which may give rise to uncertain effects on environmental factors. Uncertain environmental effects on SEOs. Amendment screens in for AA. SEA is required</p> <p>AA: This amendment, which changes zoning to allow for development north of Greenogue Business Park has potential for significant negative effects on European sites, given that there could be associated water pollution and there exists hydrological connectivity in the county with downstream European sites in Dublin Bay. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts.</p> <p>SFRA: The CFRAM study shows the site to be on and near a floodplain, identifying a flood risk. The need for the zoning of this land has not been confirmed, and hence the zoning of these lands fails the justification test. The level of flood risk attached to this site should be more fully understood following the completion of the Camac Flood Alleviation Study under way since 2019.</p>
Amendment 2.21	Map No. 6	Map No. 6 - Spawell	<p>Amend Map No. 6 From: Objective OS – Open Space – <i>‘To preserve and provide for open space and recreational amenities’</i></p> <p>To: Objective LC – Local Centre – <i>‘To protect, improve and provide for the future development of Local Centres’</i></p> <p>Note Specific Local Objective for these additional Local Centre lands. See Amendment Ref. 9.11</p>

Proposed Amendment Ref: 2.21



Draft Plan as Published



Proposed Amendment: Land Use Zoning OS to LC

SEA: Amendment provides for clarity and minor update with neutral environmental effects. No likely significant environmental effects
AA: This amendment does not have potential for significant negative effects on European sites.
SFRA: N/A

Chapter 3:

Amendment Ref	Page No. In CDP	Policy/Objective No.	Text/Policy/Objective Amendment Wording
---------------	-----------------	----------------------	---

Section 3.3.2 Biodiversity

Amendment Ref 3.1	82	Amend Section 3.3.2 Biodiversity Protection of Habitats and Species Outside of Designated Areas	<p>Amend Section as follows:</p> <p>From South Dublin County has a rich biodiversity of plants, animals, 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.</p> <p>To read: South Dublin County has a rich biodiversity of plants and animals 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.</p> <p>Environmental Assessment SEA: Amendment provides for clarity and update with neutral/positive environmental effects. No likely significant environmental effects. AA: This amendment does not have potential for significant negative effects on European sites. SFRA N/A</p>
--------------------------	----	--	---

Section 3.3.3 Designated Areas for Nature Protection and Conservation

Amendment Ref: 3.2	85	Amend Section 3.3.3	<p>Amend Section 3.3.3 as follows:</p> <p>Amend - NCBH3 Objective 2, from: 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 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.</p> <p>To read: 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.</p>
---------------------------	----	---------------------	--

And

Insert the following new SLO

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.

MAP CHANGE SHOWING SLO:



Environmental Assessment

SEA: Amendment provides for clarity and update with neutral/positive environmental effects. No likely significant environmental effects.

AA: This amendment does not have potential for significant negative effects on European sites.

SFRA: N/A

Amendment Ref: 3.3

85

Amend Section 3.3.3

Amend Section 3.3.3 as follows:

From

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.

			<p>To read:</p> <p>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.</p> <p>Environmental Assessment</p> <p>SEA: Amendment provides for clarity and update with neutral/positive environmental effects. No likely significant environmental effects AA: This amendment does not have potential for significant negative effects on European sites.</p> <p>SFRA: N/A</p>
--	--	--	--

Section 3.3.3 Designated Areas for Nature Protection and Conservation			
Amendment Ref: 3.4	Page 86	Amend Section 3.3.3 Under heading: 'Protection of Habitats and Species Outside of Designated Areas'	<p>Amend Section 3.3.3 'Protection of Habitats and Species Outside of Designated Areas' (first paragraph) as follows:</p> <p>From Protection of Habitats and Species Outside of Designated Areas</p> <p>The County supports a range of plant, animal and bird species and their habitats which are not formally protected under European or Irish legislation. Such areas have an important natural heritage or ecological value in the County which needs to be recognised and protected. These include nationally rare plants, plants listed in the Red Data Lists of Irish Plants, the Flora Protection Order, 2015 (or other such Orders) and their habitats and animals and birds listed in the Wildlife Act 1976 (as amended) and any other subsequent statutory instrument</p> <p>To read: Protection of Habitats and Species Outside of Designated Areas</p> <p>The County supports a range of flora and fauna, animal and bird species and their habitats which are not formally protected under European or Irish legislation. It is notable however that all wild bird species occurring in Ireland are protected under the Wildlife Acts, 1976 to 2018. Such areas have an important natural heritage or ecological value in the County which needs to be recognised and protected. These include nationally rare plants, plants listed in the Red Data Lists of Irish Plants, the Flora Protection Order, 2015 (or other such Orders) and their habitats and animals and birds listed in the Wildlife Act 1976 (as amended) and any other subsequent statutory instrument.</p> <p>Environmental Assessment</p> <p>SEA: Amendment provides for clarity and update with neutral / positive environmental effects. No likely significant environmental effects</p>

			<p>AA: This amendment does not have potential for significant negative effects on European sites.</p> <p>SFRA: N/A</p>
--	--	--	--

Section 3.3.4 – Areas of Significant Amenity Value

Amendment Ref: 3.5	Page 88-89	Amend Section 3.3.4	<p>Amend Section 3.3.4 Areas of Significant Amenity Value to insert the following text 'within the Wicklow Mountains National Park' where reference is made to the Dublin Mountains, where relevant.</p> <p>Environmental Assessment SEA: Amendment provides clarity and update with neutral environmental effects. Amendment screens in for AA. SEA is required AA: This amendment may have potential for significant negative effects on European sites due to increased amenity or recreational activities within sites such as Glenasmole Valley SAC, Wicklow Mountains SAC and SPA. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts. SFRA: N/A</p>
Amendment Ref: 3.6	88-89	Amend NCBH6 Objective 1	<p>Amend NCBH6 Objective 1 as follows from: 'To support the <i>Dublin Mountains Partnership Strategic Plan (2021-2025)</i> in conjunction with other stakeholders in order to develop 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.' To 'To support the Dublin Mountains Partnership Dublin Mountains Partnership Strategic Plan (2021-2025) in conjunction with other stakeholders in the delivery of–in order to develop 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.'</p> <p>SEA: Amendment provides for clarity and update with neutral environmental effects. Amendment screens in for AA, SEA required. AA: While some measures under this proposal are likely to have a positive or protective effect on European sites, some measures may in themselves have potential for significant effects on European sites due to increased amenity or recreational activities within the sites such as Glenasmole Valley SAC, Wicklow Mountains SAC and SPA. Mitigation against these impacts is included in Section 8 of the NIR. SFRA: N/A</p>

Section 3.3.4 Areas of Significant Amenity Value – Liffey River Valley and Special Amenity Area Order

Amendment Ref: 3.7	Page 93	Add a new SLO to Section: Liffey River Valley and Special Amenity Area Order NCBH7 SLO2	<p>Add a new SLO to Section NCBH7 SLO2 as follows:</p> <p>To read: To work in collaboration with the owners of St Patricks 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.</p> <p>Environmental Assessment SEA: Amendment provides for additional scope, which may give rise to uncertain effects on environmental factors on SEOs. Amendment screens in for AA. SEA is required AA: This amendment has potential for significant negative effects on European sites, given that there could be associated water pollution with the proposed development and there exists hydrological connectivity in the county with downstream European sites in Dublin Bay. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts. SFRA: N/A</p>
---------------------------	---------	---	---

Section 3.3.5 – Invasive Species

<p>Amendment Ref: 3.8</p>	<p>Page 97</p>	<p>Amend Section 3.3.5 Invasive Species</p>	<p>Amend Objective 2 of Section 3.3.5 Invasive Species as follows:</p> <p>From NCBH10 Objective 2: To ensure that the Council promptly and appropriately treats invasive species such as Japanese Knotweed, where notified by members of the public that such species, located on public lands, pose a potential threat to property.</p> <p>To read: 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.</p> <p>Environmental Assessment SEA: Amendment has neutral effects on environmental factors. No likely significant environmental effects. AA: This amendment does not have potential for significant negative effects on European sites. SFRA: N/A</p>
----------------------------------	----------------	---	---

Section 3.3.7 Geology

<p>Amendment Ref: 3.9</p>	<p>Page 101</p>	<p>Amend Section 3.3.7 Geology</p>	<p>Amend Section 3.3.7 Geology NCBH12 Objective 1 as follows:</p> <p>From To protect identified County Geological Sites from inappropriate development, and to promote the importance and potential of such sites through the County’s Heritage Plan.</p> <p>To read 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.</p> <p>Environmental Assessment SEA: Amendment provides clarity with neutral / positive effects on environmental factors. No likely significant environmental effects. AA: This amendment does not have potential for significant negative effects on European sites. SFRA: N/A</p>
----------------------------------	-----------------	------------------------------------	--

Section 3.4.4 Views and Prospects

<p>Amendment Ref: 3.10</p>	<p>Page 110</p>	<p>Amend Section 3.4.4 Views and Prospects</p>	<p>Omit NCBH15 SLO 3</p> <p>NCBH15 SLO 3: To consider the inclusion of a new view and/or prospect of the River Liffey and Liffey bridge in Lucan Village from adjoining roads through an assessment carried out by an independent professional</p> <p>Map change for Barnhill Cross, Lucan Bridge will be required.</p> <p>Insert: Insert new map based objectives on the Development Plan maps to protect views from Lucan Bridge looking west and from Barnhill Cross looking eastwards towards Lucan Bridge.</p>
-----------------------------------	-----------------	--	---



Environmental Assessment

SEA: Amendment provides for measure with positive environmental effects. No likely significant environmental effects

AA: This amendment does not have potential for significant negative effects on European sites.

SFRA: N/A

Section 3.4.5 Industrial Heritage

<p>Amendment Ref: 3.11</p>	<p>Page 112</p>	<p>Insert NCBH16 Objective 7</p>	<p>Insert new NCBH16 Objective 7 to read:</p> <p><i>To promote and support the development of a tourist amenity and educational/interpretative centre, such as a working demonstration mill, within the Dodder Valley"</i></p> <p>Environmental Assessment</p> <p>SEA: Amendment provides for additional scope, which may give rise to uncertain effects on environmental factors on SEOs. Screens in for AA. SEA is required</p> <p>AA: This amendment for a new objective has potential for significant negative effects on European sites, given that locations are unspecified and thus there could be interactions with European sites. Also there could be associated water pollution with tourism related development and there exists hydrological connectivity in the county with downstream European sites in Dublin Bay. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts.</p> <p>SFRA: N/A</p>
-----------------------------------	-----------------	----------------------------------	--

Section 3.5.2 Protected Structures

<p>Amendment Ref: 3.12</p>	<p>Page 116</p>	<p>Amend Section 3.5.2 - NCBH19 Objective 8:</p>	<p>Amend Section 3.5.2 - NCBH19 Objective 8 as follows:</p> <p>From</p> <p>To support the restoration of the Mill Race (RPS Ref. 007), recognising that it is</p>
-----------------------------------	-----------------	--	---

			<p>in private ownership, from where it leaves the Liffey to where it enters the Mills area at Palmerstown having regard to the potential for biodiversity enhancements.</p> <p>To read: 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.</p> <p>Environmental Assessment SEA: Amendment provides for positive action. Neutral / positive environmental effects on SEOs. No likely significant effects. AA: This amendment does not have potential for significant negative effects on European sites. SFRA: N/A</p>
--	--	--	---

Section 3.5.2 Protected Structures			
Amendment Ref: 3.13	Page 116-117	Amend Section 3.5.2 - NCBH19: Protected Structures	<p>Amend Section 3.5.2 - NCBH19: Protected Structures to replace NCBH19 Objective 9 which refers to protected structures as follow.</p> <p>From <i>NCBH19 Objective 9 - To investigate the merit of including on the Record of Protected Structures the road sign Bothair An Racadair, Whitehall Road and the Granite Boundary Stone outside No. 50 Whitehall Road.</i></p> <p>To <i>NCBH19 Objective 10 – 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:</i></p> <ul style="list-style-type: none"> • 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. <p>Environmental Assessment SEA: Amendment provides for positive action. Neutral / positive environmental effects on SEOs. No likely significant environmental effects. AA: This amendment does not have potential for significant negative effects on European sites. SFRA: N/A</p>

Section 3.5.2 Protected Structures			
Amendment Ref: 3.14	Page 117	Add a new SLO to Section 3.5.2 - NCBH19: Protected Structures	<p>Amend Section 3.5.2 - NCBH19: Protected Structures to add a new SLO: <i>NCBH19 SLO 7 To protect Glebe House, Rathcoole.</i></p> <p>Environmental Assessment</p>

		Add new SLO: NCBH19 SLO 7	<p>SEA: Amendment provides for positive action. Neutral / positive environmental effects on SEOs. No likely significant environmental effects.</p> <p>AA: This amendment which provides for a new SLO does not in itself have potential for any significant negative effects on European sites</p> <p>SFRA: N/A</p>
--	--	------------------------------	--

Section 3.5.3 Architectural Conservation Areas

Amendment Ref: 3.15	117	Text Change – Section 3.5.3	<p>Text change as follows:</p> <p>From:</p> <p>3.5.3 Architectural Conservation Areas</p> <p>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.</p> <p>The list below comprises ACAs identified within South Dublin County.</p> <ul style="list-style-type: none"> – Balrothery Cottages, Tallaght – Boden Village Cottages, Ballyboden – Clondalkin Village – Goose Park, Old Bawn Road – Lucan Village – Newcastle Village – Palmerstown Lower – Mill Complex – Rathcoole Village – Rathfarnham Village including Willbrook – Riverside Cottages, Templeogue – Saint Patrick’s Cottages, Grange Road, Rathfarnham – Tallaght Village – TJ Burns Cottages, Old Bawn Road – Whitechurch Road and Taylor’s Lane Cottages, Rathfarnham <p>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:</p> <p>To read:</p> <p>3.5.3 Architectural Conservation Areas</p> <p>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.</p> <p>The list below comprises ACAs identified within South Dublin County.</p> <ul style="list-style-type: none"> – Balrothery Cottages, Tallaght – Boden Village Cottages, Ballyboden – Clondalkin Village – St Maelruan’s Terrace (Goose Park) Old Bawn Road – Lucan Village
----------------------------	-----	-----------------------------	--

			<ul style="list-style-type: none"> - Newcastle Village - Palmerstown Lower – Mill Complex - Rathcoole Village - Rathfarnham Village including Willbrook - Riverside Cottages, Templeogue - Saint Patrick’s Cottages, Grange Road, Rathfarnham - Tallaght Village - TJ Burns Cottages, Old Bawn Road - Whitechurch Road and Taylor’s Lane Cottages, Rathfarnham - No’s 1-8 Red Cow Cottages and 1-8 Woodfarm Cottages, Old Lucan Rd, Palmerstown. - St Brigid’s Cottages, townland of Bushelloaf, Clondalkin - 9th Lock and Ballymanaggin Lane, townlands of Clonburriss Great and Ballymanaggin, Clondalkin - No’s 168-186 Whitehall Road <p>And as a consequence, omit:</p> <p>NCBH20 Objective 10 from Section 3.5.3 and Appendix 3C:</p> <p>NCBH20 Objective 10 To extend Clondalkin’s Architectural Conservation Area (ACA) subject to an assessment of the roadways, buildings and historic features as set out in Appendix 3C.</p> <p>Omit NCBH20 SLO 2 and SLO 3 from Section 3.5.3:</p> <p>NCBH20 SLO 2: To investigate Saggart Village being designated an Architectural Conservation Area with specific emphasis on preserving the streetscape and scale of the village and its environs including the protection of the old mills.</p> <p>NCBH20 SLO 3 To assess the houses 1 to 8 in Red Cow Cottages and 1 to 8 Woodfarm Cottages, Palmerstown (that were designed by the famous Dublin Architect Brown, who also designed those in Rathfarnham) with a view to protecting them via an Architectural Conservation Area.</p> <p>Environmental Assessment SEA: Amendment provides for update of existing text. Neutral environmental effects on SEOs. No likely significant environmental effects. AA: This amendment does not in itself have potential for significant negative effects on European sites SFRA: N/A</p>
Section 3.5.3			
Amendment Ref: 3.16	120	Section 3.5.3	<p>Text change as follows:</p> <p>From: 13. Goose Park 2 storey terrace on east side of old Bawn Road. Requires assessment to derive further description.</p> <p>To read: 13. St Maelruan’s Terrace (Goose Park), Old Bawn Road, Tallaght</p>

			<p>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.</p> <p>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.</p> <p>Environmental Assessment SEA: Amendment provides for measures with neutral / positive environmental effects. No likely significant environmental effects. AA: This amendment does not have potential for significant negative effects on European sites. SFRA: N/A</p>
Amendment Ref: 3.17	Page 120	Section 3.5.3	<p>Omit</p> <p>14. TJ Burns Cottages Semi-detached cottages on west side of Old Bawn Road. Requires assessment to derive further description.</p> <p>Environmental Assessment SEA: Amendment provides for measures with neutral / positive environmental effects. No likely significant environmental effects. AA: This amendment does not have potential for significant negative effects on European sites. SFRA: N/A</p>
Amendment Ref: 3.18	Page 120	Section 3.5.3	<p>Add the following new ACA</p> <p>14. 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.</p> <p>Environmental Assessment SEA: Amendment provides for positive action. Neutral / positive environmental effects on SEOs. No likely significant environmental effects. AA: This amendment does not in itself have potential for significant negative effects on European sites. SFRA: N/A</p>
Amendment Ref: 3.19	Page 120	Section 3.5.3	<p>Add the following new ACA</p> <p>15. St Brigid's Cottages, townland of Bushelloaf, Clondalkin. <i>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.</i></p>

			<p>Environmental Assessment SEA: Amendment provides for positive action. Neutral / positive environmental effects on SEOs. No likely significant environmental effects. AA: This amendment does not in itself have potential for significant negative effects on European sites. SFRA: N/A</p>
Amendment Ref: 3.20	Page 120	Section 3.5.3	<p>Add the following new ACA</p> <p>16. 9th Lock and Ballymanaggin Lane, townlands of Clonburriss Great and Ballymanaggin, Clondalkin' <i>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.</i></p> <p>Environmental Assessment SEA: Amendment provides for positive action. Neutral / positive environmental effects on SEOs. No likely significant environmental effects. AA: This amendment does not in itself have potential for significant negative effects on European sites. SFRA: N/A</p>
Amendment Ref: 3.21	Page 120	Section 3.5.3	<p>Add the following new ACA</p> <p>17. No's 168-186 Whitehall Road <i>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.</i></p> <p>Environmental Assessment SEA: Amendment provides for positive action. Neutral / positive environmental effects on SEOs. No likely significant environmental effects. AA: This amendment does not in itself have potential for significant negative effects on European sites. SFRA: N/A</p>

Section 3.6.1 Adapting and Reusing Historic Buildings			
Amendment Ref: 3.22	125		<p>Amend NCBH23 Objective 7 from To improve the streetscape of the historic villages with the removal of unnecessary poles on footpaths and overhead cables to emphasise the visual impact of shopfronts and building features.</p> <p>To read</p>

			<p>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.</p> <p>Environmental Assessment SEA: Amendment provides for measures with positive environmental effects. No likely significant environmental effects AA: This amendment does not have potential for significant negative effects on European sites. SFRA: N/A</p>
Amendment Ref: 3.23	Page 126	Amend Section 3.6.1 - NCBH24 Objective 2	<p>Amend Section NCBH24 Objective 2 as follows:</p> <p>From NCBH24 Objective 2: To prohibit demolition or new build, where there are re-use options for historic buildings in order to promote a reduction in carbon footprint.</p> <p>To read: To prohibit demolition or new-build, full replacement where there are re-use options for historic buildings in order to promote a reduction in carbon footprint.</p> <p>Environmental Assessment SEA: Amendment provides for clarity and update with neutral / positive environmental effects. No likely significant environmental effects. AA: This amendment does not have potential for any significant negative effects on European sites, SFRA: N/A</p>

Section 3.6.3 Climate change Adaptation and Energy Efficiency in Historic Buildings

Amendment Ref: 3.24	Page 130	Amend Section NCBH26 Objective 2	<p>Amend Section 3.6.3 Policy NCBH26 Objective 2 as follows:</p> <p>From NCBH26 Objective 2: To protect, preserve, maintain and promote industrial heritage features including weirs, mills and mill races along the River Dodder and River Liffey.</p> <p>To read: NCBH26 Objective 2: To protect, preserve, maintain and promote industrial heritage features including weirs, mills and mill races along the River Dodder and River Liffey and their tributaries.</p> <p>Environmental Assessment SEA: Provides for clarity, no likely significant environmental effects. AA: This amendment does not have potential for significant negative effects on European Sites SFRA: N/A</p>
----------------------------	----------	----------------------------------	--

Chapter 4:

Amendment Ref	Page No. In CDP	Policy/Objective No.	Text/Policy/Objective Amendment Wording
---------------	-----------------	----------------------	---

4.2.1 Biodiversity - GI 2 Objective 5

Amendment Ref: 4.1	Page 141	Amend Section GI2 Objective 5	Amend Section GI2 Objective 5 as follows:
---------------------------	----------	-------------------------------	---

			<p>From</p> <p>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.</p> <p>To read:</p> <p>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, such proactive approach to include provision to inspect development sites post construction to ensure hedgerow coverage has been protected as per the plan.</p> <p>Environmental Assessment</p> <p>SEA: Amendment provides for positive action. Neutral / positive environmental effects on SEOs. No likely significant environmental effects.</p> <p>AA: This amendment does not of itself have potential for significant negative effects on European sites.</p> <p>SFRA: N/A</p>
--	--	--	--

4.2.1 Biodiversity - GI 2 Objective 9

Amendment Ref: 4.2	Page 141	Amend Section GI2 Objective 9	<p>Amend Section GI2 Objective 9 as follows:</p> <p>From</p> <p>GI2 Objective 9: To exploit the full potential of 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.</p> <p>To read:</p> <p>GI2 Objective 9: To exploit 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.</p> <p>Environmental Assessment</p> <p>SEA: Amendment provides for positive action. Neutral / positive environmental effects on SEOs. No likely significant environmental effects.</p> <p>AA: This amendment does not of itself have potential for significant negative effects on European sites.</p> <p>SFRA: N/A</p>
---------------------------	----------	-------------------------------	---

4.2.3 Climate Resilience

Amendment Ref: 4.3	Page 146	Amend Section 4.2	<p>Amend Section 4.2 as follows:</p> <p>From</p> <p>Urban Greening</p> <p>Urban Greening Interventions which modify the quality, quantity and accessibility of urban green spaces is 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 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 been shown to lift morale in the people who see it, calming traffic and there is some evidence that it can lessen urban crime.</p> <p>Urban Greening is often implemented through the development of an Urban Greening Factor (UGF) or Green Space Factor (GSP) This is a tool that evaluates and quantifies the amount and quality of urban greening that a scheme provides to inform decisions about appropriate levels of greening in new developments. It is based on a range of agreed factors which contribute to greening of an area for example green roof/wall, tree planting, provision of semi-natural vegetation, provision of wildflower meadows, water features, hedge and tree planting etc. The output for a particular development is the achievement of a target score based on assigned scores to agreed interventions.</p> <p>To read:</p>
---------------------------	----------	-------------------	---

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 13, section 13.3.2 provides further detail on the requirements for the GSF as part of planning applications.

Amend Section 13.3.2 Green Infrastructure and Development Management under 'Greening Factor'

From Greening Factor GI Proposals will be assessed against the policies and objectives contained within the Green Infrastructure Strategy set out in the County Development Plan and the 16 Proposed CE Amendments Greening Factor outlined below:

"An urban greening factor is a ratio between the amount of built area and non-built area within an urban area. The urban greening factor tool is used to assess and quantify the amount and quality of urban greening that a scheme provides".

An urban greening factor will be developed and applied during the lifetime of the Plan to all applications based on the submitted GI Infrastructure Plans and Landscape Plans. The urban greening factor will incorporate an appropriate scoring mechanism for greening urban areas based on best international practice and the unique GI features of the County.

To Green Space Factor (GSF) The GSF is a score-based requirement that establishes minimum standards for landscaping and GI provision in new developments (See Table 1 in Green Space Factor Guidance Note). 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.metres. 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 Green Space Factor (GSF) measure 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 (GSF) Worksheet to applicants which will be required to be submitted with a qualifying planning application. A Green Space Factor (GSF) 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 Green Space Factor (GSF)s 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 17 Proposed CE Amendments site-specific constraints do not allow for adequate landscaping features in line with minimum requirements (e.g. 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, raingardens, 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 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 etc. 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. 18 Proposed CE Amendments
- 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. And Delete section 13.3.3 Green Infrastructure Interventions and renumber remaining sections accordingly.

Environmental Assessment

SEA: Amendment provides for positive clarification / update of existing text. Neutral / positive environmental effects on SEOs. No likely significant environmental effects.

AA: This amendment to text does not in itself have potential for significant negative effects on European sites.

SFRA: N/A

4.2.3 Climate Resilience - GI 5 Objective 4

<p>Amendment Ref: 4.4</p>	<p>Page 148</p>	<p>Amend Section GI5 Objective 4</p>	<p>Amend Section GI5 Objective 4 as follows:</p> <p>From GI5 Objective 4: To implement an urban greening factor for all new developments subject to an appropriate scoring mechanism being developed for the County based on best international standards and its appropriate application to the unique features of the County. Developers will be required to demonstrate how they have achieved urban greening targets based on the scoring mechanism developed through relevant interventions as part of the proposed development. (See Chapter 13 Implementation and Monitoring).</p> <p>To read:</p> <p>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.metres. Developers will be required to demonstrate how they can achieve a minimum Green Space Factor (GSF) scoring requirements 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 13 Implementation and Monitoring, Section 13.3.2).</p> <p>Environmental Assessment SEA: Amendment provides for positive inclusion. Positive environmental effects on SEOs. No likely significant environmental effects. AA: This amendment to the objective for implementing the GSF tool in new developments does not in itself have potential for any significant negative effects on European sites and may have a positive or protective effect on European sites. SFRA: N/A</p>
----------------------------------	-----------------	--------------------------------------	--

Section 4.2.3 Climate Resilience

<p>Amendment Ref: 4.5</p>	<p>Page 149</p>	<p>Amend Wording of GI5 Objective 6</p>	<p>Amend Section 4.2.3 Climate Resilience as follows:</p> <p>From: GI5 Objective 6: To provide more tree cover across the county, in particular to areas that are lacking trees.</p> <p>To Read: 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.</p> <p>Environmental Assessment SEA: Amendment provides for positive action. Neutral / positive environmental effects on SEOs. No likely significant environmental effects. AA: This amendment does not in itself have potential for significant negative effects on European sites. SFRA: N/A</p>
----------------------------------	-----------------	---	---

Section 4.2.3 Climate Resilience GI5: Climate Resilience

<p>Amendment Ref: 4.6</p>	<p>Page 149</p>	<p>Amend GI5 to add a new objective</p>	<p>Amend Section GI5 to add a new objective as follows:</p> <p>To complete a flood risk assessment for Saggart with a view to restoring and protecting existing biodiversity, ecosystems and drain systems.</p> <p>Environmental Assessment SEA: Amendment provides for positive action. AA: This amendment for a new SLO for flood risk assessment of Saggart does not in itself have potential for any significant negative effects on European sites and may have a positive or protective effect on European sites due to hydrological connectivity with European sites downstream in Dublin Bay. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts. SFRA: N/A</p>
----------------------------------	-----------------	---	--

Section 4.2.4 Recreation and Amenity (Human Health and Wellbeing)			
Section 4.3.1 Components of the GI Network			
Section 4.3.2 Table 4.1: Strategic Corridor 1: The Dodder River			
Amendment Ref: 4.7	Page 149	Amend Section 4.2.4 Recreation and Amenity (Human Health and Wellbeing)	Amend the following Sections: Section 4.2.4 Recreation and Amenity (Human Health and Wellbeing) Section 4.3.1 Components of the GI Network Section 4.3.2 Table 4.1: Strategic Corridor 1: The Dodder River to insert the following text ' within the Wicklow Mountains National Park ' where reference is made to the Dublin Mountains, where relevant. And Amend Section 4.3.2 Table 4.1: Strategic Corridor 1: The Dodder River Where text refers to Dublin / Wicklow Mountains amend text to read as follows: Dublin /Wicklow Mountains within the Wicklow Mountains National Park Environmental Assessment SEA: Amendment provides for clarity and update with neutral environmental effects. No likely significant environmental effects. AA: This amendment does not have potential for significant negative effects on European sites. SFRA: N/A
	Page 154	Amend Section 4.3.1 Components of the GI Network	
	Page 158-159	Amend Section 4.3.2 Table 4.1: Strategic Corridor 1: The Dodder River	

Section 4.2.4 Recreation and Amenity (Human Health and Wellbeing)			
Amendment Ref: 4.8	Page 152	Amend Section to add an additional Objective: G16 Objective 11	Add new objective under Policy G16 to read: Objective: G16 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. Environmental Assessment SEA: Amendment provides for positive measure potential uncertain environmental effects. Amendment screens in for AA. SEA is required. AA: While some measures under this amendment are likely to have a positive or protective effect on European sites, some measures may in themselves have potential for significant negative effects on European sites. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts. SFRA: N/A

--	--	--	--

Section 4.2.5 Landscape, Natural, Cultural and Built Heritage			
Amendment Ref: 4.9	Page 153	Insert New SLO GI7 SLO2	<p>Insert new SLO</p> <p>GI7 SLO2: 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.</p> <p>Environmental Assessment SEA: Amendment provides for update of objective. Neutral / positive environmental effects on SEOs. No likely significant environmental effects. AA: This amendment for the protection of Rathcoole Woodlands does not in itself have potential for any significant negative effects on European sites and may have a positive or protective effect on European sites. SFRA: N/A</p>

Section 4.3.2 Strategic Corridor Objectives – Corridor 5: Camac River			
Amendment Ref: 4.10	Page 168	Addition to Section 4.3.2 – Strategic Corridor 5: Camac River Corridor	<p>Addition to Section 4.3.2 – Strategic Corridor 5: Camac River Corridor – Table 4.1</p> <p>Insert under Stepping Stones in the first column: Rathcoole Alluvial Woodlands within RU zoning.</p> <p>Add the following objective to the second column: - 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.</p> <p>Environmental Assessment SEA: Amendment provides for update of objective. Neutral / positive environmental effects on SEOs. No likely significant environmental effects. AA: This amendment for the protection of Rathcoole Woodlands does not in itself have potential for any significant negative effects on European sites and may have a positive or protective effect on European sites. SFRA: N/A</p>

Section 4.3.2 Strategic Corridor Objectives – Corridor 5: Camac River			
Amendment Ref: 4.11	Page 168	Amend Section	<p>Amend the second Objective (bullet point) in the second column under ‘Objectives associated with the Core Areas / Stepping Stones’ as follows:</p> <p>From To support the development of a masterplan for the zoned lands at Rathcoole and implement the recommendations.</p>

			<p>To read: Investigate the potential opportunities to link woodlands at Rathcoole to existing and proposed recreational trails at Lugg Woods and Slade Valley.</p> <p>Insert new objective in the second column under 'Objectives associated with the Core Areas / Stepping Stones' as follows:</p> <p><i>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.</i></p> <p>Environmental Assessment SEA: Amendment has potential for uncertain effects on biodiversity and water SEOs. Screens in for AA. SEA is required. AA: While some measures under this amendment are likely to have a positive or protective effect on European sites, some measures, such as the development of a walking trail, may in themselves have potential for significant effects on European sites. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts. SFRA: N/A</p>
--	--	--	--

Appendix 4- Green Infrastructure: Local Objectives and Case Studies

Amendment Ref: 4.12	No page number	L7 – Citywest-Saggart Link	<p>From: Rathcoole Park – Citywest Golf Club – Green space at Cooldown Commons –Coldwater Commons – Green space for development adjacent Fortunestown Luas Stop – Citywest Village Green – Citywest Ave green space – Roadstone Quarry.</p> <p>To: Rathcoole Woodlands - Rathcoole Park – Citywest Golf Club – Green space at Cooldown Commons –Coldwater Commons – Green space for development adjacent Fortunestown Luas Stop – Citywest Village Green – Citywest Ave green space – Roadstone Quarry</p> <p>Insert new Objective: <i>To provide connections between Rathcoole Woodlands and Rathcoole Park as part of a wider walking trail in the area.</i></p> <p>Environmental Assessment SEA: Amendment has potential for uncertain environmental effects and screens in for AA. SEA is required. AA: The development of a walking trail has potential for significant negative effects on European sites. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts SFRA: N/A</p>
----------------------------	----------------	----------------------------	---

Chapter 5:

Amendment Ref	Page No.	Policy/Objective No.	Text/Policy/Objective Amendment Wording
---------------	----------	----------------------	---

Section 5.0 Introduction			
Amendment Ref: 5.1	171	Text Change – 5.0	<p>Text change as follows:</p> <p>From: <i>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 pedestrian movement. 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.</i></p> <p>To read: <i>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 pedestrian movement 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.</i></p> <p>Environmental Assessment SEA: Amendment provides for clarity and minor update with neutral environmental effects. No likely significant environmental effects. AA: This amendment does not have potential for significant negative effects on European sites. SFRA: N/A</p>
Section 5.2.2 Context			
Amendment Ref: 5.2	181	Amend QDP3 Objective 8	<p>Amend QDP3 Objective 8 as follows:</p> <p>From: <i>QDP3 Objective 8: To only consider buildings of a reasonable/appropriate height in our heritage villages and that this is in line with current buildings and is sympathetic to the makeup of these heritage villages.</i></p> <p>To read: <i>QDP3 Objective 8: To only consider buildings of a reasonable/appropriate height in our heritage villages and that this is in line with current-existing buildings and is sympathetic to the makeup of these heritage villages.</i></p> <p>Environmental Assessment SEA: Amendment provides for clarity and update with neutral environmental effects. No likely significant environmental effects. AA: This amendment does not have potential for significant negative effects on European sites. SFRA: N/A</p>
Section 5.2.4 Connected Neighbourhoods (Short Distance Neighbourhoods)			
Amendment Ref: 5.3	183	Amend QDP5 Objective 1	<p>Amend QDP5 Objective 1 as follows:</p> <p>From: <i>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, 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 Chapter 12 Our Neighbourhoods for further details).</i></p> <p>To read:</p>

			<p><i>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 Chapter 12 Our Neighbourhoods for further details).</i></p> <p>Environmental Assessment SEA: Amendment provides for clarity and minor update with neutral environmental effects. Amendment screens in for AA. SEA is required. AA: This amendment has potential for significant negative effects on European sites. Given that locations are not specified, there could be interactions with European sites. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts. SFRA: N/A</p>
Section 5.2.5 Public Realm			
Amendment Ref: 5.4	185	Amend QDP6 Objective 5	<p>Amend QDP6 Objective 5 as follows:</p> <p>From: <i>To co-ordinate the development of the private and public space in Palmerstown Village 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.</i></p> <p>To read: <i>To co-ordinate the development of the private and public space in Palmerstown 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 landscapes, are put underground at the earliest opportunity.</i></p> <p>Environmental Assessment SEA: Amendment provides for clarity and minor update with neutral environmental effects. Amendment screens in for AA. SEA is required. AA: This amendment has potential for significant negative effects on European sites. Given that locations are not specified, there could be interactions with European sites. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts. SFRA: N/A</p>
Amendment Ref: 5.5	185	Amend QDP6 Objective 7	<p>Amend QDP6 Objective 7 as follows:</p> <p>From: <i>QDP6 Objective 7: To ensure, in so far as is practical, that all boundary walls in new residential developments are of a similar height 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.</i></p> <p>To read: <i>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.</i></p> <p>Environmental Assessment SEA: Amendment provides for clarity and update with neutral / positive environmental effects. No likely significant environmental effects. AA: This amendment does not have potential for significant negative effects on European sites. SFRA: N/A</p>

Amendment Ref: 5.6	185	Insert New Objective QDP6 Objective 8	<p>Insert New Objective QDP6 Objective 8 as follows:</p> <p>To read: QDP6 Objective 8: <i>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.</i></p> <p>Environmental Assessment</p> <p>SEA: Amendment provides for positive measure with positive effects on environmental factors. Amendment screens in for AA. SEA is required.</p> <p>AA: This amendment has potential for significant negative effects on European sites, due to hydrological connectivity with European sites downstream in Dublin Bay. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts.</p> <p>SFRA: N/A</p>
Section 5.2.6 High Quality Design			
Amendment Ref: 5.7	186	Amend last sentence of first paragraph	<p>Amend last sentence of first paragraph</p> <p>From: <i>All proposals for new development must demonstrate how the proposal constitutes a positive urban design response to the local context and how it contributes to healthy placemaking and the identity of an area.</i></p> <p>To read: <i>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.</i></p> <p>Environmental Assessment</p> <p>SEA: Amendment provides for clarity and update with neutral / positive environmental effects. No likely significant environmental effects.</p> <p>AA: This amendment does not have potential for significant negative effects on European sites.</p> <p>SFRA: N/A</p>
Section 5.2.8 Mix of Dwelling Types			
Amendment Ref: 5.8	200	Amend QDP10 Objective 1	<p>Amend QDP10 Objective 1 as follows:</p> <p>From: <i>QDP10 Objective 1: To ensure that 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.</i></p> <p>To read: <i>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.</i></p> <p>Environmental Assessment</p> <p>SEA: Amendment provides for minor update with neutral environmental effects. No likely significant environmental effects.</p> <p>AA: This amendment does not have potential for significant negative effects on European sites.</p> <p>SFRA: N/A</p>
Section 5.4 Plans/Frameworks			

Amendment Ref: 5.9	204	Amend Policy QDP13	<p>Amend Policy QDP13 as follows</p> <p>From: <i>Policy QDP13: Plans/Frameworks – General</i> 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 or framework/masterplan in place in the area.</p> <p>To read: <i>Policy QDP13: Plans/Frameworks – General</i> 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.</p> <p>Environmental Assessment SEA: Amendment provides for clarity and update with neutral / positive environmental effects. No likely significant environmental effects. AA: This amendment does not have potential for significant negative effects on European sites. SFRA: N/A</p>
Section 5.4.1 Local Area Plans			
Amendment Ref: 5.10	205	Insert New QDP14 Objective 5	<p>Insert New QDP14 Objective X as follows:</p> <p>To read: <i>QDP14 Objective 5:</i> <i>To prepare a Local Area Plan for Saggart.</i></p> <p>Environmental Assessment SEA: Amendment may give rise to uncertain effects on environmental factors. While measures for the mitigation of potential uncertain environmental effects are included in the draft plan, it is recommended that the following text be added to the new objective: The LAP will be subject to screening for AA and SEA. Amendment screens in for AA. SEA is required. AA: This amendment has potential for significant negative effects on European sites, mainly due to hydrological connectivity with European sites downstream in Dublin Bay. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts. SFRA: N/A</p>
Amendment Ref: 5.11	205	Insert New QDP14 Objective 6	<p>Insert New QDP14 Objective X as follows:</p> <p>To read: <i>QDP14 Objective 6:</i> <i>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 will be subject to screening for AA and SEA</i></p> <p>Environmental Assessment SEA: Amendment provides for clarity and update. Amendment screens in for AA. SEA is required. AA: While some measures under this amendment are likely to have a positive or protective effect on European sites, some measures may in themselves have potential for significant effects on European sites, due to inclusion or commitment to new infrastructure within Transport Plans. Given that locations are not specified, there could be interactions with European sites mainly due to hydrological connectivity with European sites downstream in Dublin Bay. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts. SFRA: N/A</p>

Amendment Ref: 5.12	205	QDP14 SLO1	<p>Amend QDP14 SLO1 as follows:</p> <p>From: <i>To ensure the sustainable long-term growth of Citywest that promotes and facilitates the development of the Citywest/Fortunestown area in accordance with the Fortunestown Local Area Plan ensuring that phasing is not contravened 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.</i></p> <p>To read: <i>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.</i></p> <p>Environmental Assessment</p> <p>SEA: Amendment may give rise to uncertain and / or negative effects on environmental factors. Amendment screens in for AA. SEA is required.</p> <p>AA: This amendment has potential for significant negative effects on European sites, due to hydrological connectivity with European sites downstream in Dublin Bay. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts.</p> <p>SFRA: N/A</p>
5.4.3 Framework/Masterplans			
Amendment Ref: 5.13	207	Insert New objective under QDP16 Objective 4	<p>Insert New QDP16 Objective 4 as follows:</p> <p>To read: <i>QDP16 Objective 4:</i> <i>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.</i></p> <p>Environmental Assessment</p> <p>SEA: Amendment may give rise to uncertain effects on environmental factors. While measures for the mitigation of potential uncertain environmental effects are included in the draft plan, it is recommended that the following text be added to the new objective: The Framework / Masterplan will be subject to screening for AA and SEA. SEA is required.</p> <p>AA: This amendment may have potential for significant negative effects on European sites. Given that locations are not specified, there could be interactions with European sites. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts.</p> <p>SFRA: N/A</p>

Chapter 6:

Amendment Ref	Page No.	Policy/Objective No.	Text/Policy/Objective Amendment Wording
Section 6.1 Housing Strategy and Interim Housing Needs Demand Assessment			

<p>Amendment Ref: 6.1</p>	<p>215</p>	<p>Amend H1 Objective 2</p>	<p>Amend H1 Objective 2 as follows:</p> <p>From: <i>H1 Objective 2: To require that 25% of lands zoned for residential use, or for a mixture of residential and other uses for development of 9 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 Urban Regeneration and Housing Act 2015 and the Planning and Development Act 2000 (as amended).</i></p> <p>To read: <i>H1 Objective 2: To require that 25% 20% of lands zoned for residential use, or for a mixture of residential and other uses for development of 9 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 Urban Regeneration and Housing Act 2015 Affordable Housing Act 2021 and the Planning and Development Act 2000 (as amended).</i></p> <p>Environmental Assessment SEA: Amendment provides for positive inclusion. Positive environmental effects on SEOs. No likely significant environmental effects. AA: This amendment to text does not in itself have potential for significant negative effects on European sites. SFRA: N/A</p>
<p>Amendment Ref: 6.2</p>	<p>215</p>	<p>Remove H1 Objective 5</p>	<p>Remove H1 Objective 5:</p> <p><i>H1 Objective 5: To encourage the development of older persons/assisted living accommodation in addition to the percentage requirement in respect of social housing.</i></p> <p>Environmental Assessment SEA: Neutral environmental effects on SEOs. No likely significant environmental effects. AA: This amendment does not in itself have potential for significant negative effects on European sites SFRA: N/A</p>
<p>Amendment Ref: 6.3</p>	<p>216</p>	<p>Amend H1 Objective 13</p>	<p>Amend H1 Objective 13 as follows:</p> <p>From: <i>Proposals for residential development shall provide a minimum of 30% 3-bedroom units unless it can be demonstrated that:</i></p> <ul style="list-style-type: none"> • <i>there are unique site constraints that would prevent such provision or</i> • <i>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.</i> <p>To read: <i>H1 Objective 13: Proposals for residential development shall provide a minimum of 30% 3-bedroom units, unless it can be demonstrated that a lesser provision may be acceptable where it can be demonstrated that:</i></p> <ul style="list-style-type: none"> • <i>there are unique site constraints that would prevent such provision; or</i> • <i>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</i> • <i>the scheme is a social and/or affordable housing scheme</i> <p>Note: Build-To-Rent (BTR) residential developments shall comply with the Sustainable Urban Housing: Design Standards for New Apartments (2020) (or any superseding Section 28 Ministerial Guidelines).</p>

			<p>Environmental Assessment SEA: Amendment provides for positive action. Neutral / positive environmental effects on SEOs. No likely significant environmental effects. AA: This amendment does not in itself have potential for significant negative effects on European sites SFRA: N/A</p>
Section 6.3.2 Housing for Persons with Disabilities and/or Mental Health Issues			
Amendment Ref: 6.4	221	Amend H3 Objective 1	<p>Amend H3 Objective 1 as follows:</p> <p>From: <i>H3 Objective 1: To support housing that is designed for older people 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.</i></p> <p>To read: <i>H3 Objective 1: To support housing that is designed for older people 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.</i></p> <p>Environmental Assessment SEA: Amendment provides for positive clarification. Neutral / Positive environmental effects on SEOs. No likely significant effects. AA: This amendment does not in itself have potential for significant negative effects on European sites. SFRA: N/A</p>
Section 6.7.1 Residential Design and Layout			
Amendment Ref: 6.5	226	Amend to H7 Objective 3	<p>Amend H7 Objective 3 as follows:</p> <p>From: <i>H7 Objective 3: To support the principle of permeability schemes that provide improved connections between housing estates and their surrounds for walking and cycling whilst taking account of anti-social behaviour, and only progressing vehicle permeability schemes where necessary.</i></p> <p>To read: <i>H7 Objective 3: To support the principle of permeability schemes that provide improved connections between housing estates and their surrounds for walking and cycling whilst taking account of anti-social behaviour, and only progressing vehicle permeability schemes where necessary. whilst taking account of anti-social behaviour, and only progressing vehicle permeability schemes where necessary. 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.</i></p> <p>Environmental Assessment SEA: Amendment provides for clarity and minor update. Neutral / positive environmental effects on SEOs. No likely significant environmental effects. AA: This amendment does not in itself have potential for significant negative effects on European sites SFRA: N/A</p>
Section 6.7.4 Internal Residential Accommodation			
Amendment Ref: 6.6	228	Amend H10 Objective 3	<p>Amend H10 Objective 3 as follows:</p> <p>From: <i>H10 Objective 3: To consider the need for housing units to provide enough space to allow for individuals to work from home.</i></p> <p>To read: <i>H10 Objective 3: To consider the need for housing units to provide enough space to allow for individuals to work from home. To strongly encourage the provision of adequate space to allow for individuals to work from home in housing units, including apartments.</i></p>

			<p>Environmental Assessment SEA: Amendment provides for positive action. Neutral / positive environmental effects on SEOs. No likely significant environmental effects. AA: This amendment does not in itself have potential for significant negative effects on European sites SFRA: N/A</p>
Section 6.7.5 Privacy and Security			
Amendment Ref: 6.7	229	Amend H11 Objective 3	<p>Amend H11 Objective 3 as follows:</p> <p>From: <i>H11 Objective 3: To ensure that private open spaces 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.</i></p> <p>To read: <i>H11 Objective 3: To ensure that private open spaces 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, 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.</i></p> <p>Environmental Assessment SEA: Amendment provides for clarity and minor update with neutral environmental effects. No likely significant environmental effects. AA: This amendment does not in itself have potential for significant negative effects on European sites SFRA: N/A</p>
Section 6.9.1 Rural Housing Policies and Local Need Criteria			
Amendment Ref: 6.8	234	New Objective under H17 Objective 2	<p>Insert New Objective H17 Objective 2 as follows:</p> <p>To read: <i>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.</i></p> <p>Environmental Assessment SEA: Amendment to include objective which may have uncertain or negative environmental effects on SEOs. Amendment screens in for AA. SEA is required AA: This amendment which provides for a new objective has potential for significant negative effects on European sites. Given that locations are not specified, there could be interactions with European sites. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts. SFRA: N/A</p>

Chapter 7:

Amendment Ref	Page No.	Policy/Objective No.	Text/Policy/Objective Amendment Wording
Vision			
Amendment Ref. 7.1	241	Vision	<p>Amend the Vision statement of Chapter 7 Sustainable Movement from: 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, and a positive climate impact.</p> <p>To: 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.</p>

			<p>Environmental Assessment:</p> <p>SEA: Amendment provides for clarity and minor update with neutral environmental effects.</p> <p>AA: This amendment does not in itself have potential for significant negative effects on European sites</p> <p>SFRA: N/A</p>
Section 7.3 Overarching Policies and Objectives			
Amendment Ref. 7.2	246	Insert New Objective SM1 Objective 9	<p>Insert a new objective under SM1: Overarching – Transport and Movement to read:</p> <p>SM1 Objective 9</p> <p>‘To support micro-mobility in line with legislative/statutory requirements.’</p> <p>Environmental Assessment:</p> <p>SEA: Amendment screens in for AA. SEA is required.</p> <p>AA: This amendment has potential for significant negative effects on European sites. Given that locations are not specified for supporting or facilitating the development of micro-mobility, there could be interactions with European sites. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts.</p> <p>SFRA: N/A</p>
Section 7.4 Travel Mode Share			
Amendment Ref. 7.3	248	Table 7.0	<p>Amend the heading for Table 7.0</p> <p>From: Existing and Target Mode Share (percentage)</p> <p>To: Existing and Target* Mode Share (percentage)</p> <p>* 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.</p> <p>Environmental Assessment</p> <p>SEA: Amendment provides for clarity and minor update with neutral environmental effects. Amendment screens in for AA. SEA is required</p> <p>AA: While some measures under this amendment are likely to have a positive or protective effect on European sites, some measures may in themselves have potential for significant effects on European sites, as locations are not specified for where extra transport infrastructure (to encourage walking, cycling, public transport) is to be developed. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts.</p> <p>SFRA: N/A</p>

Section 7.5 – 7.51 / Chapter 12 Section 12.1			
Amendment Ref. 7.4	248, 250, 420, 447 and 459	Chapter 7 Sections 7.5, 7.5.1 and Chapter 12 Section 12.1	<p>Amend the following sections in Sections 7.5, 7.5.1 and Chapter 12, Section 12.1:</p> <p>7.5 Walking and Cycling</p> <p>From: Sustainable Movement Studies – These 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;</p> <p>To: 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;</p> <p>7.5.1 Sustainable Movement Studies</p> <p>From: The studies have identified a number of potential projects within the County which will be set out in a Sustainable Movement Report for the County which will accompany the Plan. Funding is available from the NTA for these types of project, and this will be investigated as a resource to facilitate the achievement of the recommended improvements.</p> <p>To: The studies have identified a number of potential projects within the County which will be set out in a Sustainable Movement Report for the County which will accompany the Plan. Funding is available from the NTA for these types of project, and this will be investigated as a resource to facilitate the achievement of the recommended improvements as background analysis to inform sustainable movement projects within the County. Significant funding is available from the NTA for these types of project, and this will be investigated as a resource to facilitate the achievement of the recommended 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.</p> <p>Section 12.1</p> <p>From: The studies have identified a number of potential projects within the County which will be set out in a Sustainable Movement Report for the County which will accompany the plan. 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.</p> <p>To: The studies have identified a number of potential projects within the County which will be set out in a Sustainable Movement Report for the County which will accompany the plan 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.</p> <p>In Chapter 12 under Section 7. Sustainable Movement for each of the 7 Neighbourhoods:</p> <p>From: Sustainable Movement Studies were undertaken for each Neighbourhood Area, as described in section 11.1.</p> <p>To: Sustainable Movement Studies as background information were undertaken for each Neighbourhood Area, as described in section 11.1 12.1.</p> <p>Environmental Assessments:</p> <p>SEA: Amendment provides for clarity and update with neutral environmental effects. No likely significant environmental effects.</p>

			<p>AA: This amendment does not have potential for significant negative effects on European sites.</p> <p>SFRA: N/A</p>
Section 7.5.4 Active Travel and Schools			
Amendment Ref. 7.5	255	SM2 Objective 2	<p>Amend SM2 Objective 2:</p> <p>From: To create a comprehensive and legible County-wide network of safe cycling and walking routes that link communities to key destinations, amenities and leisure activities through implementation of the Cycle South Dublin project, the recommendations of the Sustainable Movement Studies and other permeability measures.</p> <p>To: To create a comprehensive, and legible County-wide network of safe cycling and walking routes that link communities to key destinations, amenities and leisure activities through implementation of the Cycle South Dublin project, the recommendations of the Sustainable Movement Studies and other permeability measures 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 and the Cycle South Dublin project; and (ii) Walking routes that link communities to key destinations, amenities and leisure activities.</p> <p>Environmental Assessment:</p> <p>SEA: Amendment provides for clarity and minor update Neutral / positive environmental effects on SEOs. No likely significant environmental effects.</p> <p>AA: This amendment to text does not in itself have potential for significant negative effects on European sites.</p> <p>SFRA: N/A</p>
Amendment Ref. 7.6	255	SM2 Objective 4	<p>Amend SM2 Objective 4:</p> <p>From: 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, while also taking account of existing patterns of anti-social behaviour and other unintended consequences of removal of such barriers.</p> <p>To: 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 and other unintended consequences of removal of such barriers. in the removal of such barriers with due consideration of consultation with local residents where need is evident or expressed'.</p> <p>Environmental Assessment:</p> <p>SEA: Amendment provides for clarity and minor update Neutral / positive environmental effects on SEOs. No likely significant environmental effects.</p> <p>AA: This amendment to text does not in itself have potential for significant negative effects on European sites.</p> <p>SFRA: N/A</p>
Amendment Ref. 7.7	257	SM2 Objective 15	<p>Amend SM2 Objective 15:</p>

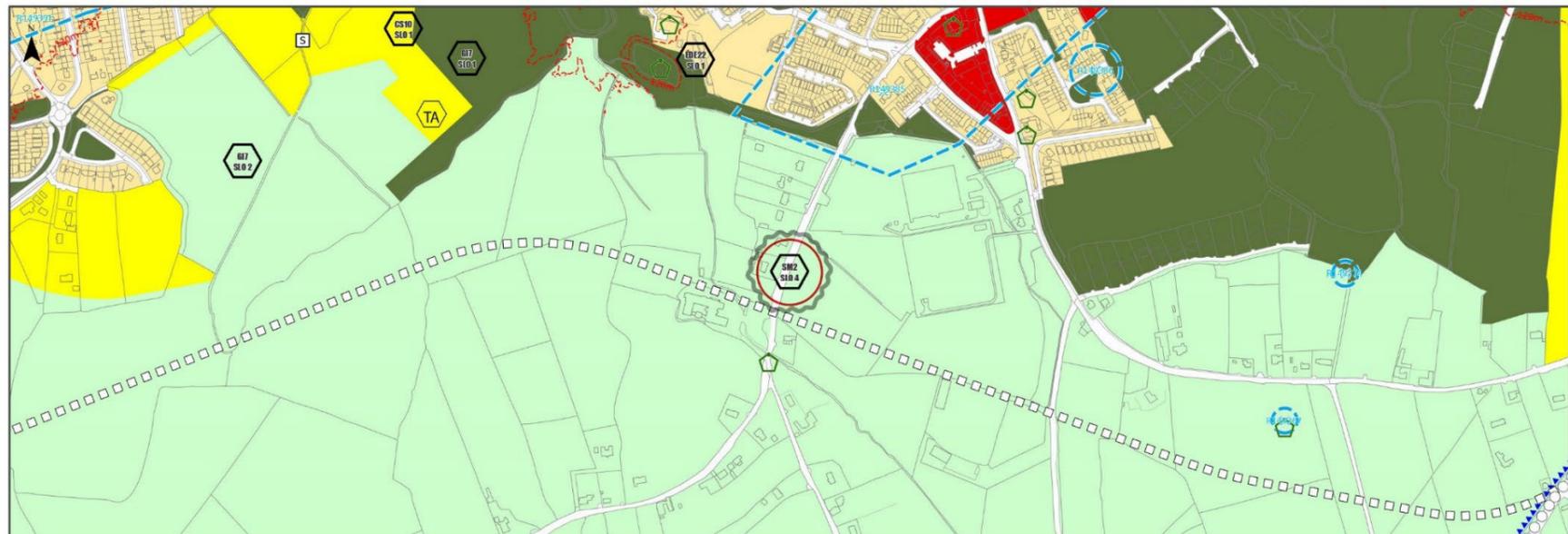
			<p>From: SM2 Objective 15: To investigate the feasibility and potential opportunities for a greenway linking Newcastle, Rathcoole, Hazelhatch and the Grand Canal.</p> <p>To: SM2 Objective 15: To investigate the feasibility and potential opportunities for a cycle way and/or greenway linking Newcastle, Rathcoole, Hazelhatch and the Grand Canal.</p> <p>Environmental Assessment:</p> <p>SEA: Amendment provides for clarity and minor update. Amendment screens in for AA SEA is required.</p> <p>AA: This amendment has potential for significant effects on European sites, due to close proximity to surface water networks and thus hydrological connectivity to European sites downstream in Dublin Bay. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts.</p> <p>SFRA: N/A</p>
Amendment Ref. 7.8	257	Add New Objective SM2 Objective 16	<p>Insert a new Objective under Policy SM2 Walking and Cycling to read:</p> <p>SM2 Objective 16:</p> <p>'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.'</p> <p>Environmental Assessment:</p> <p>SEA: Amendment provides for positive measure with positive / neutral environmental effects. No likely significant environmental effects.</p> <p>AA: This amendment does not have potential for significant negative effects on European sites.</p> <p>SFRA: N/A</p>
Amendment Ref. 7.9	257	Add New Objective SM2 Objective 17	<p>To insert a new objective under Policy SM2 Walking and Cycling:</p> <p>SM2 Objective 17:</p> <p>'To support bike parking provision at villages, centres, parks and any other area of interest, as well as near public transport nodes to support multi-modal transport options.'</p> <p>Environmental Assessment:</p> <p>SEA: Amendment screens in for AA. SEA is required.</p> <p>AA: There is potential for significant negative effects on European sites. Given that locations are not specified for the development of bike parking facilities, there could be interactions with European sites. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts.</p> <p>SFRA: N/A</p>
Amendment Ref. 7.10	257	Insert New SLO SM2 SLO 4	<p>Insert a new SLO under Policy SM2 Walking and Cycling to read as follows:</p> <p>SM2 SLO4:</p>

'To improve the safety of the road for pedestrians between Millbrook Nursing Home and Saggart Village.'

Proposed Amendment Ref: 7.10



Draft Plan as Published



Proposed Amendment: Insert a new SLO under Policy SM2 Walking and Cycling

Environmental Assessment:

SEA: Amendment screens in for AA. SEA is required.

			<p>AA: This amendment for a new SLO has potential for significant negative effects on European sites, given that there could be associated water pollution with development and widening of paths for pedestrians and there exists hydrological connectivity in the county with downstream European sites in Dublin Bay. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts.</p> <p>SFRA: N/A</p>
Section 7.6 Public Transport			
Amendment Ref. 7.11	257	Section 7.6	<p>Amend the first bullet point in section 7.6 to read as follows:</p> <p>From: Orbital public transport services linking major centres and areas of employment such as Tallaght, Clondalkin and Liffey Valley and further linking to other parts of the Greater Dublin Area;</p> <p>To: '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.</p> <p>Environmental Assessment:</p> <p>SEA: Amendment may give rise to uncertain effects on environmental factors including biodiversity, soils, water, cultural heritage and landscape. Amendment screens in for AA SEA is required.</p> <p>AA: There is potential for significant negative effects on European sites. Given that locations are not specified for the development of bike parking facilities, there could be interactions with European sites mainly due to hydrological connectivity with downstream European sites in Dublin Bay. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts.</p> <p>SFRA: N/A</p>
Amendment Ref. 7.12	259	SM3 Objective 6	<p>Amend SM3 Objective 6 from: To establish future public transport routes that will support the County's medium to long term development, including orbital routes to provide connectivity between outer suburban areas.</p> <p>To Read: 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.</p> <p>Environmental Assessment:</p> <p>SEA: Amendment provides for clarity and minor update Neutral / positive environmental effects on SEOs. No likely significant environmental effects.</p> <p>AA: This amendment to text does not in itself have potential for significant negative effects on European sites.</p> <p>SFRA: N/A</p>
Amendment Ref. 7.13	259	SM3 Objective 7	<p>Amend SM3 Objective 7 from: To support and encourage the NTA in investigating high-capacity public transport solutions for Dublin south-west, including examining the feasibility of Metro and/or Luas, serving areas including Ballyboden, Ballycullen/Oldcourt, Firhouse, Kimmage, Knocklyon, Rathfarnham, South Tallaght, Templeogue and Terenure.</p> <p>To:</p>

			<p>To support and encourage the NTA in investigating high-capacity public transport solutions for Dublin south-west, 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.</p> <p>Environmental Assessment:</p> <p>SEA: Amendment provides for additional scope to objective, which may give rise to uncertain effects on environmental factors on SEOs. Amendment screens in for AA. SEA is required.</p> <p>AA: This amendment has potential for significant negative effects on European sites, given that there could be associated water pollution with development linking transport routes and there exists hydrological connectivity in the county with downstream European sites in Dublin Bay. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts.</p> <p>SFRA: N/A</p>
Section 7.6.1 BusConnects			
Amendment Ref. 7.14	260	7.6.1 BusConnects	<p>Reflect change in status and timeline of the NTA Planning Application to An Bord Pleanála for the radial core bus corridor infrastructure.</p> <p>From: It is anticipated that a planning application for the radial core bus corridor infrastructure will be submitted by the NTA to An Bord Pleanála in late 2021. Construction is expected to take place between 2022 and 2027.</p> <p>To: It is anticipated that a planning application for the radial core bus corridor infrastructure will be submitted by the NTA to An Bord Pleanála in late 2021. Construction is expected to take place between 2022 and 2027 within the lifetime of the plan.</p> <p>Environmental Assessment:</p> <p>SEA: Amendment provides for positive clarification Neutral / Positive environmental effects on SEOs. No likely significant environmental effects.</p> <p>AA: This amendment to text does not in itself have potential for any significant negative effects on European sites.</p> <p>SFRA: N/A</p>
Amendment Ref. 7.15	261	SM3 Objective 12	<p>Amend SM3 Objective 12 from: 'To work with the NTA to secure the expansion of the bus network to serve new development and regeneration areas within the South Dublin County area including Tallaght, Naas Road, Adamstown, Clonburris, Fortunestown, Ballycullen and Newcastle.'</p> <p>To Read: '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, Naas Road, Adamstown, Clonburris, Fortunestown, Ballycullen and Newcastle.'</p> <p>Environmental Assessment:</p> <p>SEA: Amendment provides for clarity and minor update Neutral / positive environmental effects on SEOs. No likely significant environmental effects.</p> <p>AA: This amendment to text does not in itself have potential for significant negative effects on European sites.</p> <p>SFRA: N/A</p>
Amendment Ref. 7.16	261	SM3 Objective 15	<p>Amend SM3 Objective 15 from: To support the enhancement of the Local Link Rural Transport Programme in order to provide the rural communities of the County with access to improved bus services.</p>

			<p>To Read: To support the enhancement of the Local Link Rural Transport Programme in consultation with stakeholders in order to provide all of the rural communities of the County, such as Bohernabreena and Glenasmole, with access to improved bus services.</p> <p>Environmental Assessment:</p> <p>SEA: Amendment provides for clarity and minor update Neutral / positive environmental effects on SEOs. No likely significant environmental effects.</p> <p>AA: This amendment to text does not in itself have potential for significant negative effects on European sites.</p> <p>SFRA: N/A</p>
Amendment Ref. 7.17	265	SM3 Objective 26	<p>Insert a new objective under SM3 Public Transport – Rail, Transport Interchange and Park and Ride</p> <p>SM3 Objective 26:</p> <p>‘To ensure planning applications adjacent to the Luas, which have the potential to impact on light rail infrastructure are carried out in accordance with Transport Infrastructure Ireland’s ‘Code of Engineering Practice’ as may be amended.’</p> <p>Environmental Assessment:</p> <p>SEA: Amendment provides for clarity with neutral / positive environmental effects. No likely significant environmental effects.</p> <p>AA: This amendment does not have potential for significant negative effects on European sites.</p> <p>SFRA: N/A</p>
Section 7.7.1 Strategic Road Network			
Amendment Ref. 7.18	267	SM4 SLO1	<p>Amend SM4 SLO1 from: To ensure that development on these lands at Whitechurch/Edmondstown only occurs where it can be delivered in tandem with the necessary transport infrastructure, including provision for walking and cycling, to facilitate such development.</p> <p>To Read: 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.</p> <p>Environmental Assessment:</p> <p>SEA: Amendment provides for clarification and update, with uncertain environmental effects. Amendment screens in for AA. SEA is required.</p> <p>AA: This amendment has potential for significant negative effects on European sites, given that there could be associated water pollution with development and there exists hydrological connectivity in the county with downstream European sites in Dublin Bay. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts.</p> <p>SFRA: N/A</p>
Section 7.7.2 New Street and Road Proposals			
Amendment Ref. 7.19	268	Section 7.7.2	Amend Section 7.7.2 to include the following:

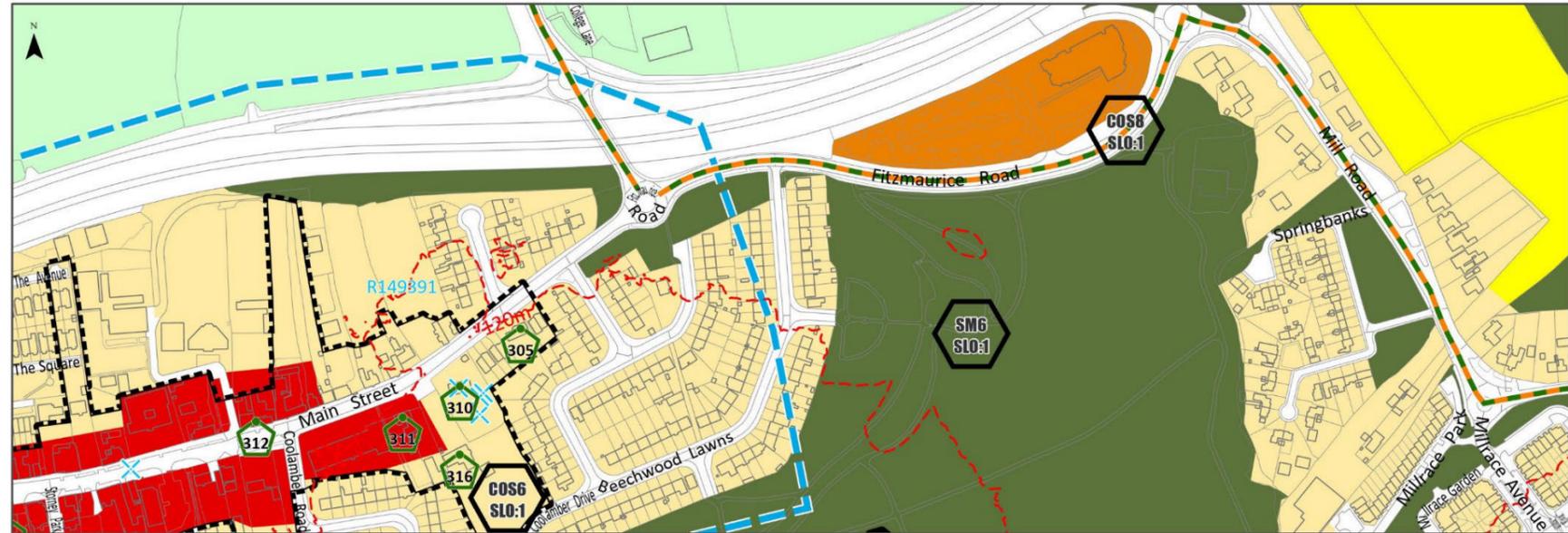
			<p>From: The Council's proposals for the short and medium to long term development of the regional road network are outlined in Tables 7.5 and 7.6.</p> <p>To: The Council's proposals for the short and medium to long term development of the regional road network are outlined in Tables 7.5 and 7.6 and are subject to consultation with TII.</p> <p>Environmental Assessment:</p> <p>SEA: Amendment provides for clarity with neutral environmental effects. No likely significant environmental effects.</p> <p>AA: This amendment does not have potential for significant negative effects on European sites.</p> <p>SFRA: N/A</p>
Amendment Ref. 7.20	268	Table 7.5	<p>Amend the wording at the end of sentence in the function column Table 7.5 '6 Year Road Programme' for the Naas Road Area Street Network to read as follows:</p> <p>From: Formation of a strategic street network within the regeneration lands.</p> <p>To: Formation of a strategic street network within the regeneration Naas Road Framework area/ City Edge lands.'</p> <p>Environmental Assessment:</p> <p>SEA: Amendment provides for clarity and minor update with neutral environmental effects. No likely significant environmental effects.</p> <p>AA: This amendment does not have potential for significant negative effects on European sites.</p> <p>SFRA: N/A</p>
Amendment Ref. 7.21	270	Table 7.5	<p>Amend description and function in Table 7.5 Six Year Road programme relating to the Western Dublin Orbital Route from:</p> <p>Description: New road from N81 to the Leixlip Interchange. Function: New road from N81 to the Link between the N81, N7 and the N4 with a route Leixlip Interchange by-pass function around Rathcoole and Saggart. The need for this route, 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 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.</p> <p>To Read: Description: New road from the N7 to the N4 Leixlip Interchange with an extension to the N81. Function: 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.</p> <p>Environmental Assessment:</p> <p>SEA: Amendment provides for additional scope, which may give rise to uncertain effects on environmental factors on SEOs. Amendment screens in for AA. SEA is required.</p>

			<p>AA: This amendment has potential for significant negative effects on European sites, given that there could be associated water pollution with development and there exists hydrological connectivity in the county with downstream European sites in Dublin Bay. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts.</p> <p>SFRA: N/A</p>
Amendment Ref. 7.22	270	Table 7.5	<p>Amend text in Table 7.5 in regard to the Kennelsfort Road Junction from: Description: Upgrade of existing junction. Function: Support the provision of a grade separated junction, 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.</p> <p>To Read: Description: Upgrade of existing junction. Function: 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.</p> <p>Environmental Assessment:</p> <p>SEA: Amendment provides for additional scope, which may give rise to uncertain effects on environmental factors on SEOs. Amendment screens in for AA. SEA is required.</p> <p>AA: This amendment has potential for significant negative effects on European sites, given that there could be associated water pollution with development and there exists hydrological connectivity in the county with downstream European sites in Dublin Bay. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts.</p> <p>SFRA: N/A</p>
Section 7.9.1 Integrated Transport Studies			
Amendment Ref. 7.23	276	Insert New Objective SM6 Objective 12	<p>Insert a new objective under Policy SM1 Overarching – Transport and Movement:</p> <p>SM6 Objective 12</p> <p>‘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’.</p> <p>Environmental Assessment:</p> <p>SEA: Amendment may give rise to uncertain effects on environmental factors. While measures for the mitigation of potential uncertain environmental effects are included in the draft plan, it is recommended that the following text be added to the new objective: The Local Transport Plan / Local Area Plan will be subject to screening for AA and SEA. SEA is required</p> <p>AA: This amendment has potential for significant negative effects on European sites. Given that To ensure that connectivity for pedestrians and cyclists is maximised locations are not specified, there could be interactions with European sites. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts.</p> <p>SFRA: N/A</p>
Amendment Ref. 7.24	276	SM6 SLO1	<p>Amend SM6 SLO1 from:an To investigate the need 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.</p>

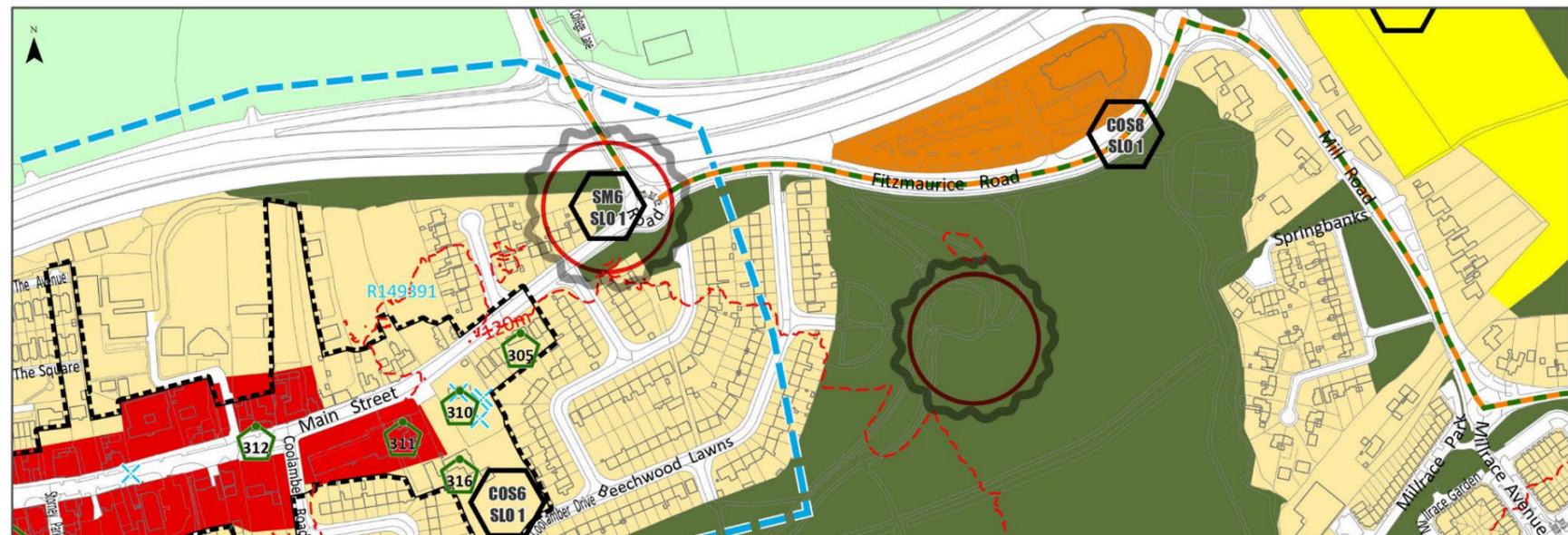
To Read:

To investigate the need 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.

Proposed Amendment Ref: 7.24



Draft Plan as Published



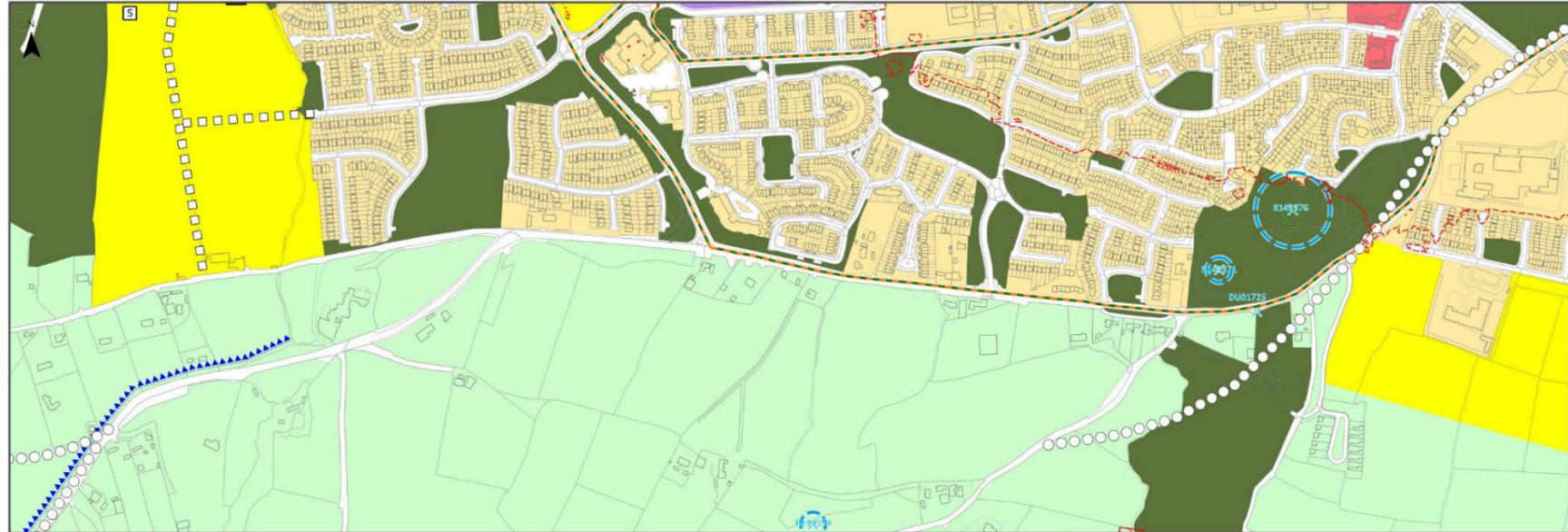
Proposed Amendment: Reposition SM6 SLO1

Environmental Assessment:

SEA: Amendment provides for clarity and minor update Neutral / positive environmental effects on SEOs. No likely significant environmental effects.

			<p>AA: This amendment does not in itself have potential for any significant negative effects on European sites.</p> <p>SFRA: N/A</p>
Throughout the Plan – Ref. to NTA Transport Strategy			
Amendment Ref. 7.25		<p>Throughout Document</p> <p>Page 258</p> <p>Page 68, Core Strategy/Lucan</p> <p>Page 75, Measure to Address Climate Impacts</p> <p>Page 263, Metro/Luas to Dublin South West</p> <p>Page 265, SM3 Objective 25</p> <p>Page 274, 7.9 Transport Studies and Traffic Management</p> <p>Page 276, 7.10 Car Parking</p> <p>Top of Page 277</p>	<p>All references to ‘NTA’s Transport Strategy for the Greater Dublin Area (2016-2035)’ to be referred as follows throughout the Plan for consistency:</p> <p>To read as follows - NTA’s Transport Strategy for the Greater Dublin Area (2016-2035) as may be updated to 2042.</p> <p>Environmental Assessment:</p> <p>SEA: Amendment provides for positive clarification Neutral / Positive environmental effects on SEOs. No likely significant environmental effects.</p> <p>AA: This amendment to text does not in itself have potential for any significant negative effects on European sites.</p> <p>SFRA: N/A</p>
Map 8			
Amendment Ref. 7.26		Map 8	<p>Remove a spur of indicative long term proposal road portion on Map 8 at the N81:</p> <p>From:</p>

Proposed Amendment Ref: 7.26



Draft Plan as Published



Proposed Amendment: remove a spur of indicative long term proposal road portion on Map 8 at the N81

Note: The Proposed Amendment to Map 8 N81 Road Line removes the spur to the south and shows the improvement works along the section of the existing N81.

Environmental Assessment:

SEA: Amendment provides for clarity and minor update with neutral environmental effects. No likely significant environmental effects.

			<p>AA: This amendment does not have potential for significant negative effects on European sites.</p> <p>SFRA: N/A</p>
All Maps			
Amendment Ref. 7.27		All Maps	<p>Amend the annotations and legend on the land use zoning maps to match the six-year road proposals in table 7.5 and medium-long term road objectives in table 7.6 of chapter 7.</p> <p>Environmental Assessment:</p> <p>SEA: Amendment provides for clarity and minor update with neutral environmental effects. No likely significant environmental effects.</p> <p>AA: This amendment does not have potential for significant negative effects on European sites.</p> <p>SFRA: N/A</p>

Chapter 8:

Amendment Ref	Page No.	Policy/Objective No.	Text/Policy/Objective Amendment Wording
Section 8.3 Social Inclusion and Community Development			
Amendment Ref. 8.1	287	COS1 Objective 4 – include additional text.	<p>Amend COS1 Objective 4 from: To support the improvement, maintenance, upgrade and refurbishment of existing community based facilities within the County to meet current and future needs.</p> <p>To read: 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.</p> <p>Environmental Assessment SEA: Amendment provides for clarity and minor update with neutral environmental effects. No likely significant environmental effects. AA: This amendment does not have potential for significant negative effects on European sites. SFRA: N/A</p>
Section 8.3 Social Inclusion and Community Development			
Amendment Ref. 8.2	287	COS1 Objective 3 – include additional text.	<p>Amend COS1 Objective 3 from: To support and facilitate the implementation of local plans and programmes (and any superseding documents) with a social inclusion and community development focus including:</p> <ul style="list-style-type: none"> ➤ 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) <p>To read: To support and facilitate the implementation of local plans and programmes (and any superseding documents) with a social inclusion and community development focus including:</p> <ul style="list-style-type: none"> ➤ 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

			<ul style="list-style-type: none"> ➤ 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 <p>Environmental Assessment SEA: Amendment provides for clarity and minor update. Screens in for AA. SEA is required. AA: This amendment has potential for significant negative effects on European sites as. Given that plans and/or programmes could facilitate the development of sports/community facilities and locations are not specified, there could be interactions with European sites. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts. SFRA: N/A</p>
Section 8.3.1 Local Social Inclusion Plans and Strategies			
Amendment Ref 8.3	286	Include additional text – 8.3.1 Local Social Inclusion Plans and Strategies	<p>Amend Section 8.3.1 to include the South Dublin Sports Partnership as a bullet point with the wording:</p> <ul style="list-style-type: none"> ➤ 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. <p>Environmental Assessment SEA: Amendment provides for clarity and minor update. Screens in for AA. SEA is required. AA: This amendment has potential for significant negative effects on European sites as. Given that plans and/or programmes could facilitate the development of sports/community facilities and locations are not specified, there could be interactions with European sites. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts. SFRA: N/A</p>
8.4 Social/Community Infrastructure			
Amendment Ref 8.4	288	New SLO	<p>Insert new SLO to read:</p> <p>To provide for a Garda Station in Clonburris</p> <p>Environmental Assessment SEA: Amendment screens in for AA. SEA is required AA: This amendment for a new SLO to provide a Garda Station in the specified community has potential for significant negative effects on European sites, given that there could be associated water pollution with development and there exists hydrological connectivity in the county with downstream European sites in Dublin Bay. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts. SFRA: N/A</p>
8.4 Social/Community Infrastructure			
Amendment Ref 8.5	290	COS2 Objective 4 – include additional text.	<p>Amend COS2 Objective 4 from:</p> <p>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.</p> <p>To read:</p> <p>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.</p> <p>Environmental Assessment SEA: Amendment provides for clarity and minor update with neutral environmental effects. No likely significant environmental effects. AA: This amendment does not have potential for significant negative effects on European sites. SFRA: N/A</p>

Section 8.6 Sports Facilities and Centres			
Amendment Ref 8.6	294	COS4 Objective 1 – include additional text.	<p>Amend COS4 Objective 1 from:</p> <p>To promote the provision and management of high-quality, multi-functional, sport and recreational infrastructure across the County 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.</p> <p>To read:</p> <p>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.</p> <p>Environmental Assessment SEA: Amendment provides for clarity and minor update with neutral environmental effects. No likely significant environmental effects. AA: This amendment does not have potential for significant negative effects on European sites. SFRA: N/A</p>

Section 8.6 Sports Facilities and Centres			
Amendment Ref 8.7	296	COS4 Objective 15 – amend text	<p>Amend COS4 Objective 15 from:</p> <p>To provide a swimming pool with leisure facilities in the Rathfarnham/ Knocklyon/Firhouse areas.</p> <p>To read:</p> <p>To provide a swimming pool with leisure facilities In the Rathfarnham/ Knocklyon/ Firhouse/ Ballycullen areas</p> <p>Environmental Assessment SEA: Amendment provides for positive action. Neutral / positive environmental effects on SEOs. No likely significant environmental effects. AA: This amendment to text does not in itself have potential for any significant negative effects on European sites. SFRA: N/A</p>

Section 8.6 Sports Facilities and Centres			
Amendment Ref 8.8	296	Insert new COS4 Objective 19	<p>Insert new COS4 Objective 19 to read:</p> <p>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</p> <p>Environmental Assessment SEA: Amendment screens in for AA. SEA is required AA: This amendment for a new objective has potential for significant negative effects on European sites, given that there could be associated water pollution with the proposed development of all weather pitches and there exists hydrological connectivity in the county with downstream European sites in Dublin Bay. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts. SFRA:</p>

Section 8.7.5 Quality of Public Open Space			
Amendment Ref 8.9	308	Amend COS5 Objective 14	<p>Amend Policy Objective COS5 Objective 14 from:</p> <p>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.</p>

		<p>To read:</p> <p>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.</p> <p>Environmental Assessment SEA: Amendment provides for clarity and minor update with neutral environmental effects. No likely significant environmental effects. AA: This amendment does not have potential for significant negative effects on European sites. SFRA: N/A</p>
--	--	--

Section 8.8 Healthcare Facilities

Amendment Ref 8.10	312	COS6 Objective 4 – amend text	<p>Amend text from:</p> <p>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 HSE and the Department of Health.</p> <p>To read:</p> <p>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 HSE and the Department of Health.</p> <p>Environmental Assessment SEA: Amendment provides for positive clarification. Neutral / Positive environmental effects on SEOs. No likely significant environmental effects. AA: This amendment does not in itself have potential for any significant negative effects on European sites. SFRA: N/A</p>
---------------------------	-----	-------------------------------	---

Section 8.8 Healthcare Facilities

Amendment Ref 8.11	312	Insert new COS6 Objective 5	<p>Insert new COS6 Objective 5 to read:</p> <p>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 SDZ's, in order to urgently meet basic growing healthcare demands of the community.</p> <p>Environmental Assessment SEA: Amendment screens in for AA. SEA is required. AA: This amendment for a new objective to facilitate health care development in the specified communities has potential for significant negative effects on European sites, given that there could be associated water pollution with development and there exists hydrological connectivity in the county with downstream European sites in Dublin Bay. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts. SFRA: N/A</p>
---------------------------	-----	-----------------------------	---

Section 8.10 Primary and Post-Primary Schools

Amendment Ref 8.12	317	Insert new Policy COS8(c)	<p>Insert new Policy COS8(c) to read:</p> <p>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.</p> <p>Environmental Assessment</p>
---------------------------	-----	---------------------------	---

			<p>SEA: Amendment screens in for AA. SEA is required.</p> <p>AA: This amendment for a new objective has potential for significant negative effects on European sites, given that locations are unspecified and there could be associated water pollution with development and there exists hydrological connectivity in the county with downstream European sites in Dublin Bay. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts.</p> <p>SFRA: N/A</p>
--	--	--	--

Section 8.10 Primary and Post-Primary Schools

Amendment Ref 8.13	317	COS8 Objective 1 – include additional text.	<p>Amend COS8 Objective 1 from:</p> <p>To reserve and identify early on sites for primary and post-primary provision in developing areas through the Development Plan, Local Area Plans, Planning Schemes and masterplans, in consultation with the Department of Education and Skills and to ensure that designated sites are of sufficient size and are accessible cycle and pedestrian friendly locations, consistent with, consistent with NPO 31 of the NPF and RPO 9.21 of the RSES.</p> <p>To read:</p> <p>To reserve and identify early on sites for primary and post-primary provision in developing areas through the Development Plan, Local Area Plans, Planning Schemes and masterplans, in consultation with the Department of Education and Skills, 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, consistent with NPO 31 of the NPF and RPO 9.21 of the RSES.</p> <p>Environmental Assessment</p> <p>SEA: Amendment provides for clarity and minor update with neutral environmental effects. No likely significant environmental effects.</p> <p>AA: This amendment does not have potential for significant negative effects on European sites.</p> <p>SFRA: N/A</p>
---------------------------	-----	---	---

Section 8.10 Primary and Post-Primary Schools

Amendment Ref 8.14	317	COS8 Objective 2 – include additional text.	<p>Amend COS8 Objective 2 from:</p> <p>To facilitate the development of new schools, the re-development of existing schools and extensions planned as part of the Government's School Building Programme.,</p> <p>To read:</p> <p>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.</p> <p>Environmental Assessment</p> <p>SEA: Amendment provides for clarity and minor update with neutral environmental effects. No likely significant environmental effects.</p> <p>AA: This amendment does not have potential for significant negative effects on European sites.</p> <p>SFRA: N/A</p>
---------------------------	-----	---	--

Section 8.10 Primary and Post-Primary Schools

Amendment Ref 8.15	317	COS8 Objective 3 – amend text.	<p>Amend COS8 Objective 3 from:</p> <p>To require that suitable school places are available to new communities, whether at an existing school or a new school. If 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.</p> <p>To read:</p>
---------------------------	-----	--------------------------------	--

			<p>To require that suitable school places are available to schools to be provided in new communities, whether at an existing school or a new school 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.</p> <p>Environmental Assessment SEA: Amendment provides for clarity and minor update. Neutral / positive environmental effects on SEOs. No likely significant environmental effects. AA: This amendment to text does not in itself have potential for any significant negative effects on European sites. SFRA: N/A</p>
Section 8.10 Primary and Post-Primary Schools			
Amendment Ref 8.16	318	COS8 Objective 10 – insert new Objective.	<p>Insert new Objective COS8 Objective 10 to read:</p> <p>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.</p> <p>Environmental Assessment SEA: Amendment provides for positive action. Neutral / positive environmental effects on SEOs. No likely significant environmental effects. AA: This amendment does not in itself have potential for any significant negative effects on European sites. SFRA: N/A</p>
Section 8.10 Primary and Post-Primary Schools			
Amendment Ref 8.17	318	COS8 Objective 11 – insert new Objective.	<p>Insert new Objective COS8 Objective 11 to read:</p> <p>To promote and support educational campus development, where feasible.</p> <p>Environmental Assessment SEA: Amendment provides for positive inclusion with some potential for uncertain environmental effects. Amendment screens in for AA. SEA is required. AA: This amendment has potential for significant negative effects on European sites. Given that locations are not specified, there could be interactions with European sites mainly due to hydrological connectivity with downstream European sites in Dublin Bay. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts. SFRA: N/A</p>
Section 8.10 Primary and Post-Primary Schools			
Amendment Ref 8.18	318	COS8 Objective 12 – insert new Objective	<p>Insert new Objective COS8 Objective 12 to read:</p> <p>To explore with the Department of Education the potential to develop a GIS mapping layer of all school sites in the County.</p> <p>Environmental Assessment SEA: Amendment provides for positive action with neutral / positive environmental effects. No likely significant environmental effects. AA: This amendment does not have potential for any significant negative effects on European sites SFRA: N/A</p>
Section 8.11 Higher Level Education and Further Education Facilities			
Amendment Ref 8.19	319	Include additional text in section 8.11.	<p>Amend text from:</p> <p>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 parttime 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).</p>

			<p>To read:</p> <p>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 parttime 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).</p> <p>Environmental Assessment SEA: Amendment provides for clarification. Neutral environmental effects on SEOs. No likely significant environmental effects. AA: This amendment to text does not in itself have potential for any significant negative effects on European sites SFRA: N/A</p>
--	--	--	---

Section 8.11 Higher Level Education and Further Education Facilities

Amendment 8.20	319	COS9 Objective 2 – amend text	<p>Amend COS9 Objective 2 from:</p> <p>To facilitate and encourage cross-collaboration between business and employment clusters and TU Dublin Tallaght Campus to drive research and innovation and increase employment opportunity.</p> <p>To read:</p> <p>To facilitate and encourage cross-collaboration between business and employment clusters and TU Dublin Tallaght Campus to drive research innovation and increase employment opportunities in the County.</p> <p>Environmental Assessment SEA: Amendment provides for clarification. Neutral environmental effects on SEOs. No likely significant environmental effects. AA: This amendment to text does not in itself have potential for any significant negative effects on European sites. SFRA: N/A</p>
-----------------------	-----	-------------------------------	--

Section 8.11 Higher Level Education and Further Education Facilities

Amendment 8.21	320	COS9 Objective 4 – include additional text.	<p>Amend COS9 Objective 4 from:</p> <p>To promote and facilitate the development of Tallaght as a centre for education and employment.</p> <p>To read:</p> <p>To promote and facilitate the development of Tallaght as a centre for learning, education and employment.</p> <p>Environmental Assessment SEA: Amendment provides for clarity and minor update with neutral environmental effects. No likely significant environmental effects. AA: This amendment does not have potential for significant negative effects on European sites. SFRA: N/A</p>
-----------------------	-----	---	--

Section 8.12 Libraries

Amendment Ref 8.22	321	Insert COS10 Objective 5	<p>Insert new COS10 Objective 5 to read:</p> <p>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.</p>
---------------------------	-----	--------------------------	--

			<p>Environmental Assessment SEA: Amendment screens in for AA. SEA is required AA: This amendment for a new objective to provide a public library in the specified communities has potential for significant negative effects on European sites, given that there could be associated water pollution with development and there exists hydrological connectivity in the county with downstream European sites in Dublin Bay. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts. SFRA: N/A</p>
Section 8.13 Arts and Cultural Facilities			
Amendment Ref 8.23	323	COS11 Objective 8 – amend text	<p>Amend COS11 Objective 8 from:</p> <p>To prepare a feasibility study for the development of Arts and Culture Infrastructure within the County, taking account of transport links.</p> <p>To read: To prepare a feasibility study for the development of Arts and Culture Infrastructure within the County, taking into account of areas without any such infrastructure, and transport links.</p> <p>Environmental Assessment SEA: Amendment provides for positive action. Neutral / positive environmental effects on SEOs. No likely significant environmental effects. AA: This amendment does not in itself have potential for any significant negative effects on European sites. SFRA: N/A</p>

Chapter 9:

Amendment Ref	Page No.	Policy/Objective No.	Text/Policy/Objective Amendment Wording
9.0.1 Planning Policy Context			
Amendment 9.1	328	9.0.1 Planning Policy Context, second paragraph	<p>Amend text under 9.0.1 Planning Policy Context:</p> <p>From: Nationally, 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 Naas Road regeneration area.</p> <p>To read: 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 Naas Road regeneration area areas.</p> <p>Environmental Assessment SEA: Amendment provides for clarity and minor update with neutral environmental effects. No likely significant environmental effects. AA: This amendment to text does not in itself have potential for any significant negative effects on European sites. SFRA: N/A</p>
Section 9.2.2 Urban Growth, Regeneration and Placemaking			

Amendment Ref 9.2	338	EDE4 Objective 14	<p>Amend EDE4 Objective 14 from: 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:</p> <ul style="list-style-type: none"> ➤ 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. ➤ Traffic movement study <p>To read: 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:</p> <ul style="list-style-type: none"> ➤ 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. ➤ Traffic movement study Local Transport Plan <p>Environmental Assessment</p> <p>SEA: Amendment provides clarity and update with neutral effects on environmental factors. No likely significant environmental effects. AA: This amendment does not have potential for any significant negative effects on European sites. SFRA: N/A</p>
Section 9.2.3 Building on Clusters			
Amendment 9.3	340	EDE5 SLO2	<p>Amend EDE5 SLO 2 from: 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.</p> <p>To read: 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.</p> <p>Environmental Assessment: SEA: Amendment may give rise to uncertain or negative effects on environmental factors. While measures for the mitigation of potential uncertain and negative environmental effects are included in the draft plan, it is recommended that the following text be added to the new objective: 'The proposed masterplan will be subject to screening for AA and SEA.' Amendment screens in for AA. SEA is required. AA: This amendment has potential for significant negative effects on European sites, due to hydrological connectivity via surface water network with European sites downstream in Dublin Bay. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts. SFRA: N/A</p>
Amendment 9.4	340	EDE5 SLO 3	<p>Insert new EDE5 SLO 3 to read; 'To ensure development on lands within Greenogue Business Park will be subject to site specific flood alleviation measures forming part of any future planning application for these lands.'</p> <p>Environmental Assessment SEA: Amendment provides for clarity and minor update with neutral environmental effects. Amendment screens in for AA. SEA is required.</p>

			<p>AA: This amendment has potential for significant negative effects on European sites, given that there could be associated water pollution and there exists hydrological connectivity in the county with downstream European sites in Dublin Bay. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts.</p> <p>SFRA: N/A</p>
--	--	--	--

Section 9.3 Space Extensive Land Use

Amendment 9.5		EDE7 Objective 2	<p>Amend EDE7 Objective 2, bullet points 3 and 4 as follows: To require that space extensive enterprises demonstrate the following:</p> <ul style="list-style-type: none"> - 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 (PPA); - Sufficient capacity within the relevant water and wastewater 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. <p>To Read: Amend EDE7 Objective 2, bullet points 3 and 4 as follows: To require that space extensive enterprises demonstrate the following:</p> <ul style="list-style-type: none"> - 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 and, wastewater and electricity networks 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. - <p>Environmental Assessment SEA: Amendment provides for clarity and minor update with neutral environmental effects. No likely significant environmental effects. AA: This amendment does not have potential for significant negative effects on European sites. SFRA: N/A</p>
----------------------	--	------------------	---

Section 9.4.2 Retail Hierarchy

Amendment 9.6	346	Table 9.2 Settlement Hierarchy and Retail Hierarchy	<p>Amend text from: Table 9.2 Settlement Hierarchy and Retail Hierarchy, Firhouse Shopping Centre Level 3</p> <p>To Read: Table 9.2 Settlement Hierarchy and Retail Hierarchy, Firhouse Shopping Centre Level 3Level 4</p> <p>Environmental Assessment SEA: Amendment provides for clarification. Neutral environmental effects on SEOs. No likely significant environmental effects. AA: This amendment to text does not in itself have potential for any significant negative effects on European sites. SFRA: N/A</p>
----------------------	-----	---	---

Amendment 9.7	346	Table 9.2 Settle Hierarchy and Retail Hierarchy	<p>Insert new text below within Table 9.2 below Lucan Shopping Centre: Palmerstown Shopping Centre, Level 4, District Centre</p> <p>Environmental Assessment SEA: Amendment provides for clarification. Neutral environmental effects on SEOs. No likely significant environmental effects. AA: This amendment to text does not in itself have potential for any significant negative effects on European sites. SFRA: N/A</p>
Section 9.4.4 Additional Retail Floorspace and Sequential Growth			
Amendment 9.8	348	Section 9.4.4 Third Paragraph	<p>Amend text from: 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, including the possibility of anchor department stores on main shopping streets, 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.</p> <p>To Read: 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, including the possibility of anchor department stores on main shopping streets, 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.</p> <p>Environmental Assessment SEA: Amendment provides for clarity and update with neutral environmental effects. No likely significant environmental effects. AA: This amendment does not have potential for significant negative effects on European sites. SFRA: N/A</p>
Section 9.5.3 Clondalkin			
Amendment 9.9	354	EDE11 Objective 3	<p>Amend EDE11 Objective 3 from: To promote and encourage the 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.</p> <p>To Read: 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.</p> <p>Environmental Assessment SEA: Amendment provides for minor update with neutral / positive environmental effects. No likely significant environmental effects AA: This amendment does not have potential for significant negative effects on European sites. SFRA: N/A</p>
Section 9.5.4 District Centre			
Amendment 9.10	355	EDE12 Objective 3	<p>Amend EDE12 Objective 3 from: 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 which should provide a sustainable retail mix including department stores and shopping centres that facilitates walking, cycling and use of public transport and reduces car journeys outside the SDZ for many retail needs.</p> <p>To read: 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 which should having regard to the need to provide a sustainable retail mix including department stores and shopping centres that facilitates walking, cycling and the use of public transport and reduces car journeys outside the SDZ for many retail needs.</p>

			<p>Environmental Assessment</p> <p>SEA: Amendment provides for clarity and minor update with neutral environmental effects. No likely significant environmental effects.</p> <p>AA: This amendment does not have potential for significant negative effects on European sites.</p> <p>SFRA: N/A</p>
Section 9.5.6 Local Centres			
Amendment 9.11	356	EDE14 SLO1	<p>Insert EDE14 SLO1 to read:</p> <p>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 800sqm gross retail floor area.</p> <p>Environmental Assessment</p> <p>SEA: Amendment provides for clarity and minor update with neutral environmental effects. No likely significant environmental effects.</p> <p>AA: This amendment does not have potential for significant negative effects on European sites.</p> <p>SFRA: N/A</p>
Section 9.9 Tourism and Leisure			
Amendment 9.12	358	Section 9.9, Paragraph 3	<p>Amend Section 9.9, Paragraph 3 from:</p> <p>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' marketing concept, 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.</p> <p>To Read:</p> <p>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' marketing concept 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.</p> <p>Environmental Assessment</p> <p>SEA: Amendment provides for clarity and minor update with neutral environmental effects. No likely significant environmental effects.</p> <p>AA: This amendment does not have potential for significant negative effects on European sites.</p> <p>SFRA: N/A</p>
Amendment 9.13	359	EDE19 Objective 1	<p>Amend EDE19 Objective 1 from:</p> <p>To support the development of tourism infrastructure, attractions, activities and facilities at appropriate locations subject to sensitive design and demonstrated environmental safeguards.</p> <p>To Read:</p> <p>To support the development of tourism infrastructure, attractions, activities, accommodation and facilities at appropriate locations subject to sensitive design and demonstrated environmental safeguards.</p> <p>Environmental Assessment</p> <p>SEA: Amendment provides for very minor update with neutral environmental effects. Amendment screens in for AA. SEA is required.</p> <p>AA: This amendment has potential for significant negative effects on European sites. Given that locations are not specified for developing accommodation, there could be interactions with European sites. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts.</p> <p>SFRA: N/A</p>
Amendment 9.14	359	EDE19 Objective 2	<p>Amend EDE19 Objective 2 from:</p> <p>To direct tourist facilities into established centres, in particular town and village centres, where they can contribute to the wider economic vitality of urban centres.</p> <p>To Read:</p> <p>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.</p> <p>Environmental Assessment</p>

			<p>SEA: Amendment provides for very minor update with neutral environmental effects. No likely significant environmental effects.</p> <p>AA: This amendment does not have potential for significant negative effects on European sites.</p> <p>SFRA: N/A</p>
Amendment 9.15	359	EDE19 Objective 3	<p>Amend EDE19 Objective 3 from: To support the development of the Dublin Mountains Visitor Centre at Hell Fire and Massy’s Wood in accordance with permission granted by An Bord Pleanála in June 2020 or any amending permissions.</p> <p>To Read: To support the development of the Dublin Mountains Visitor Centre at Hell Fire and Massy’s Wood in accordance with permissions granted by An Bord Pleanála in June 2020 or any amending permissions subject to planning.</p> <p>Environmental Assessment SEA: Amendment provides for clarity and update with neutral / positive environmental effects. No likely significant environmental effects. AA: This amendment does not have potential for significant negative effects on European sites. SFRA: N/A</p>
Amendment 9.16	359	Amend EDE19 Objective 4	<p>To amend EDE19 Objective 4 from: To support tourism-related enterprises along existing and proposed Green Routes, including greenways, subject to sensitive design and development safeguards.</p> <p>To Read: 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 development safeguards</p> <p>Environmental Assessment SEA: Amendment provides for clarity and minor update with neutral/positive environmental effects on SEO’s. No likely significant environmental effects. AA: This amendment does not in itself have potential for any significant negative effects on European sites and may have a positive or protective effect on European sites. SFRA: N/A</p>
Amendment 9.17	359	New Objective EDE19 Objective 5	<p>Insert new objective EDE19 Objective 5 to read: To continue to engage and collaborate with tourism stakeholders including Fáilte Ireland to deliver on the Tourism objectives for the County.</p> <p>Environmental Assessment SEA: Amendment may give rise to uncertain effects on environmental factors. Amendment screens in for AA. SEA is required. AA: This amendment has potential for significant negative effects on European sites. Given that locations are not specified, there could be interactions with European sites. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts. SFRA: N/A</p>
Amendment 9.18	359	Amend Policy EDE20	<p>To amend EDE 20 Greenways, Trails and Loops Policy from: 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.</p> <p>To Read: ‘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’</p> <p>Environmental Assessment SEA: Amendment provides for clarity and minor update Neutral / positive environmental effects on SEOs. No likely significant environmental effects. AA: This amendment to text does not in itself have potential for significant negative effects on European sites. SFRA: N/A</p>
Amendment 9.19	359	EDE20 Objective 1	<p>Amend EDE20 Objective 1 from:</p>

			<p>To support and facilitate the development of an integrated network of Greenways, Greenway Loops and Urban Greenways to encourage active travel across the County, subject to environmental considerations.</p> <p>To Read: 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.</p> <p>Environmental Assessment SEA: Amendment may give rise to uncertain effects on environmental factors. Amendment screens in for AA. SEA is required. AA: This amendment has potential for significant negative effects on European sites. Given that locations are not specified, there could be interactions with European sites. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts. SFRA: N/A</p>
Amendment 9.20	359	Amend EDE20 Objective 2	<p>Amend EDE20 Objective 2 from: 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; Rathfarnham; and Tallaght and seek to make such trails interactive through the use of sensitive signage and the further development of mobile application software ensuring in HA DM that all such trails are sensitively landscaped and designed to ensure positive impact on biodiversity and visual amenity.</p> <p>To Read: 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 mobile application software ensuring in HA DM that all such trails are sensitively landscaped and designed</p> <p>Environmental Assessment SEA: Amendment screens in for AA. SEA is required. AA: This amendment has potential for significant effects on European sites, due to close proximity to Owendoher (tributary of Dodder River) and thus hydrological connectivity with European sites downstream in Dublin Bay. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts. SFRA: N/A</p>
Amendment 9.21	360	EDE21 Objective 4	<p>Amend EDE21 Objective 4 from: 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 and other features to be found along the rivers in the County at strategic locations.</p> <p>To Read: 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 in the County at strategic locations and at other strategic locations within the County.</p> <p>Environmental Assessment SEA: Amendment provides for very minor update with neutral environmental effects. No likely significant environmental effects AA: This amendment does not have potential for significant negative effects on European Sites. SFRA: N/A</p>
Amendment 9.22	361	EDE21 SLO1	<p>Amend EDE21 SLO1 from: To facilitate leisure, recreation, outdoor activities, sporting pursuit centre, accommodation and tourism activity at Woodlands Manor House and lands at Stocking Lane, Rathfarnham in line with Dublin Mountains High Amenity Land Use Zoning 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.</p> <p>To Read: To facilitate leisure, recreation, outdoor activities, sporting pursuit centre, accommodation and tourism activity at Woodtownlands Manor House and lands at Stocking Lane, Rathfarnham in line with Dublin Mountains High Amenity Land Use Zoning subject to environmental assessments, visual assessment, topographical detail,</p>

			<p>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.</p> <p>Environmental Assessment SEA: Amendment provides for clarification and correction with neutral environmental effects. No likely significant environmental effects. AA: This amendment to text does not have potential for significant negative effects on European sites. SFRA: N/A</p>
Section 9.9.1 Public Rights of Way			
Amendment 9.23	362	Section 9.9.1	<p>Include a public right of way on the Green Infrastructure maps of the County Development Plan. The public right of way to be shown in Lucan, from the Main Road running down the slip (Watery Lane) between the old St. Andrew's primary 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.</p> <p>To list the public right of way as described above in section 9.9.1 under a new heading to read 'List of mapped Public Rights of Way' as follows:</p> <p>List of Public Rights of Way Public rights of way listed below are identified on the Green Infrastructure maps.</p> <p>Lucan Weir - from the Main Road in the Village running down the slip (Watery Lane) between the old St. Andrew's primary 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.</p> <p>Environmental Assessment</p> <p>SEA: Amendment provides for measure with positive / neutral effects on environmental factors. No likely significant environmental effects.</p> <p>AA: This amendment does not have potential for significant negative effects on European sites.</p> <p>SFRA: N/A</p>



Section 9.9.2 Permissive Access Routes

<p>Amendment 9.24</p>	<p>364</p>	<p>Amend EDE24 Objective 2</p>	<p>To amend EDE24 Objective 2 from: 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.</p> <p>To Read: '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'.</p> <p>Environmental Assessment</p> <p>SEA: Amendment provides clarity and update with neutral environmental effects. Amendment screens in for AA. SEA is required. AA: This amendment may have potential for significant negative effects on European sites due to increased amenity or recreational activities within sites such as Glenasmole Valley SAC, Wicklow Mountains SAC and SPA. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts. SFRA: N/A</p>
------------------------------	------------	--------------------------------	--

<p>Amendment 9.25</p>	<p>364</p>	<p>EDE24 Objective 4</p>	<p>Amend EDE24 Objective 4 from: 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.</p> <p>To Read: 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.</p> <p>Environmental Assessment</p>
------------------------------	------------	--------------------------	---

			<p>SEA: Amendment provides for positive environmental measures with positive environmental effects. No likely significant environmental effects.</p> <p>AA: This amendment does not in itself have potential for any significant negative effects on European sites and will have a positive or protective effect on European sites.</p> <p>SFRA: N/A</p>
Section 9.10 Quarries and Mineral Extraction			
Amendment 9.26	364	Section 9.10 Text	<p>Insert new text at the bottom of Section 9.10 to read: 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.</p> <p>Environmental Assessment</p> <p>SEA: Amendment provides for clarity and update with neutral environmental effects. No likely significant environmental effects.</p> <p>AA: This amendment for enforcement against unauthorised quarry development does not in itself have potential for any significant negative effects on European sites and will have a positive or protective effect on European sites.</p> <p>SFRA: N/A</p>
Amendment 9.27	365	Amend EDE25 Objective 1	<p>Amend EDE25 Objective 1 from: To facilitate mineral extraction in suitable locations subject to the protection of amenity and environmental quality, including air quality and noise pollution.</p> <p>To Read: 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).</p> <p>Environmental Assessment</p> <p>SEA: Amendment provides for clarity and update with neutral / positive environmental effects. No likely significant environmental effects.</p> <p>AA: This amendment does not have potential for significant negative effects on European sites.</p> <p>SFRA: N/A</p>
Amendment 9.28	365	New objective EDE25 Objective 4	<p>Insert new objective EDE25 Objective 4 to read: 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.</p> <p>Environmental Assessment</p> <p>SEA: Amendment provides for positive environmental measures with neutral / positive environmental effects. No likely significant environmental effects.</p> <p>AA: This amendment for enforcement against unauthorised quarry development does not in itself have potential for any significant negative effects on European sites and will have a positive or protective effect on European sites.</p> <p>SFRA: N/A</p>

Amendment 9.29	365	New objective EDE25 Objective 5	<p>Insert new objective EDE25 Objective 5 to read: 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.</p> <p>Environmental Assessment</p> <p>SEA: Amendment provides for positive inclusion with some positive environmental effects. Amendment screens in for AA SEA is required AA: This amendment has potential for significant negative effects on European sites. Given that locations are not specified, there could be interactions with European sites, primarily due to hydrological connectivity with European sites downstream in Dublin Bay. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts SFRA: N/A</p>
Draft Plan Maps			
Amendment 9.30	Map	Map Changes Quarries	<p>Amend Draft Plan maps to show the location of registered quarries within the County.</p> <p>SEA: Amendment provides clarity and update with neutral effects on environmental factors. No likely significant environmental effects. AA: This amendment does not have potential for significant negative effects on European sites. SFRA: N/A</p>

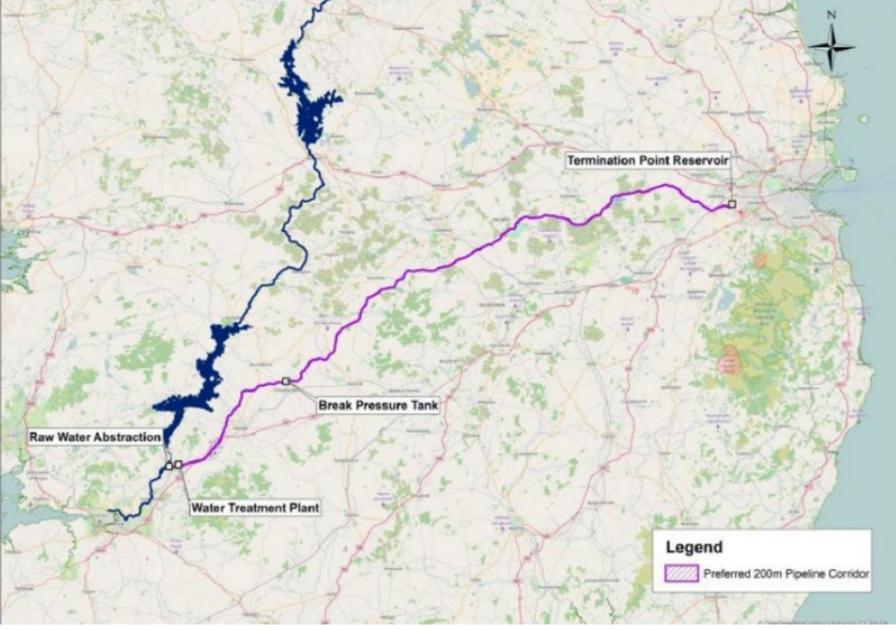
Chapter 10:

Amendment Ref	Page No.	Policy/Objective No.	Text/Policy/Objective Amendment Wording
Section 10.2 Energy Measures			
Amendment 10.1	385	Amend Policy E9	<p>To amend Policy E9: Small to Medium Scale Wind Energy Schemes from: Encourage small to medium scale wind energy developments within industrial or business parks and support small community-based proposals in urban areas provided they do not negatively impact upon the environmental quality, and visual or residential amenities of the area.</p> <p>To Read: 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 and feedback of surplus to the grid, provided they do not negatively impact upon the environmental quality and visual or residential amenities of the area.</p> <p>Environmental Assessment SEA: Amendment provides for clarity and minor updates. Neutral/positive environmental effects on SEO's. No likely significant environmental effects. AA: This amendment to text does not in itself have potential for any significant negative effects on European sites. SFRA: N/A</p>

Chapter 11:

Amendment Ref	Page No.	Policy/Objective No.	Text/Policy/Objective Amendment Wording
---------------	----------	----------------------	---

Section 11.1.3 Wastewater

<p>Amendment 11.1</p>	<p>397</p>	<p>Replace Figure 11.0</p>	<p>Replace Figure 11.0 with:</p>  <p>Environmental Assessment SEA: Amendment provides for clarity and update with neutral / positive environmental effects. No likely significant environmental effects. AA: This amendment does not in itself have potential for significant negative effects on European sites. SFRA: N/A</p>
------------------------------	------------	----------------------------	--

<p>Amendment 11.2</p>	<p>398</p>	<p>Amend IE2 Objective 2</p>	<p>Amend IE2 Objective 2 from: To support Irish Water in delivering key water service projects in the County including:</p> <ul style="list-style-type: none"> - The Eastern and Midlands Region Water Supply Project. - 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. <p>To read: To support Irish Water in delivering key water service projects in the County including:</p> <ul style="list-style-type: none"> - The Eastern and Midlands Region Water Supply Project 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. <p>Environmental Assessment SEA: Amendment provides for clarity and update with neutral / positive environmental effects. No likely significant environmental effects. AA: This amendment does not in itself have potential for significant negative effects on European sites. SFRA: N/A</p>
------------------------------	------------	------------------------------	--

Section 11.2.1 Sustainable Urban Drainage Systems (SuDS)

Amendment 11.3	400	Insert IE3 Objective 8	<p>Insert new objective IE3 Objective 8 to read:</p> <p>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 13 Implementation and Monitoring and the policies and objectives of this chapter.</p> <p>Environmental Assessment SEA: Amendment provides for positive new objective for clarification. Some uncertain environmental effects on SEOs. Amendment screens in for AA. SEA is required. AA: There is potential for significant negative effects on European sites under this amendment. Given that locations are not specified, there could be interactions with European sites. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts. SFRA: N/A</p>
Section 11.3.1 Riparian Corridors			
Amendment 11.4	402	Amend IE4 Objective 1	<p>Amend IE4 Objective 1 from: 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.</p> <p>To read: 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 13 Implementation and Monitoring and the policies and objectives of this chapter.</p> <p>Environmental Assessment SEA: Amendment provides for clarity and update with neutral / positive environmental effects. No likely significant environmental effects. AA: This amendment does not in itself have potential for any significant negative effects on European sites. SFRA: N/A</p>
Amendment 11.5	402	Amend IE4 Objective 3	<p>Amend IE4 Objective 3 from: To continue to support and co-operate with the Office of Public Works in delivering the relevant Catchment-Based Flood Risk Assessment and Management Programme.</p> <p>To Read: To continue to support and co-operate with the Office of Public Works in delivering the relevant Catchment-Based Flood Risk Assessment and Management Programme. measures set out in in the relevant Flood Risk Management Plan.</p> <p>Environmental Assessment SEA: Amendment may give rise to uncertain and / or negative effects on environmental factors. Amendment screens in for AA, SEA is required. AA: This amendment has potential for significant negative effects on European sites, mainly due to surface water network in the county and thus hydrological connectivity with European sites downstream in Dublin Bay. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts. SFRA: N/A.</p>
Amendment 11.6	402	Amend IE4 Objective 4	<p>Amend IE4 Objective 4 from: To support and facilitate the delivery of flood alleviation schemes in South Dublin County, including the schemes listed, and to ensure that zoning or development proposals do not impede or prevent the progression of these measures:</p> <ul style="list-style-type: none"> - Poddle Flood Alleviation Scheme. - Camac Flood Alleviation Scheme. - Whitechurch Flood Alleviation Scheme -Lucan to Chapelizod Flood Alleviation Scheme <p>To Read: 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:</p> <ul style="list-style-type: none"> - Poddle Flood Alleviation Scheme.

			<ul style="list-style-type: none"> - Camac Flood Alleviation Scheme. - Whitechurch Flood Alleviation Scheme - Lucan to Chapelizod Flood Alleviation Scheme <p>Environmental Assessment SEA: Amendment provides for clarity and minor update Neutral / positive environmental effects on SEOs. No likely significant environmental effects. AA: This amendment does not in itself have potential for any significant negative effects on European sites and may have a positive or protective effect on European sites. SFRA: N/A</p>
--	--	--	---

New Section 11.5 Electricity Infrastructure

Amendment 11.7	404	Insert New Section, Policy and Objectives 11.5 Electricity Infrastructure	<p>Insert new Section 11.5 Electricity Infrastructure, with Policy and Objectives to read:</p> <p>Section 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</p> <p>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.</p> <p>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.</p> <p>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</p> <p>IE6 Objective 3: To support the sustainable development of Ireland’s offshore renewable energy resources in accordance with the Department of Communications, Energy and Natural Resources ‘Offshore Renewable Energy Development Plan’ and any successor thereof including any associated domestic and international grid connection enhancements in line with RPO 10.24</p> <p>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.</p> <p>IE6 Objective 5: To protect existing infrastructure and strategic route corridors, where they have gone through appropriate social, environmental and cultural impact assessment, for identified energy networks from encroachment by development that might compromise the performance of the networks.</p> <p>Environmental Assessment SEA: SEA Amendment may give rise to uncertain and / or negative effects on environmental factors. Screens in for AA, SEA is required</p> <p>AA: There is potential for significant effects on European sites. Given that locations are not specified, there could be interactions with European sites The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts.</p> <p>SFRA: N/A</p>
-----------------------	-----	---	--

Section 11.6 Waste Management

Amendment 11.8	405	Amend IE6 Objective 6	<p>Amend IE6 Objective 6 from: To continue to roll out a countywide network of green waste centres in suitable locations to expand the collection system for compostable waste.</p> <p>To read: To continue to roll out a countywide network of green waste centres in suitable locations to expand the To ensure that green waste centres are provided in suitable locations to augment the local house to house collection systems for compostable waste.</p>
-----------------------	-----	-----------------------	--

			<p>Environmental Assessment SEA: Amendment provides for clarity and update. Screens in for AA, SEA is required. AA: This amendment has potential for significant negative effects on European sites. Given that locations are not specified, there could be interactions with European sites, primarily due to hydrological connectivity with European sites downstream in Dublin Bay. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts. SFRA: N/A</p>
11.6.3 Light			
Amendment 11.9	408	Amend IE7 Objective 6	<p>Amend IE7 Objective 6 from: IE7 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.</p> <p>To read: 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 13.9.3 (iii))</p> <p>Environmental Assessment SEA: Amendment provides for clarity and update with neutral / positive environmental effects. No likely significant environmental effects. AA: This amendment does not have potential for significant negative effects on European sites. SFRA: N/A</p>
11.8 Airports and Aerodromes			
Amendment 11.10	410	Amend IE8 Objective 4	<p>Amend IE8 Objective 4 from: To prohibit and restrict development in the environs of Casement aerodrome, where it may cause a safety hazard. In general, no development shall be permitted in the public safety zone. (See also Chapter 13 Implementation and Monitoring).</p> <p>To Read: 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 13 Implementation and Monitoring)."</p> <p>Environmental Assessment SEA: Amendment provides for clarification Neutral environmental effects on SEOs. No likely significant environmental effects. AA: This amendment to text does not in itself have potential for significant negative effects on European sites SFRA: N/A</p>
Amendment 11.11	411	Amend IE9 Objective 1	<p>Amend IE9 Objective 1 from: IE9 Objective 1: To ensure the safety of air traffic to and from Weston Airport 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.</p> <p>To: 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)</p> <p>Environmental Assessment SEA: Amendment provides for clarification Neutral environmental effects on SEOs. No likely significant environmental effects. AA: This amendment to text does not in itself have potential for any significant negative effects on European sites SFRA: N/A</p>
Amendment 11.12	411	Amend IE9 Objective 4	<p>Amend IE9 Objective 4 from: To restrict any further effective lengthening of the operational runway or over-run areas, until such time that the status of the current runway is regularised and full environmental assessments including noise and impact on local communities are carried out.</p> <p>To read:</p>

			<p>To restrict any further effective lengthening of the operational runway or over-run areas, until such time that the status of the current runway is regularised and full environmental assessments including noise and impact on local communities are carried out.</p> <p>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.</p> <p>Environmental Assessment SEA: Amendment may give rise to uncertain and / or negative effects on environmental factors. Amendment screens in for AA. SEA is required. AA: This amendment has potential for significant negative effects on European sites. Given that locations are not specified, there could be interactions with European sites, mainly due to surface water network in the county and thus hydrological connectivity with European sites downstream in Dublin Bay. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts. SFRA: N/A</p>
Amendment 11.13	414	Insert new Policy IE13 Public Safety Zones and Related Objectives	<p>Insert Policy IE13 and Objectives to read: Policy IE13: 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</p> <p>IE13 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.</p> <p>IE13 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.</p> <p>IE13 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.</p> <p>Environmental Assessment SEA: Amendment may give rise to uncertain and / or negative effects on environmental factors. Amendment screens in for AA. SEA is required. AA: This amendment has potential for significant negative effects on European sites. Developments within the specified areas could lead to interactions with European sites, mainly due to surface water network in the area (nearby Griffeen and Camac rivers) and thus hydrological connectivity with European sites downstream in Dublin Bay. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts. SFRA: N/A</p>
Amendment 11.14	590	Amend Section 13.9.3 (iii) Lighting	<p>Amend Section 13.9.3 (iii) Lighting to read: 13.9.3(iii) Lighting (page 590) 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.</p> <p>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:</p> <ul style="list-style-type: none"> - 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), <p>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.</p>

			<p>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.</p> <p>Where sites are environmentally sensitive, a lighting plan for Environmental Zones will be required.</p> <p>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,</p> <p>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.</p> <p>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.</p> <p>Where applicable, the provisions of the “Institute of Lighting Professionals” Guidance Document Note. 8 Bats and Artificial Lighting, 2018, shall be applied:</p> <ul style="list-style-type: none"> - 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. <p>Environmental Assessment SEA: Amendment provides for positive update positive environmental effects on SEOs. No likely significant environmental effects. AA: This amendment to text does not in itself have potential for any significant negative effects on European sites SFRA: N/A</p>
Amendment 11.15	596	Amend Section 13.9.5	<p>Amend referrals/consultation section of Section 13.9.5 Aviation, Airports and Aerodromes, bullet one to read:</p> <p>From:</p> <ul style="list-style-type: none"> - Development under aerodrome approach surfaces and take-off climb surfaces <p>To:</p> <ul style="list-style-type: none"> - Development within the outline of the aerodromes Conical Surfaces and Approach Surfaces. <p>Environmental Assessment SEA: Amendment provides for clarification. Neutral environmental effects on SEOs. No likely significant environmental effects. AA: This amendment to text does not in itself have potential for any significant negative effects on European sites SFRA: N/A</p>
Amendment 11.16	Map	Maps Changes relating to Aviation	<p>Amend the Draft Plan as follows:</p> <ul style="list-style-type: none"> - Map corrections to the Approach and Take-off Climb Surfaces beside runway 28. Both will be moved by 180m to the west (Approach: 60m from displaced Threshold 29, take-off: 60 m from the end of paving).



Draft



Proposed Amendment

- Text on the map stating '86.6m' OD to be disconnected from 'ARP' and moved westwards. This elevation relates to Runway 10.
- The ARP will be moved to 531811N, 0062719W.
- The 'Security zone' will be included on the Index Map similar to its inclusion on the general aviation map.

Environmental Assessment

SEA: Amendment provides for clarity and update with neutral / positive environmental effects. No likely significant environmental effects.

AA: This amendment does not have potential for significant negative effects on European sites.

SFRA: N/A

Section 13.1 Land-Use Zoning Objectives

<p>Amendment Ref 13.1</p>	<p>506</p>	<p>Amend Table 13.4</p>	<p>Amend Zoning Objective 'REGEN' from:</p> <p>Open for Consideration: Allotments, Bed & Breakfast, Betting Office, Boarding Kennels, Car Park, Crematorium, Cultural Use, Data Centre, Doctor/Dentist, Embassy, Funeral Home, Garden Centre, Guest House, Hospital, Industry-General, Nursing Home, Off-Licence, Place of Worship, Primary Health Care Centre, Public House, Recycling Facility, Retail Warehouse, Retirement Home, Service Garage, Shop-Neighbourhood, Social Club, Veterinary Surgery, Warehousing, Wholesale Outlet.</p> <p>To Read: Open for consideration: Allotments, Bed & Breakfast, Betting Office, Boarding Kennels, Car Park, Crematorium, Cultural Use, Data-Centre, Doctor/Dentist, Embassy, Funeral Home, Garden Centre, Guest House, Hospital, Industry-General, Nursing Home, Off-Licence, Place of Worship, Primary Health Care Centre, Public House, Recycling Facility, Retail Warehouse, Retirement Home, Service Garage, Shop-Neighbourhood, Social Club, Veterinary Surgery, Warehousing, Wholesale Outlet.</p>
----------------------------------	------------	--------------------------------	---

			<p>Not Permitted: Abattoir, Aerodrome/Airfield, Agriculture, Camp Site, Caravan Park-Residential, Cemetery, Concrete/Asphalt Plant in or adjacent to a Quarry, Conference Centre, Data Centre, Fuel Depot, Heavy Vehicle Park, Industry-Extractive, Industry Special, Nightclub, Outdoor Entertainment Park, Refuse Landfill/Tip, Refuse Transfer Station, Rural Industry-Food, Scrap Yard, Shop-Major Sales Outlet, Transport Depot, Wind Farm</p> <p>Environmental Assessment SEA: Amendment provides for clarity and update with neutral / positive environmental effects. No likely significant environmental effects. AA: This amendment does not in itself have potential for significant negative effects on European sites SFRA: N/A</p>
Amendment Ref 13.2	510	Amend Table 13.9	<p>Amend Zoning Objective 'MRC' from:</p> <p>Open for Consideration: Allotments, Crematorium, Cultural Use, Data Centre, Doctor/Dentist, Education, Health Centre, Hospital, Industry-Light, Nightclub, Offices 100 sq.m - 1,000 sq.m, Outdoor Entertainment Park, Place of Worship, Primary Health Care Centre, Social Club, Sports Club/Facility, Stadium, Transport Depot, Warehousing.</p> <p>To Read: Open for Consideration: Allotments, Crematorium, Cultural Use, Data Centre, Doctor/Dentist, Education, Health Centre, Hospital, Industry-Light, Nightclub, Offices 100 sq.m - 1,000 sq.m, Outdoor Entertainment Park, Place of Worship, Primary Health Care Centre, Social Club, Sports Club/Facility, Stadium, Transport Depot, Warehousing.</p> <p>Not Permitted: Abattoir, Aerodrome/Airfield, Agriculture, Bed & Breakfast, Boarding Kennels, Camp Site, Caravan Park-Residential, Cemetery, Community Centre, Concrete/Asphalt Plant in or adjacent to a Quarry, Conference Centre, Data Centre, Embassy, Fuel Depot, Guest House, Heavy Vehicle Park, Home Based Economic Activities, Housing for Older People, Industry Extractive, Industry-General, Industry-Special, Live-Work Units, Nursing Home, Office-Based Industry, Offices over 1,000 sq.m, Refuse Landfill/Tip, Refuse Transfer Station, Residential, Residential Institution, Retirement Home, Rural Industry-Food, Science and Technology Based Enterprise, Scrap Yard, Traveller Accommodation, Wind Farm, WorkLive Units.</p> <p>Environmental Assessment SEA: Amendment provides for clarity and update with neutral / positive environmental effects. No likely significant environmental effects. AA: This amendment does not in itself have potential for significant negative effects on European sites SFRA: N/A</p>
Amendment Ref 13.3	512	Amend Table 13.10	<p>Amend table 13.10 Zoning Objective 'EE' from:</p> <p>Open for Consideration: Agriculture, Allotments, Car Park, Childcare Facilities, Concrete/Asphalt Plant in or adjacent to a Quarry, Data Centre, 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.</p> <p>To Read: Open for consideration: Agriculture, Allotments, Car Park, Childcare Facilities, Concrete/Asphalt Plant in or adjacent to a Quarry, Data Centre, 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.</p> <p>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, Residential, Residential Institution, Retirement Home, Rural Industry-Food, ShopMajor Sales Outlet, Shop-Neighbourhood, Wind Farm, Work-Live Units.</p> <p>Environmental Assessment SEA: Amendment provides for clarity and update with neutral / positive environmental effects. No likely significant environmental effects.</p>

			<p>AA: This amendment does not in itself have potential for significant negative effects on European sites</p> <p>SFRA: N/A</p>
Amendment Ref: 13.4	517	Amend Table 13.15	<p>Zoning Objective 'OS': 'To preserve and provide for open space and recreational amenities'</p> <p>Amend Table 13.15: Zoning Objective 'OS' zoning matrix as follows:</p> <p>From:</p> <p>Open for Consideration: <i>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.</i></p> <p><i>a In existing premises</i> <i>h For small-scale amenity or recreational purposes only</i> <i>e If provided in the form of a lawn cemetery</i></p> <p>To:</p> <p>Open for Consideration <i>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.</i></p> <p><i>a In existing premises</i> <i>h For small-scale amenity or recreational purposes only</i> <i>e If provided in the form of a lawn cemetery</i></p> <p>* Only where this accords with H3 Objective 4</p> <p>Environmental Assessment SEA: Amendment provides for clarity and minor update with neutral environmental effects. Amendment screens in for AA. SEA is required. AA: This amendment has potential for significant negative effects on European sites. Given that locations are not specified, there could be interactions with European sites, mainly due to surface water network in the county and thus hydrological connectivity with European sites downstream in Dublin Bay. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts. SFRA: N/A</p>
Section 13.3.2 Green Infrastructure and Development Management 'Greening Factor'			
Amendment Ref: 13.5	537	Section 13.3.2	<p>Amend Section 13.3.2 Green Infrastructure and Development Management under 'Greening Factor'</p> <p>From</p> <p>Greening Factor GI Proposals will be assessed against the policies and objectives contained within the Green Infrastructure Strategy set out in the County Development Plan and the Greening Factor outlined below: "An urban greening factor is a ratio between the amount of built area and non-built area within an urban area. The urban greening factor tool is used to assess and quantify the amount and quality of urban greening that a scheme provides".</p>

~~An urban greening factor will be developed and applied during the lifetime of the Plan to all applications based on the submitted GI Infrastructure Plans and Landscape Plans. The urban greening factor will incorporate an appropriate scoring mechanism for greening urban areas based on best international practice and the unique GI features of the County.~~

To

Green Space Factor (GSF)

The GSF is a score-based requirement that establishes minimum standards for landscaping and GI provision in new developments (See Table 1 in Green Space Factor Guidance Note). 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.metres. 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 Green Space Factor (GSF) measure 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 (GSF) Worksheet to applicants which will be required to be submitted with a qualifying planning application. A Green Space Factor (GSF) 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 Green Space Factor (GSF)s 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 (e.g. 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, raingardens, 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 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 etc. 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

			<p>— 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.</p> <p>And</p> <p>Delete section 13.3.3 Green Infrastructure Interventions and renumber remaining sections accordingly</p> <p>Environmental Assessment SEA: Amendment provides for positive update. Positive environmental effects on SEOs. Likely positive effects. No likely significant environmental effects. AA: This amendment to text for incorporating the use of the GSF tool in planning for new developments does not in itself have potential for any significant negative effects on European sites and may have a positive or protective effect on European sites. SFRA: N/A</p>
Section 13.5 Residential Development			
Amendment Ref: 13.6	552	Section 13.5.4	<p>In Section 13.5.4 under the heading Separation Distances and Block Layout amend the text to read as follows:</p> <p>From: Section 10 of the Urban Design Manual (2009) addresses privacy and amenity. A separation distance of 22 metres should generally be provided between directly opposing above ground floor windows to maintain privacy. Reduced distances will be considered in respect of higher density schemes or compact infill sites where innovative design solutions are used to maintain a high standard of privacy. A minimum clearance distance of circa 22 metres, in general, is required, between opposing windows in the case of apartments up to three storeys in height. In taller blocks, a greater separation distance may be prescribed having regard to the layout, size, and design.</p> <ul style="list-style-type: none"> – In certain instances, depending on orientation and location in built-up areas, reduced separation distances may be acceptable. – In all instances where the minimum separation distances are not met, the applicant shall submit a daylight availability analysis for the proposed development. <p>To: 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:</p> <ul style="list-style-type: none"> – 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 <p>In this regard and as benchmark for development, a minimum clearance distance of circa 22 metres, in general, is required between opposing windows, including in the case of apartments up to three storeys in height. In taller blocks, a greater separation distance may be prescribed having regard to the layout, size, and design.</p> <p>Reduced distances will be considered in respect of higher density schemes or compact infill sites where innovative design solutions are used to maintain a high standard of privacy in line with the provisions of the Urban Design Manual as detailed above.</p> <p>In all instances where the benchmark separation distance is not being met, the applicant shall submit a daylight availability analysis for the proposed development and detail appropriate design measures to reduce undue overlooking.</p> <p>Under section 13.5.8 Residential Consolidation Sub heading Backland Development Amend bullet point 3 as follows:</p> <p><u>Backland Development</u> The design of development on backland sites should meet the criteria for infill development in addition to the following criteria:</p> <ul style="list-style-type: none"> – 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 ‘<i>Site Layout Planning for Daylight and Sunlight</i>’ (2nd edition): A Guidelines to Good Practice (BRE 2011) and BS 8206-2: 2008 – ‘<i>Lighting for Buildings – Part 2: Code of Practice for Daylighting</i>’ and/or any updated guidance

			<p>– Access for pedestrians and vehicles should be clearly legible and, where appropriate, promote mid-block connectivity.</p> <p>Environmental Assessment SEA: Amendment provides minor update with neutral effects on environmental factors. No likely significant environmental effects. AA: This amendment does not have potential for significant negative effects on European sites SFRA: N/A</p>
--	--	--	--

Section 13.8.1 Bicycle Parking/Storage Standards

Amendment Ref: 13.7	576	To amend text under 13.8.1	<p>Amend the following text under Section 13.8.1 Bicycle Parking/Storage Standards</p> <p>From: 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’) in relation to design and provision of facilities, including the following:</p> <p>To: 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:</p> <p>Environmental Assessment SEA: Amendment provides for clarity and minor update with neutral environmental effects. No likely significant environmental effects. AA: This amendment does not have potential for significant negative effects on European sites. SFRA: N/A</p>
----------------------------	-----	----------------------------	--

Section 13.8.1 Bicycle Parking/Storage Standards

Amendment Ref: 13.8	576	Amend Section 13.8.1	<p>Amend Section 13.8.1 Bicycle Parking/Storage Standards</p> <p>From: 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.</p> <p>To: 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.</p> <p>Environmental Assessment: SEA: Amendment provides for clarity and minor update with neutral / positive environmental effects. Amendment screens in for AA. SEA is required. AA: This amendment has potential for significant negative effects on European sites. Given that locations are not specified for supporting or facilitating the development of micro-mobility, there could be interactions with European sites. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts. SFRA: N/A</p>							
Amendment Ref: 13.9	577	Amend Table 13.24	<p>Amend Table 13.24: Minimum Bicycle Parking/Storage Rates</p> <p>From:</p> <table border="1" data-bbox="712 1827 1795 1900"> <tr> <td rowspan="2">Enterprise and Employment</td> <td>Office Manufacturing</td> <td>1 per 200 sqm GFA</td> <td>1 per 200 sqm GFA</td> </tr> <tr> <td>Warehousing</td> <td>1 per 200 sqm GFA</td> <td>-</td> </tr> </table>	Enterprise and Employment	Office Manufacturing	1 per 200 sqm GFA	1 per 200 sqm GFA	Warehousing	1 per 200 sqm GFA	-
Enterprise and Employment	Office Manufacturing	1 per 200 sqm GFA	1 per 200 sqm GFA							
	Warehousing	1 per 200 sqm GFA	-							

	Clubhouse Gymnasium	1 per 5 Staff	1 per 50 sqm GFA
	Courts Pitches	1 per 5 Staff	4 per Pitch or Court
	Golf or Pitch and Putt courses	1 per 5 Staff	-

To:

Enterprise and Employment	Office Manufacturing	1 per 200 sqm GFA	1 per 200 sqm GFA
	Warehousing	1 per 200 sqm GFA	-
	Clubhouse Gymnasium	1 per 5 Staff	1 per 50 sqm GFA
Sport Facilities	Courts Pitches	1 per 5 Staff	4 per Pitch or Court
	Golf or Pitch and Putt courses	1 per 5 Staff	-

And amend the first sentence of Bicycle Parking Design/Provision:

From:

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

To:

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

Environmental Assessment:

SEA: Amendment provides for clarity and minor update with neutral environmental effects. No likely significant environmental effects.

AA: This amendment does not have potential for significant negative effects on European sites.

SFRA: N/A

Section 13.8.3 Car Parking/Charging for Electric Vehicles (EVs)

Amendment Ref: 13.10	582	Amend Section 13.8.3 Car Parking and Electric Vehicles (EV's)	<p>Amend the first bullet point in Section 13.8.3 Car Parking and Electric Vehicles (EV's)</p> <p>From: EV charging shall be provided in all residential, mixed use and commercial development and shall comprise 15% - 20% of the total parking spaces provided, with higher provision within this range required in urban areas.</p> <p>To: EV charging shall be provided in all new residential, mixed use and commercial development and shall comprise 15%—20% a minimum of 20% of the total parking spaces provided (or as may be further required by legislation), with higher provision within this range required in urban areas, with the remainder of spaces to be future proofed.</p> <p>And amend the second bullet Point</p> <p>From: The remainder of the parking spaces should be constructed to be capable of accommodating future charging points, as required.</p> <p>To: The remainder of the parking spaces should be constructed to be capable of accommodating future charging points., as required.</p>
-------------------------	-----	--	--

Environmental Assessment:

SEA: Amendment provides for clarity and minor update with neutral environmental effects. No likely significant environmental effects.

AA: This amendment does not have potential for significant negative effects on European sites.

SFRA: N/A

Section 13.9.3 Environmental Hazard Management (iii) Lighting

Amendment Ref: 13.11

590

Amend Section 13.8.3

Omit

(iii) Lighting

~~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, whether this is local area plans or individual sites. 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.~~

~~Note: with accompanying table **Table 13.28:** Environmental Zones for Lighting.~~

Table 13.28: 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

~~Development proposals that include external lighting should include details of the external lighting scheme.~~

Implementation and Monitoring (IM)

~~Lighting 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. A **Lighting Plan** may be may be~~

~~required for developments in sensitive locations.~~

AMEND by inserting the following:

13.9.3(iii) Lighting (page 590)

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,

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.

Environmental Assessment:

SEA: Amendment provides for positive update. Positive environmental effects on SEOs. No likely significant environmental effects.

AA: This amendment to text for lighting design in developments does not in itself have potential for significant negative effects on European sites.

SFRA: N/A

Section 13.9.5 Aviation, Airports and Aerodromes			
Amendment Ref: 13.12	596	Amend Section 13.9.5	<p>Amend first bullet as follows:</p> <p>From:</p> <p>Development under aerodrome Approach Surfaces and Take-off Climb surfaces</p> <p>To:</p> <p>Development within the outline of the aerodromes Conical Surfaces and Approach Surfaces.</p> <p>Environmental Assessment:</p> <p>SEA: Amendment provides for clarification. Neutral environmental effects on SEOs. No likely significant environmental effects.</p> <p>AA: This amendment to text does not in itself have potential for significant negative effects on European sites.</p> <p>SFRA: N/A</p>
Section 13.11.3 Plan Evaluation and Reporting			
Amendment Ref: 13.13	607	Amend Section 13.11.3	<p>Amend Section 13.11.3 from:</p> <p>The framework will form an important evidence-based input and integrate with the review process of the subsequent County Development Plan 2028 – 2034.</p> <p>This framework is also designed to assist the Planning Authority in preparing reports in meeting its statutory requirements, including:</p> <ul style="list-style-type: none"> - The 2 Year Review of the 2022 – 2028 County Development Plan. - Report to the Regional Assembly setting out progress made in supporting objectives of the RSES <p>To read:</p> <p>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:</p> <ul style="list-style-type: none"> - 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.

			<p>Environmental Assessment: SEA: Amendment provides for positive environmental measure with positive environmental effects. No likely significant environmental effects. AA: This amendment for including information on monitoring the environmental effects of the Development Plan does not in itself have potential for significant negative effects on European sites and will likely have a positive or protective effect on European sites.</p> <p>SFRA: N/A</p>
Section 13.8.2 Car Parking Standards			
Amendment Ref. 13.14	579	Amend Section 13.8.2 Car Parking Standards	<p>Amend Section 13.8.2 Car Parking Standards: From: Zone 2 (Non Residential): More restrictive rates for application within town and village centres, within 800 metres of a train or Luas station and within 400 metres of a high quality bus service (including proposed services that have proceeded to construction).</p> <p>To: Zone 2 (Non Residential): More restrictive rates for application within town village centres, lands zoned REGEN, and brownfield/infill sites within Dublin city and suburbs settlement's 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).</p> <p>And from: Zone 2 (Residential): More restrictive rates for application within town and village centres, within 400 metres of a high quality public transport service (includes a train station, Luas station or bus stop with a high quality service).</p> <p>To: Zone 2 (Residential): More restrictive rates for application within town and villages centres, lands zoned REGEN, and brownfield/infill sites within Dublin city and suburbs settlement's 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).</p> <p>Environmental Assessment: SEA: Amendment provides for clarity and minor update with neutral environmental effects. No likely significant environmental effects. AA: This amendment does not have potential for significant negative effects on European sites.</p> <p>SFRA: N/A</p>

Consequential Amendments to Chapter 2 arising from Material Amendments			
Consequential Amendment	Page No.	Policy/Objective No.	Text/Policy/Objective Amendment Wording
Section 2.5.4 Planning and Construction Activity			
Consequential Amendment arising from Material Amendment 2.1	41	Text Change - 2.5.4 Planning and Construction Activity	<p>Amend text from: Figure 5 illustrates how completed units have increased between 2017 and 2020 with 5,914 units constructed over that period. Between 2017 and 2020 inclusive, as construction activity recovered after the economic crash, an average of 1,478 units were completed a year. The most recent years (2018 – 2020) reached an average of 1,644 units a year.</p> <p>To read: Figure 5 illustrates how completed units have increased between 2017 and 2020 Q3 2021 with 5,914 6,554 units constructed over that period. Between 2017 and 2020 Q3 2021 inclusive, as construction activity recovered after the economic crash, an average of 1,478 1,311 units were completed a year. The most recent years 2018 – 2020 as development picked up before the impact of Covid reached an average of 1,644 units a year.</p>
	41	Update Figure 5: Constructed Units	Amend Figure 5 from:

in SDCC and Cumulative Total 2011 – 2020, Source: CSO, NDQ06 - 2.5.4 Planning and Construction Activity

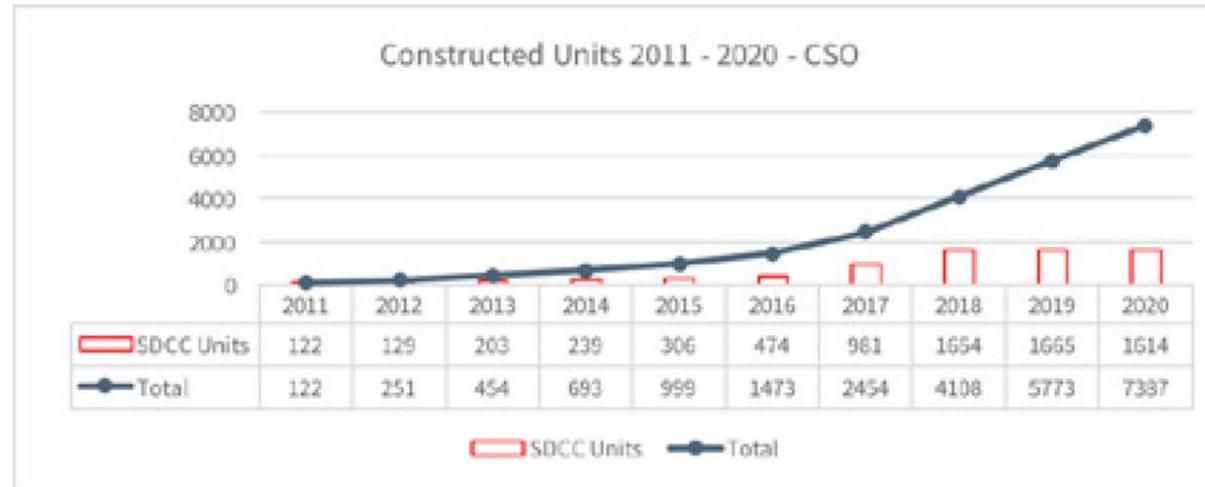
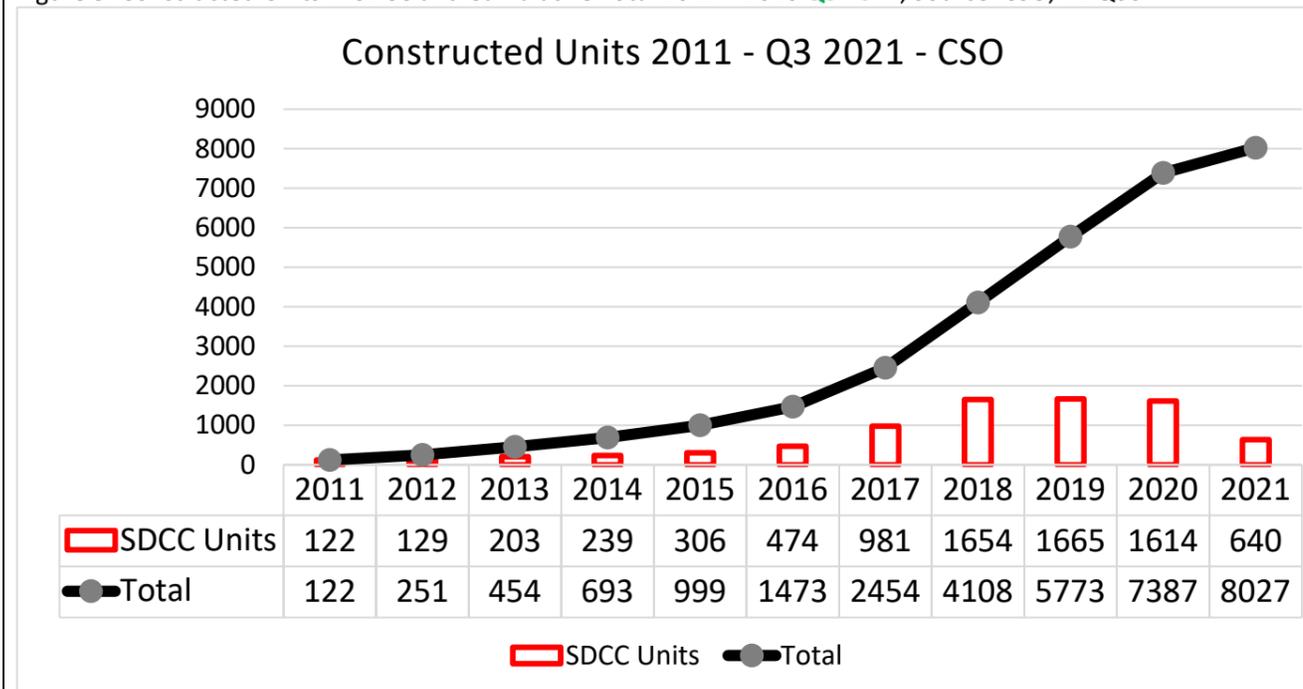


Figure 5: Constructed Units in SDCC and Cumulative Total 2011 – 2020, Source: CSO, NDQ06

To illustrate:

Figure 5: Constructed Units in SDCC and Cumulative Total 2011 – 2020 Q3 2021, Source: CSO, NDQ06



41

Text Change - 2.5.4 Planning and Construction Activity

Amend text from:

In Quarter 3 of 2020, there was planning permission in SDCC for 11,448 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 54% of the total units with permission A significant quantum was granted since Q4 2019 with on-going pre-planning for further units.

In terms of deliverability, between commencement of the SHD process in 2017 and Q3 2020, 11% 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, 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 2020. The graph shows how SHDs have increased the total quantum of planning permissions within the County.

To read:

In Quarter 3 of ~~2020~~ 2021, there was planning permission in SDCC for ~~11,448~~ 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 ~~54~~ 66% of the total units with permission. A significant quantum was granted since Q4 2019 with on-going pre-planning for further units.

In terms of deliverability, between commencement of the SHD process in 2017 and Q3 ~~2020~~ 2021, ~~11~~ 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/~~LSRDs~~, 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 ~~Q3-2020~~ Q3 2021. The graph shows how SHDs have increased the total quantum of planning permissions within the County.

42 Update Figure 6: Quantum of Planning Permissions within South Dublin (Source: HTF Series - 2.5.4 Planning and Construction Activity 2016 – 2020) -

Amend Figure 6 from:

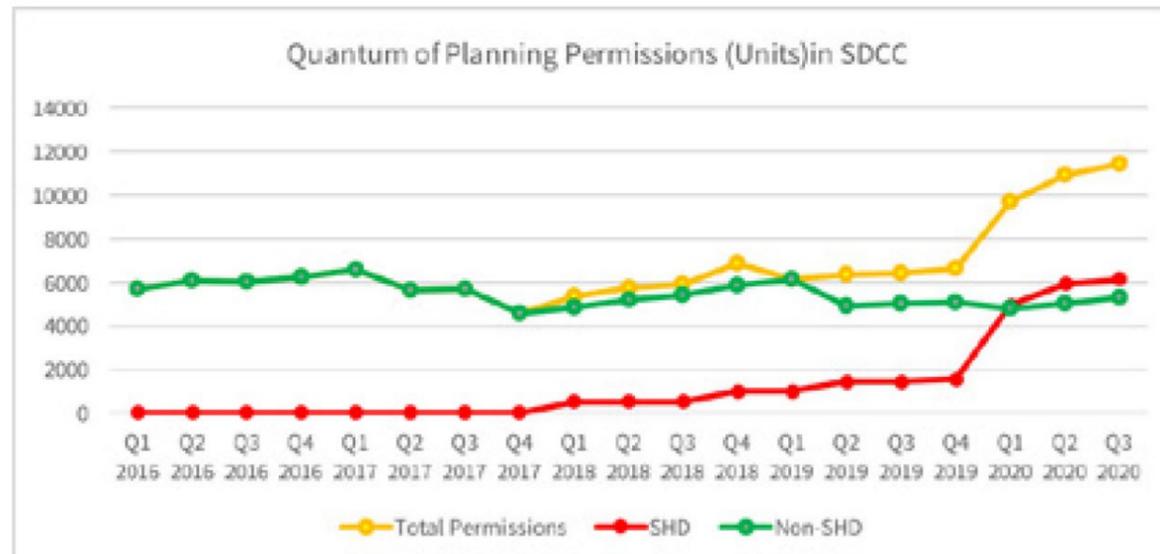
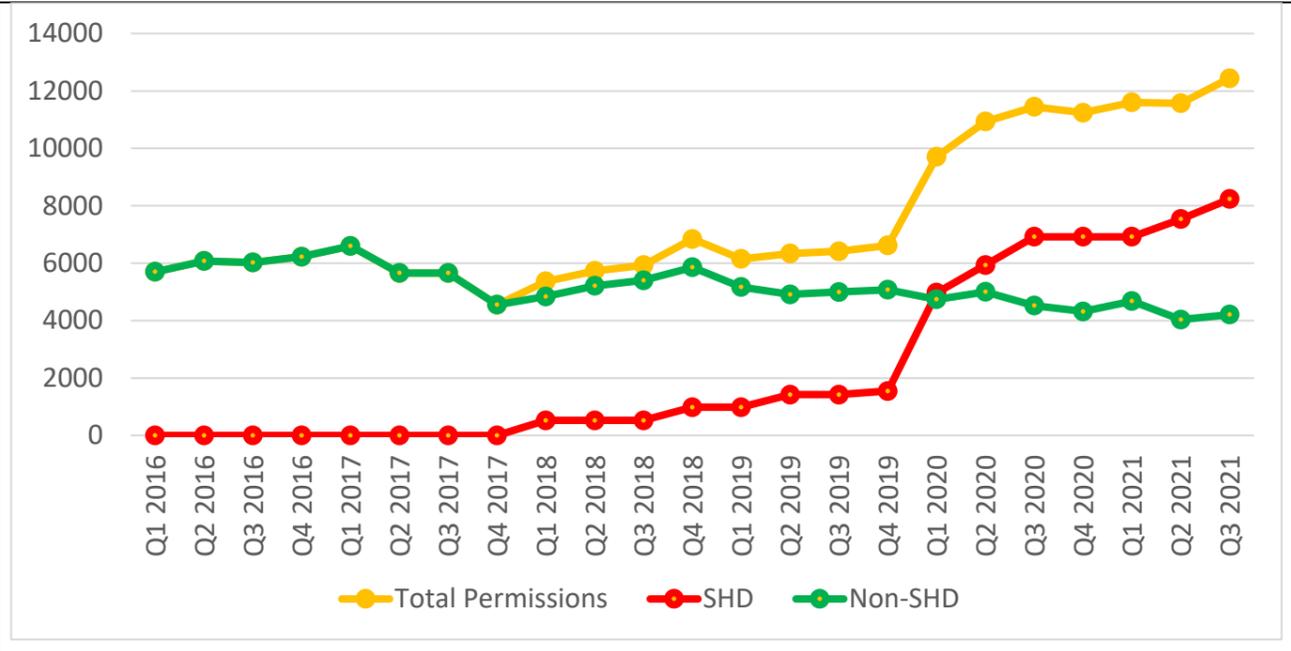


Figure 6: Quantum of Planning Permissions within South Dublin (Source: HTF Series 2016 - 2020)

To illustrate:

Figure 6: Quantum of Planning Permissions (Units) within South Dublin (Source: HTF Series 2016 – ~~2020~~ Q3 2021)



42 Text Change - 2.5.4 Planning and Construction Activity

Amend text from:
 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 half of sites (51%) with planning have not commenced. 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, etc. While COVID-19 has influenced this gap in terms of commencements, the trend of planning permissions relative to active sites (see linear lines in Fig. 7) was continuing to diverge by the end of 2020.

To read:
 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 ~~half of sites (51%)~~ **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, etc. 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.** ~~the trend of planning permissions relative to active sites (see linear lines in Fig. 7) was continuing to diverge by the end of 2020 .~~

42 Update Figure 7: Construction Activity of Residential Sites in South Dublin County (Source: HTF Series 2016 - 2020) - 2.5.4 Planning and Construction Activity

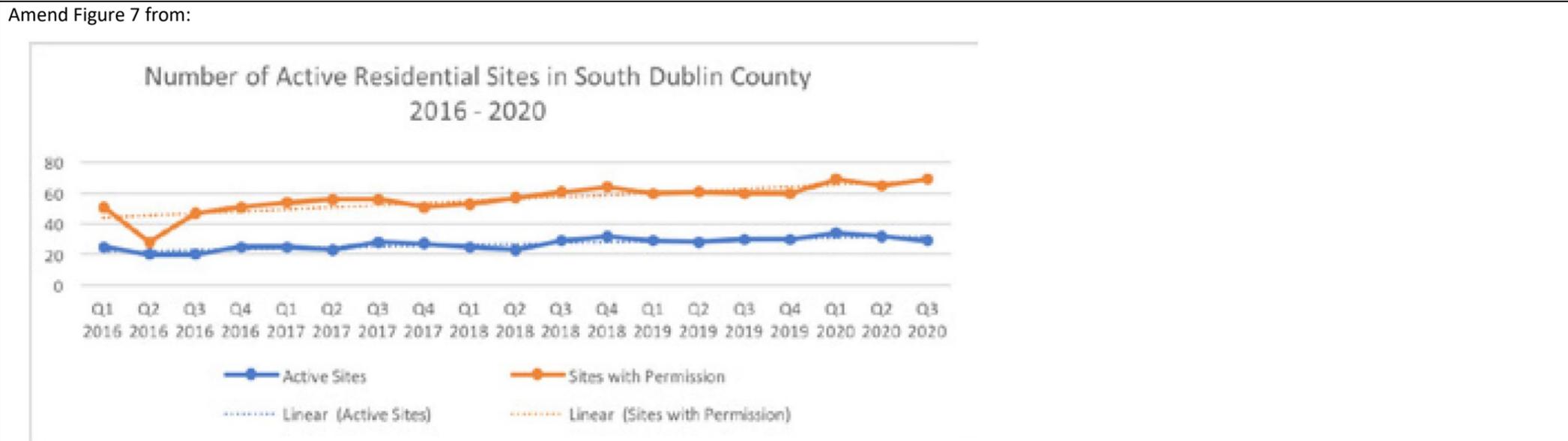
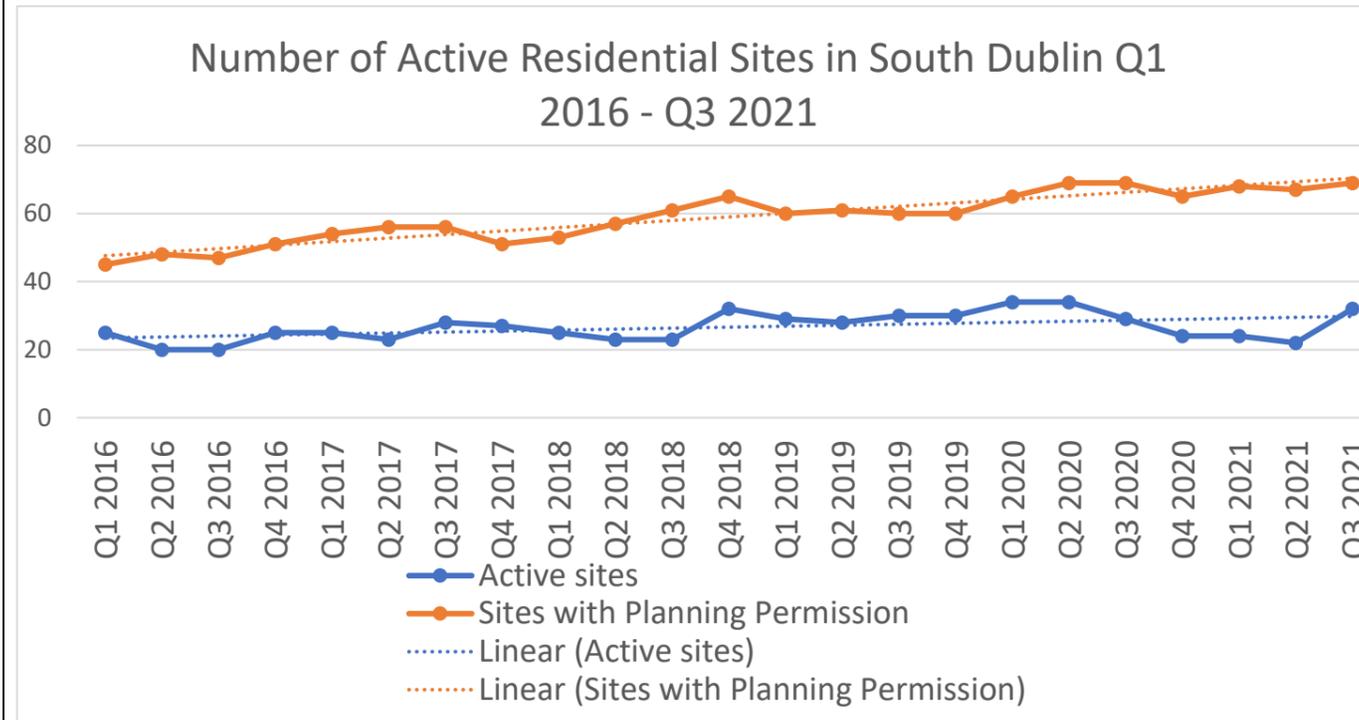


Figure 7: Construction Activity of Residential Sites in South Dublin County (Source: HTF Series 2016 - 2020)

To illustrate:

Figure 7: Construction Activity of Residential Sites in South Dublin County (Source: HTF Series 2016 – 2020 Q3 2021)



Section 2.5.5 Housing Supply Targets

Consequential Amendment arising from Material Amendment 2.1

43

Text Change - 2.5.5 Housing Supply Targets

Amend text from:

As outlined in Figure 5, South Dublin County’s annual rate of construction between 2017 and 2020 inclusive was on average 1,479 units a year with the last three years averaging 1,644 units. 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 2,299 housing units a year.

To read:

As outlined in Figure 5, South Dublin County’s annual rate of construction between 2017 and 2020 Q3 2021 inclusive was on average 1,479 1,310 units a year. with the last three years averaging 1,644 units. 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 2,299 2,613 housing units a year.

44

2.5.5 Update Figure 8: South Dublin County Council – Average Annual Housing Supply Requirement up

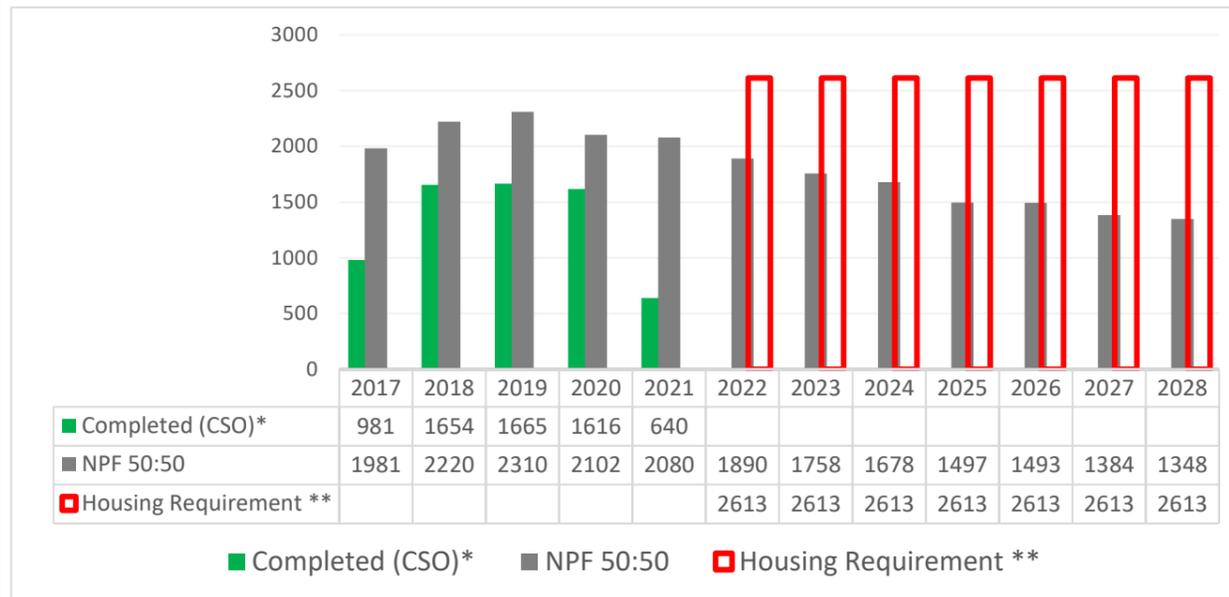
Amend Figure 8 from:

Figure 8: South Dublin County Council – Average Annual Housing Supply Requirement up to 2028

to 2028 - 2.5.5
Housing Supply
Targets



To illustrate:
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.

Section 2.5.6 Development Plan Population and Housing Requirements

Consequential
Amendment
arising from

44

Infographic
update - 2.5.6
Development

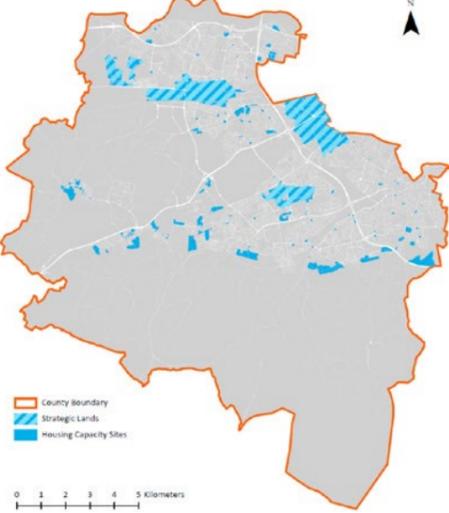
Amend text in infographic from:

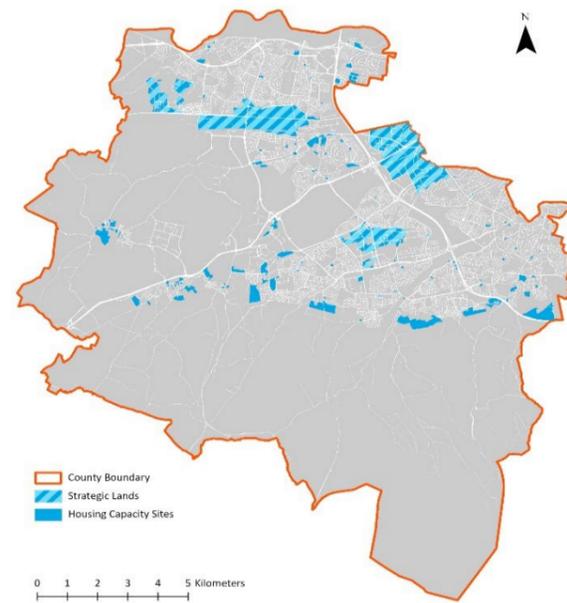
Material Amendment 2.1		Plan Population and Housing Requirements	<p style="text-align: center;"> 17,817 housing units between 2021 in 2028 </p>  <p>To read:</p> <p>17,817 15,576 housing units between 2021 2022 in 2028</p>
-------------------------------	--	--	--

Section 2.6.1 Land Capacity Study

Consequential Amendment arising from Material Amendment 2.1	45	Text Change - 2.6.1 Land Capacity Study	<p>Amend text from:</p> <p>The potential yield of undeveloped lands excludes units built and units under construction since the previous capacity audit in 2015. Since then, 5,914 units have been built while 4,557 are under construction amounting to a total of 10,471 units. These figures form part of the Core Strategy Table 10 and formation of the Settlement Strategy discussed further in this Chapter.</p> <p>Therefore, the total land capacity including long term development land within the County is 1,039 hectares with capacity to accommodate: 44,472 residential units. This equates to an average of 43 units per hectare.</p> <p>To read:</p> <p>The potential yield of undeveloped lands excludes units built and 1600 units estimated to be built between Q3 2021 and Q3 2022 and units under construction since the previous capacity audit in 2015. Since then, 5,914 6,554 units have been built. have been built while 4,557 are under construction amounting to a total of 10,471 units. These figures form part of the Core Strategy Table 10 and formation of the Settlement Strategy discussed further in this Chapter.</p> <p>Therefore, the total land capacity including long term development land within the County is 1,039 990 hectares with capacity to accommodate: 44,472 42,570 residential units. This equates to an average of 43 units per hectare.</p>
	45/46	Text Change - 2.6.1 Land Capacity Study	<p>Amend text from:</p> <p>Excluding those lands identified for strategic long-term development within SDZs and major regeneration sites, outside the Development Plan period (see below) allowable under Ministerial Circular, 2010, the analysis estimates a potential for 23,730 units on 477 hectares of developable land within the lifetime of the Development Plan period. This equates to an average yield of 50 units per hectare.</p> <p>Zoned land with extant permission not commenced (estimated 6,517 units) has been recognised and factored into the Core Strategy figure. In considering such extant permissions a deliverability analysis has also been carried out and has informed the development of the Core Strategy.</p> <p>To read:</p> <p>Excluding those lands identified for strategic long-term development within SDZs and major regeneration sites, outside the Development Plan period (see below) allowable under Ministerial Circular, 2010⁵, the analysis estimates a potential for 23,730 21,490 units on 477 428 hectares of developable land within the lifetime of the Development Plan period. This equates to an average yield of 50 units per hectare.</p> <p>Zoned land with extant permission not commenced (estimated 6,517 8,234 units Q3 2021) has been recognised and factored into the Core Strategy figure. In considering such extant permissions a deliverability analysis has also been carried out and has informed the development of the Core Strategy.</p>

Consequential Amendment arising from Material Amendment 2.13	46	Amend Text and Update Table 8: Total Land Capacity within Strategic Development Areas - 2.6.1 Land Capacity Study	<p>Amend text and table 8 from: As indicated above, South Dublin County has strategic long term development potential within the Strategic Development Zones (SDZs) and zoned regeneration areas.</p> <p>Table 8: Total Land Capacity within Strategic Development Areas</p> <table border="1" data-bbox="721 310 1866 730"> <thead> <tr> <th rowspan="2">Settlement</th> <th rowspan="2">Strategic Development Zones (SDZs)</th> <th rowspan="2">Overall Unit Capacity</th> <th colspan="2">Total Land (Hectares)</th> </tr> <tr> <th>Brownfield</th> <th>Greenfield</th> </tr> </thead> <tbody> <tr> <td rowspan="5">Dublin City and Suburbs (Within and Contiguous)</td> <td>Adamstown SDZ Planning Scheme</td> <td>5,240</td> <td>0</td> <td>80</td> </tr> <tr> <td>Clonburris SDZ Planning Scheme</td> <td>7,730 – 11,098</td> <td>0</td> <td>252</td> </tr> <tr> <td>Naas Road lands</td> <td>*</td> <td>267</td> <td>13</td> </tr> <tr> <td>Tallaght Local Area Plan (Regen Lands)</td> <td>8,400 - 11,144</td> <td>108</td> <td>0</td> </tr> <tr> <td>Sub-Totals of SDAs</td> <td>-</td> <td>375 (51%)</td> <td>345 (49%)</td> </tr> <tr> <td>Totals</td> <td></td> <td>21,370 – 27,482</td> <td colspan="2">720</td> </tr> </tbody> </table> <p>To read:</p> <p>Strategic Long Term Development Areas (SDAs) As indicated above, South Dublin County has strategic long term development potential within the Strategic Development Zones (SDZs) and zoned regeneration areas. The SDA's also include the Strategic Residential Reserve Lands.</p> <table border="1" data-bbox="721 999 1739 1749"> <thead> <tr> <th rowspan="2">Settlement</th> <th rowspan="2">Strategic Development Zones (SDZs)</th> <th rowspan="2">Overall Unit Capacity</th> <th colspan="2">Total Land (Hectares)</th> </tr> <tr> <th>Brownfield</th> <th>Greenfield</th> </tr> </thead> <tbody> <tr> <td rowspan="5">Dublin City and Suburbs (Within and Contiguous)</td> <td>Adamstown SDZ Planning Scheme</td> <td>5,240</td> <td>0</td> <td>80</td> </tr> <tr> <td>Clonburris SDZ Planning Scheme</td> <td>7,730 – 11,098</td> <td>0</td> <td>252</td> </tr> <tr> <td>Naas Road lands City Edge</td> <td>*</td> <td>267</td> <td>13</td> </tr> <tr> <td>Tallaght Local Area Plan (Regen Lands)</td> <td>8,400 - 11,144</td> <td>108</td> <td>0</td> </tr> <tr> <td>Sub-Totals of SDAs</td> <td>-</td> <td>375 (51%)</td> <td>345 (49%)</td> </tr> <tr> <td>Rathcoole</td> <td>West Rathcoole Strategic Residential Reserve</td> <td>70-80</td> <td></td> <td>2ha</td> </tr> <tr> <td>Totals</td> <td></td> <td>21,370 21,440 – 27,482 27,482 27,562</td> <td colspan="2">720 722</td> </tr> </tbody> </table> <p>* Final figure will be subject to the Naas Road City Edge Statutory Framework Plan.</p>	Settlement	Strategic Development Zones (SDZs)	Overall Unit Capacity	Total Land (Hectares)		Brownfield	Greenfield	Dublin City and Suburbs (Within and Contiguous)	Adamstown SDZ Planning Scheme	5,240	0	80	Clonburris SDZ Planning Scheme	7,730 – 11,098	0	252	Naas Road lands	*	267	13	Tallaght Local Area Plan (Regen Lands)	8,400 - 11,144	108	0	Sub-Totals of SDAs	-	375 (51%)	345 (49%)	Totals		21,370 – 27,482	720		Settlement	Strategic Development Zones (SDZs)	Overall Unit Capacity	Total Land (Hectares)		Brownfield	Greenfield	Dublin City and Suburbs (Within and Contiguous)	Adamstown SDZ Planning Scheme	5,240	0	80	Clonburris SDZ Planning Scheme	7,730 – 11,098	0	252	Naas Road lands City Edge	*	267	13	Tallaght Local Area Plan (Regen Lands)	8,400 - 11,144	108	0	Sub-Totals of SDAs	-	375 (51%)	345 (49%)	Rathcoole	West Rathcoole Strategic Residential Reserve	70-80		2ha	Totals		21,370 21,440 – 27,482 27,482 27,562	720 722	
Settlement	Strategic Development Zones (SDZs)	Overall Unit Capacity	Total Land (Hectares)																																																																							
			Brownfield	Greenfield																																																																						
Dublin City and Suburbs (Within and Contiguous)	Adamstown SDZ Planning Scheme	5,240	0	80																																																																						
	Clonburris SDZ Planning Scheme	7,730 – 11,098	0	252																																																																						
	Naas Road lands	*	267	13																																																																						
	Tallaght Local Area Plan (Regen Lands)	8,400 - 11,144	108	0																																																																						
	Sub-Totals of SDAs	-	375 (51%)	345 (49%)																																																																						
Totals		21,370 – 27,482	720																																																																							
Settlement	Strategic Development Zones (SDZs)	Overall Unit Capacity	Total Land (Hectares)																																																																							
			Brownfield	Greenfield																																																																						
Dublin City and Suburbs (Within and Contiguous)	Adamstown SDZ Planning Scheme	5,240	0	80																																																																						
	Clonburris SDZ Planning Scheme	7,730 – 11,098	0	252																																																																						
	Naas Road lands City Edge	*	267	13																																																																						
	Tallaght Local Area Plan (Regen Lands)	8,400 - 11,144	108	0																																																																						
	Sub-Totals of SDAs	-	375 (51%)	345 (49%)																																																																						
Rathcoole	West Rathcoole Strategic Residential Reserve	70-80		2ha																																																																						
Totals		21,370 21,440 – 27,482 27,482 27,562	720 722																																																																							
Consequential Amendment arising from	48	Text Change - 2.6.1 Land Capacity Study	Amend text from:																																																																							

<p>Material Amendment 2.1</p>		<p>Excluding lands identified for strategic long-term development that will happen beyond the timescale of this Development Plan within SDZs, and major regeneration sites (allowable under Ministerial Circular, 2010), there is potential for 23,730 units on 477 hectares of developable land within the lifetime of the Development Plan period. The breakdown of the capacity per neighbourhood area and settlement and analysis of capacity against housing need is set out under Table 9 below.</p> <p>To read: Excluding lands identified for strategic long-term development that will happen beyond the timescale of this Development Plan within SDZs, and major regeneration sites (allowable under Ministerial Circular, 2010), there is potential for 23,730 21,490 units on 477 428 hectares of developable land within the lifetime of the Development Plan period. The breakdown of the capacity per neighbourhood area and settlement and analysis of capacity against housing need is set out under Table 9 below.</p>
	<p>50</p> <p>Image of Land Capacity Sites - Figure 9:Housing Capacity Sites and associated text. - 2.6.1 Land Capacity Study</p>	<p>Amend Figure 9 and text from:</p> <p>The below map illustrates the extent of the total housing capacity sites of 44,472 on 1,039 Hectares on available already zoned land.</p>  <p>The map shows a geographical area with an orange outline representing the country boundary. Within this area, there are blue hatched regions representing strategic lands and solid blue regions representing housing capacity sites. A north arrow is located in the upper right, and a scale bar from 0 to 5 kilometers is in the lower left.</p> <p>As set out above, there is a Housing Need for 13,260 new homes up to 2028 which in addition to the units under construction will meet the requirement for 17,817 homes. The following sections examine the suitability of lands capable of delivering these 13,260 new homes over the lifetime of the Development Plan period.</p> <p>To read:</p> <p>The below map illustrates the extent of the total housing capacity sites of 44,472 42,570 on 1,039 990 Hectares on available already zoned land.</p>



As set out above, there is a Housing Need for 13,260 new homes up to 2028 which in addition to the units under construction will meet the requirement for 17,817 homes. The following sections examine the suitability of lands capable of delivering these 13,260 new homes over the lifetime of the Development Plan period.

Section 2.6.2 Tiered Approach to Land Zoning

<p>Consequential Amendment arising from Material Amendment 2.1</p>	<p>51</p>	<p>Text Change - 2.6.2 Tiered Approach to Land Zoning</p>	<p>Amend text from:</p> <p>The infrastructural assessment 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. Tier 1 lands have the potential to accommodate: 11,597 units on c.196 hectares and Tier 2 lands have the potential to accommodate: 12,133 units on c.281 hectares.</p> <p>To read:</p> <p>The infrastructural assessment 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. Tier 1 lands have the potential to accommodate: 11,597 units on c.196 hectares and Tier 2 lands have the potential to accommodate: 12,133 units on c.281 hectares. Based on known construction activity and an estimated delivery up to Q3 2022 the total capacity of Tier 1 and Tier 2 lands is 21,490 units.</p>
---	-----------	---	--

Section 2.6.3 Planning Analysis

<p>Consequential Amendment arising from Material Amendment 2.1</p>	<p>51</p>	<p>Text Change - 2.6.3 Planning Analysis</p>	<p>Amend text from:</p> <p>Of the 477 hectares of existing zoned lands, (which excludes those lands identified as long-term strategic lands within the SDAs), 343 ha capable of delivering 16,992 units achieved a high planning score and 134 Ha capable of delivering 6,738 units received a medium to high planning score.</p> <p>To read:</p>
---	-----------	--	---

			Of the 477 hectares of existing zoned lands identified in the Infrastructure Assessment carried out in 2021 , (which excludes those lands identified as long-term strategic lands within the SDAs), 343 ha capable of delivering 16,992 units achieved a high planning score and 134 Ha capable of delivering 6,738 units received a medium to high planning score. Based on known construction activity and an estimated delivery up to Q3 2022 the total capacity of Tier 1 and Tier 2 lands is 21,490 units on 428 hectares over the plan period 2022-2028.
Section 2.6.4 Deliverability Analysis			
Consequential Amendment arising from Material Amendment 2.1	52	Text Change - 2.6.4 Deliverability Analysis	<p>Amend Text from:</p> <p>To achieve this objective a prioritised level of growth of undeveloped land (excluding units/land under construction) for each Neighbourhood Area based on past construction and deliverability was applied with a focus on the SDAs identified under the MASP; amounting to 9,439 units representing a total of 71% of units being within the SDZs and Regeneration Lands (57% at 7,616) and within Fortunestown (14% at 1,823). In addition, a further allocation of 3,075 (23%) has been provided for within the Dublin City and Suburbs settlement of undeveloped land, excluding land under construction. This facilitates the delivery of a total of 12,514 units, or 94% of the County's growth which exceeds the requirements of NPO 3b and RPO 3.2. The remaining balance has been allocated to the three settlements: Saggart, Newcastle and Rathcoole totalling 746 units (6%), providing for an overall total allocation of 13,260 units. In addition to the units under construction this provides for the supply target of 17,817 units over the course of the Plan.</p> <p>To read:</p> <p>To achieve this objective a prioritised level of growth of undeveloped land (excluding units/land under construction) for each Neighbourhood Area based on past construction and deliverability was applied with a focus on the SDAs identified under the MASP; amounting to 9,439 9,613 units representing a total of 71% 61.7% of units being within the SDZs and Regeneration Lands (57% at 7,616) (47.7% at 7,500) and within Fortunestown (14% at 1,823) (14% at 2,113). In addition, a further allocation of 3,075 (23%) 4,914 (31.5%) has been provided for within the Dublin City and Suburbs settlement of undeveloped land, excluding land under construction. This facilitates the delivery of a total of 12,514 14,527 units, or 94% 93% of the County's growth which exceeds the requirements of NPO 3b and RPO 3.2. The remaining balance has been allocated to the three settlements: Saggart, Newcastle and Rathcoole totalling 746 units (6%) 1,050 units (7%) providing for an overall total allocation of 13,260 15,576 units. In addition to the units under construction this provides for the supply target of 17,817 units over the course of the Plan.</p> <p>Note: The Draft Plan identified the figure for the SDAs identified under the MASP of 9,439 in error. This figure should have correctly stated 10,439 reflective of the allocation of growth for Citywest/Fortunestown of 2,833 as per Table 10.</p>
	52	Text Change - 2.6.4 Deliverability Analysis	<p>Amend text from:</p> <p>The Council is actively engaged with social and affordable housing delivery and has a strong supply pipeline which will be delivered over the Development Plan period and will provide for a significant proportion of the annual housing targets for the County. However, in terms of deliverability from a private development perspective, the following factors have been considered:</p> <ul style="list-style-type: none"> • 94% of the allocated unit growth is within Dublin City and suburbs with approximately half of allocated lands identified as brownfield. 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 approximately half (51%) of sites with permission are activated at any given time while the remainder may take time to commence based on a range of factors (e.g. raising of funding, potential market changes) or that permissions may not be implemented at all during their lifetime. • Larger developments (SHDs) comprise a significant element of permitted units throughout the County and delivery has been limited to certain neighbourhood areas to date. <p>To read:</p> <p>The Council is actively engaged with social and affordable housing delivery and has a strong supply pipeline which will be delivered over the Development Plan period and will provide for a significant proportion of the annual housing targets for the County. However, in terms of deliverability from a private development perspective, the following factors have been considered:</p> <ul style="list-style-type: none"> • 94% 94-93% of the allocated unit growth is within Dublin City and suburbs with approximately half of allocated lands identified as brownfield. 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 approximately half (51%) less than half (circa 46%) 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 (e.g. raising of funding, potential market changes) or that permissions may not be implemented at all during their lifetime. <p>Larger developments (SHDs) comprise a significant element of permitted units throughout the County and delivery has been limited to certain neighbourhood areas to date.</p>

Section 2.6.5 Core Strategy – 2022 – 2028 Development Plan

Consequential Amendment arising from Material Amendment 2.1

56

Infographic Update - 2.6.5 Core Strategy – 2022 – 2028 Development Plan

Amend text in infographic from:



To read:

- Home Built Year 2017 – Q3 2021
- Homes Under Construction Q3 2021
- Housing Need 15,576 Homes on 428 Hectares of Land
- Homes Built 2017 – Q3 2021 – 6,554
- Under Construction Q3 Housing Task Force Returns – 2,438
- Dublin City and Suburbs +14,527
- Saggart - New Homes within the settlement boundary +250
- Newcastle - Population Growth + 35 %
- Newcastle - New Homes within the settlement boundary +498
- Rathcoole - Population Growth + 31%
- Rathcoole - New Homes within the settlement boundary +737

Section 2.7 Settlement Strategy

Consequential Amendment

63

Update Table 12: Core Strategy -

Amend Table 12 from:

arising from
Material
Amendment
2.1

Population
Allocation up to
2028
- 2.7 Settlement
Strategy

Table 1: Core 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	as of 2028 Population (No.)	Proposed Pop share (%)
Urban Aggregate Area		273,215	98%	46,491	99.94%	17.02%	319,705	98.3%
Dublin City and Suburbs ¹	South Dublin DC and S	262,638	94.2%	42,088	90.5%	16%	304,726	93.7%
Self-Sustaining Town	Saggart	3,133	1.1%	398	0.9%	12.7%	3,531	1.1%
Self-Sustaining Growth Towns	Newcastle ²	3,093	1.1%	1,946	4.2%	63%	5,039	1.5%
	Rathcoole ³	4,351	1.6%	2,058	4.4%	47%	6,409	2%
Aggregate Rural Area		5,552	2%	27	0.1%	0.5%	5,579	1.7%
South Dublin County		278,767	100%	+46,518	100%	16.7%	325,285	100%

To read Table **12 13: Core Strategy Settlement Strategy** - Population Allocation up to 2028

¹ Dublin City and Suburbs figure relates to lands within and contiguous to the CSO defined boundary based on the latest Census data.

² Newcastle, Rathcoole and Saggart figures relate to the lands within and contiguous to the CSO defined boundary.

³ The population figures recognise planning permissions under construction and permission not yet commenced.

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%	46,491 44,910	99.94%	17.02% 16.5%	319,705	98.3%
Dublin City and Suburbs ⁴	South Dublin DC and S	262,638	94.2%	42,088	90.5%	16%	304,726	93.7%
Self-Sustaining Town	Saggart	3,133	1.1%	398	0.9%	12.7%	3,531	1.1%
Self-Sustaining Growth Towns	Newcastle ⁵	3,093	1.1%	1,946 1,090	4.2% 3%	63% 35%	5,039	1.5%
	Rathcoole ⁶	4,351	1.6%	2,058 1,334	4.4% 3%	47% 31%	6,409	2%
Self-Sustaining Town	Saggart	3,133	1.1%	398	-1%	12.7%	3,531	1.1%
Aggregate Rural Area		5,552	2%	27	0.1%	0.5%	5,579	1.7%
South Dublin County		278,767	100%	+46,518	100%	16.7%	325,285	100%
Environmental Assessments of Consequential Amendment arising from Material Amendment 2.1		Environmental Assessment: SEA: No likely significant environmental effects. AA: This amendment does not have potential for any significant negative effects on European sites. SFRA: N/A						
Environmental Assessments of Consequential Amendment arising from Material Amendment 2.4		Environmental Assessment: SEA: No likely significant environmental effects. AA: This amendment does not have potential for any significant negative effects on European sites. SFRA: N/A						
Environmental Assessments of Consequential Amendment arising from Material Amendment 2.13		Environmental Assessment: SEA: No likely significant environmental effects. AA: This amendment does not have potential for any significant negative effects on European sites. SFRA: N/A						

⁴ Dublin City and Suburbs figure relates to lands within and contiguous to the CSO defined boundary based on the latest Census data.

⁵ Newcastle, Rathcoole and Saggart figures relate to the lands within and contiguous to the CSO defined boundary.

⁶ The population figures recognise planning permissions under construction and permission not yet commenced.

Consequential Amendments to Appendix 2 (Part 1) Developing the Core Strategy arising from Material Amendments

Amendment Ref	Page No.	Policy/Objective No.	Text/Policy/Objective Amendment Wording
---------------	----------	----------------------	---

Part 1 A: Land Capacity Analysis

<p>Consequential Amendment arising from Material Amendment 2.1</p>	<p>3</p>	<p>Table 1: Breakdown of the lands identified as having potential for development</p>	<p>Amend Table 1 from:</p> <table border="1" data-bbox="715 436 1715 758"> <thead> <tr> <th colspan="3">Lands identified as potential for development</th> </tr> <tr> <th>Land Use Type</th> <th>Sites</th> <th>Land Area (ha)</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Res/Mixed Use</td> <td>117 No. Residential Sites</td> <td rowspan="2">1039</td> </tr> <tr> <td>81 No. Mixed Use Sites</td> </tr> <tr> <td>Blocks (As per relevant Planning Scheme/LAP/Framework)</td> <td>4 No. Blocks (Adamstown SDZ, Clonburris SDZ, Tallaght LAP & Naas Road)</td> <td></td> </tr> <tr> <td>Employment</td> <td>59 No. Employment Sites</td> <td>554</td> </tr> </tbody> </table> <p>Table 1: Breakdown of the lands identified as having potential for development</p> <p>To Read:</p> <table border="1" data-bbox="715 869 1715 1268"> <thead> <tr> <th colspan="3">Lands identified as potential for development</th> </tr> <tr> <th>Land Use Type</th> <th>Sites</th> <th>Land Area (ha)</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Res/Mixed Use</td> <td>117 No. Residential Sites</td> <td rowspan="2">1039 990</td> </tr> <tr> <td>81 No. Mixed Use Sites</td> </tr> <tr> <td>Blocks (As per relevant Planning Scheme/LAP/Framework)</td> <td>4 No. Blocks (Adamstown SDZ, Clonburris SDZ, Tallaght LAP & Naas Road)</td> <td></td> </tr> <tr> <td>Employment (EE zoned lands)</td> <td>59 No. Employment Sites</td> <td>554 602</td> </tr> </tbody> </table> <p>Table 1: Breakdown of the lands identified as having potential for development</p>	Lands identified as potential for development			Land Use Type	Sites	Land Area (ha)	Res/Mixed Use	117 No. Residential Sites	1039	81 No. Mixed Use Sites	Blocks (As per relevant Planning Scheme/LAP/Framework)	4 No. Blocks (Adamstown SDZ, Clonburris SDZ, Tallaght LAP & Naas Road)		Employment	59 No. Employment Sites	554	Lands identified as potential for development			Land Use Type	Sites	Land Area (ha)	Res/Mixed Use	117 No. Residential Sites	1039 990	81 No. Mixed Use Sites	Blocks (As per relevant Planning Scheme/LAP/Framework)	4 No. Blocks (Adamstown SDZ, Clonburris SDZ, Tallaght LAP & Naas Road)		Employment (EE zoned lands)	59 No. Employment Sites	554 602
Lands identified as potential for development																																			
Land Use Type	Sites	Land Area (ha)																																	
Res/Mixed Use	117 No. Residential Sites	1039																																	
	81 No. Mixed Use Sites																																		
Blocks (As per relevant Planning Scheme/LAP/Framework)	4 No. Blocks (Adamstown SDZ, Clonburris SDZ, Tallaght LAP & Naas Road)																																		
Employment	59 No. Employment Sites	554																																	
Lands identified as potential for development																																			
Land Use Type	Sites	Land Area (ha)																																	
Res/Mixed Use	117 No. Residential Sites	1039 990																																	
	81 No. Mixed Use Sites																																		
Blocks (As per relevant Planning Scheme/LAP/Framework)	4 No. Blocks (Adamstown SDZ, Clonburris SDZ, Tallaght LAP & Naas Road)																																		
Employment (EE zoned lands)	59 No. Employment Sites	554 602																																	
<p>Consequential Amendment arising from Material Amendment 2.4</p>	<p>3</p>	<p>Text Change -</p>	<p>Amend text from: The four 'Blocks' identified represent the areas with strategic long term development potential in South Dublin, namely the two Strategic Development Zones (SDZs) of Adamstown and Clonburris and the zoned regeneration areas in Tallaght and the Naas Road lands.</p> <p>To Read: The four 'Blocks' identified represent the areas with strategic long term development potential in South Dublin, namely the two Strategic Development Zones (SDZs) of Adamstown and Clonburris and the zoned regeneration areas in Tallaght and the Naas Road City Edge lands.</p>																																
	<p>5</p>	<p>Text Change -</p>	<p>Amend text from: For the Naas Road lands, a preliminary potential units figure (up to 2,028) was applied.</p> <p>To Read: For the Naas Road City Edge lands, a preliminary potential units figure (up to 2,028) was applied.</p>																																
<p>Consequential Amendment arising from</p>	<p>5</p>		<p>Amend text and Table 2 from: The potential capacity within the Residential and Mixed Use Sites is 44,472 units as shown in Table 2 below:</p>																																

Material Amendment 2.1

Lands identified as potential for development			
Land Use Type	Sites	Land Area (ha)	Potential Capacity
Res/Mixed Use	117 No. Residential Sites	1039	44,472 units
	81 No. Mixed Use Sites		
Blocks (As per relevant Planning Scheme/LAP/Framework)	4 No. Blocks (Adamstown SDZ, Clonburris SDZ, Tallaght LAP & Naas Road)		
Employment	59 No. Employment Sites	554	31,824 Jobs*

*Includes potential jobs within Mixed Use Sites & Blocks

Table 2: Potential capacity within lands identified as having potential for development

To Read:

The potential capacity within the Residential and Mixed Use Sites is ~~44,472~~ **42,570** units as shown in Table 2 below:

Lands identified as potential for development			
Land Use Type	Sites	Land Area (ha)	Potential Capacity
Res/Mixed Use	117 No. Residential Sites	1039 990	44,472 42,570 units
	81 No. Mixed Use Sites		
Blocks (As per relevant Planning Scheme/LAP/Framework)	4 No. Blocks: (Adamstown SDZ, Clonburris SDZ, Tallaght LAP & Naas Road)		
Employment	59 No. Employment Sites	554 602	31,824 Jobs* 34,503

*Includes potential jobs within Mixed Use Sites & Blocks

Table 2: Potential capacity within lands identified as having potential for development

Consequential Amendment arising from Material Amendment 2.4

5

Text Change

Amend Text from:
 Strategic Long Term Development Areas
 South Dublin has strategic long term development potential within the two Strategic Development Zones (SDZs) of Adamstown and Clonburris and the zoned regeneration areas in Tallaght and the Naas Road lands. 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 3 below illustrates the full capacity of these lands:

To Read:
 Strategic Long Term Development Areas

South Dublin has strategic long term development potential within the two Strategic Development Zones (SDZs) of Adamstown and Clonburris and the zoned regeneration areas in Tallaght and the **Naas-Road City Edge** lands. 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 3 below illustrates the full capacity of these lands:

Consequential Amendment arising from Material Amendment 2.13

6

Table 3: Total Land capacity of Strategic Development Areas and Development Plan Allocation

Amend Table 3:

Settlement	Strategic Development Zones (SDZs)	Overall Unit Capacity	Total Land (Hectares)	
			Brownfield	Greenfield
Dublin City and Suburbs (Within and Contiguous)	Adamstown SDZ Planning Scheme	5,240	0	80
	Clonburris SDZ Planning Scheme	7,730 - 11,098	0	252
	Naas Road lands	*	267	13
	Tallaght Local Area Plan (Regen Lands)	8,400 - 11,144	108	0
	Sub-Totals of SDAs	-	375 (51%)	345 (49%)
Totals		21,370 - 27,482	720	

* Final figure will be subject to the Naas Road Framework Plan.

Table 3: Total Land capacity of Strategic Development Areas and Development Plan Allocation

To Read:

Settlement	Strategic Development Zones (SDZs)	Overall Unit Capacity	Total Land (Hectares)	
			Brownfield	Greenfield
Dublin City and Suburbs (Within and Contiguous)	Adamstown SDZ Planning Scheme	5,240	0	80
	Clonburris SDZ Planning Scheme	7,730 - 11,098	0	252
	Naas-Road lands City Edge	*	267	13
	Tallaght Local Area Plan (Regen Lands)	8,400 - 11,144	108	0
	Sub-Totals of SDAs	-	375 (51%)	345 (49%)
Rathcoole	West Rathcoole Strategic Residential Reserve	70-80		2ha
Totals		21,370 21,440 - 27,482 27,562	720 722	

* Final figure will be subject to the **Naas-Road City Edge Statutory Framework** Plan.

Table 3: Total Land capacity of Strategic Development Areas and Development Plan Allocation

Consequential Amendment arising from Material Amendment 2.1

7

Text Change -

Amend text from:

The potential yield of undeveloped lands excludes units built and units under construction since the previous capacity audit in 2015. Since then, 5,914 units have been built while 4,557 are under construction amounting to a total of 10,471 units. These figures form part of the Core Strategy and formation of the settlement strategy.

		<p>Therefore, the total land capacity including long term development within the County is 1,039 hectares with capacity to accommodate: 44,472 residential units. This equates to an average 43 units per hectare.</p> <p>Excluding those lands identified for strategic long-term development within SDZs and major regeneration sites outside the Development Plan period (see below), allowable under Ministerial Circular, 20106, the analysis estimates a potential for 23,730 units on 477 hectares of developable land within the lifetime of the Development Plan period. This equates to an average yield of 50 units per hectare.</p> <p>Zoned land with extant permission not commenced (est. 6,517 units) has been recognised and factored into the Core Strategy figure. In considering such extant permissions a deliverability analysis has also been carried out and has informed the development of the Core Strategy. The potential yield of lands located in each strategic development area, identifying greenfield and brownfield lands, is contained within Table 3 above. On completion of the Land Capacity Analysis, the output from this assessment provided essential baseline data for the Infrastructure Assessment (1 B below), the second ‘step’ in the Core Strategy development process.</p> <p>To Read: The potential yield of undeveloped lands excludes units built and units under construction since the previous capacity audit in 2015. Since then, 5,914 6,554 units have been built. while 4,557 are under construction amounting to a total of 10,471 units. These figures form part of the Core Strategy and formation of the settlement strategy.</p> <p>Therefore, the total land capacity including long term development within the County is 1,039 990 hectares with capacity to accommodate: 44,472 42,570 residential units. This equates to an average 43 units per hectare.</p> <p>Excluding those lands identified for strategic long-term development within SDZs and major regeneration sites outside the Development Plan period (see below), allowable under Ministerial Circular, 2010, the analysis estimates a potential for 23,730 21,490 units on 477 428 hectares of developable land within the lifetime of the Development Plan period. This equates to an average yield of 50 units per hectare.</p> <p>Zoned land with extant permission not commenced (est. 6,517 8,234 units Q3 2021) has been recognised and factored into the Core Strategy figure. In considering such extant permissions a deliverability analysis has also been carried out and has informed the development of the Core Strategy. The potential yield of lands located in each strategic development area, identifying greenfield and brownfield lands, is contained within Table 3 above. On completion of the Land Capacity Analysis, the output from this assessment provided essential baseline data for the Infrastructure Assessment (1 B below), the second ‘step’ in the Core Strategy development process.</p>
--	--	--

Part 1 C: Planning Assessment

Consequential Amendment arising from Material Amendment 2.4	30	Text Change - Part 1 Compact Growth	<p>Amend Text from:</p> <p>A. Are the subject lands located within a specified residential or employment area within the MASP (Total 100 Marks)</p> <ul style="list-style-type: none"> • Within Tallaght Town Centre LAP OR Specified Area in the RSES i.e. Adamstown SDZ, Clonburris SDZ, Naas Road Regen Lands, Grangecastle Employment, Kilcarbery • Within 500m - 1000m of TTC LAP Boundary (BROWNFIELD 80 GREEN 60) • Within Wider MASP Area in the case of Tallaght (BROWNFIELD 60 GREEN 40) <p>To:</p> <p>A. Are the subject lands located within a specified residential or employment area within the MASP (Total 100 Marks)</p> <ul style="list-style-type: none"> • Within Tallaght Town Centre LAP OR Specified Area in the RSES i.e. Adamstown SDZ, Clonburris SDZ, Naas Road Regen City Edge Lands, Grangecastle Employment, Kilcarbery • Within 500m - 1000m of TTC LAP Boundary (BROWNFIELD 80 GREEN 60) • Within Wider MASP Area in the case of Tallaght (BROWNFIELD 60 GREEN 40)
Consequential Amendment arising from Material Amendment 2.4	33	Text Change – Naas Road Neighbourhood	<p>Amend Text from:</p> <p>Total land capacity within the Naas Road Neighbourhood provided for a total of 294 ha. The Neighbourhood consisted of approximately 1 no. Mixed Use Site; 4 no. Employment Sites and 1 no. Block (identified Naas Road REGEN lands).</p> <p>The majority of the Mixed Use sites within this Neighbourhood demonstrated a high or medium to high level of conformity which includes the Naas Road Regeneration lands. The Employment sites demonstrate a medium to high level of conformity.</p> <p>This Neighbourhood contains the Naas Road strategic landbank located within the MASP. Overall, the planning assessment results indicated that the potential development lands within this Neighbourhood have the ability to conform with overarching national and regional objectives and positively contribute to the delivery of successful and sustainable neighbourhoods.</p> <p>To Read:</p>

			<p>Total land capacity within the Naas Road Neighbourhood provided for a total of 294 280ha. The Neighbourhood consisted of approximately 1 no. Mixed Use Site; 4 no. Employment Sites and 1 no. Block (identified Naas Road REGEN City Edge lands).</p> <p>The majority of the Mixed Use sites within this Neighbourhood demonstrated a high or medium to high level of conformity which includes the Naas Road Regeneration City Edge lands. The Employment sites demonstrate a medium to high level of conformity.</p> <p>This Neighbourhood contains the Naas Road strategic landbank located within the MASP. Overall, the planning assessment results indicated that the potential development lands within this Neighbourhood have the ability to conform with overarching national and regional objectives and positively contribute to the delivery of successful and sustainable neighbourhoods.</p>
Part 1 D: Deliverability			
Consequential Amendment arising from Material Amendment 2.1	34		<p>Amend text from:</p> <p>This analysis has resulted in the allocation of 9,439 units representing a total of 71% of units being within the SDZs and Regen Lands (57% at 7,616) and within the Fortunestown Local Area Plan (14% at 1,823). In addition, a further allocation of 3,075 (23%) has been provided for within the Dublin City and Suburbs settlement on undeveloped land, excluding land under construction.</p> <p>This facilitates the delivery of a total of 12,514 units, or 94% of the county's growth which exceeds the requirements of NPO 3b and RPO 3.2 which sets out a requirement for Local Authorities 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. The remaining balance has been allocated to the three settlements: Saggart, Newcastle and Rathcoole totalling 746 units (6%), providing for an overall total allocation of 13,260 units. In addition to the units under construction this provides for the supply target of 17,817 units over the course of the Plan.</p> <p>To Read:</p> <p>This analysis has resulted in the allocation of 9,439 9,613 (61.7%) units representing a in total of 71% within the SDZs and Regen Lands of units being within the SDZs and Regen Lands (57% at 7,616) (47.7% at 7,500) and within the Fortunestown Local Area Plan (14% at 1,823), (14% at 2,113). In addition, a further allocation of 3,075 (23%) 4,914 units (31.5%) has been provided for within the Dublin City and Suburbs settlement on undeveloped land, excluding land under construction.</p> <p>This facilitates the delivery of a total of 12,514 14,527 units, or 94% 93% of the county's growth. which This exceeds the requirements of NPO 3b and RPO 3.2 which sets out a requirement for Local Authorities 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. The remaining balance has been allocated to the three settlements: Saggart, Newcastle and Rathcoole totalling 746 units (6%), 1,050 units (7%), providing for an overall total allocation of 13,260 15,576 units. In addition to the units under construction this provides for the supply target of 17,817 units over the course of the Plan.</p>
Environmental Assessments of Consequential Amendment arising from Material Amendment 2.1			<p>Environmental Assessment: SEA: No likely significant environmental effects. AA: This amendment does not have potential for any significant negative effects on European sites. SFRA: N/A</p>
Environmental Assessments of Consequential Amendment arising from Material Amendment 2.4			<p>Environmental Assessment: SEA: No likely significant environmental effects. AA: This amendment does not have potential for any significant negative effects on European sites. SFRA: N/A</p>
Environmental Assessments of Consequential Amendment arising from Material Amendment 2.13			<p>Environmental Assessment: SEA: No likely significant environmental effects. AA: This amendment does not have potential for any significant negative effects on European sites. SFRA: N/A</p>
Part 1 B: Infrastructural Assessment			
Consequential Amendment arising from Material Amendment 2.1	27	Table Update - Tallaght Neighbourhood Area	<p>Amend Text under Teir Tier Two Assessment Table within the Wastewater/Drainage under Infrastructural Requirements heading from:</p> <p>In Tallaght North, there are constraints around Airton Road / Cookstown where developer driven upgrades are required to support development. 450 mm sewer in Airton Road is surcharged. There is a 225 mm overflow discharging into the local waterbody. Downstream of the overflow the sewer discharges via a manhole into 600 mm sewer in Bancroft park. The 600 mm sewer in Airton Road is empty upstream of the manhole. All new developments should be connected into the 600 mm sewer.</p> <p>To Read:</p>

		<p>There will be network upgrade required to facilitate the longer term growth needs of the Cookstown area. The upgrade being potentially located in the Belgard Road/Airton Road and Bancroft Park areas. Irish Water can work with developers to form the best solution. This would be through the Connections and Developer Services section of Irish Water's website. http://www.water.ie/connections/developer-services.</p> <p>Environmental Assessment: SEA: SEA Required. AA: This amendment has potential for significant negative effects on European sites. Water network upgrades may lead to interactions with European sites, mainly due to the extensive surface water network in the county and resulting hydrological connectivity with European sites downstream in Dublin Bay. The Draft Plan's protective policies and objectives included in Section 8 of the NIR address these potential impacts. SFRA: N/A</p>
--	--	---

Consequential Amendments to Appendix 2 (Part 2) Core Strategy Methodology arising from Material Amendments			
Amendment Ref	Page No.	Policy/Objective No.	Text/Policy/Objective Amendment Wording
Section 4. Housing Supply Guidelines, Methodology for Household Needs			
Consequential Amendment arising from Material Amendment 2.1	5	Update Text – Section 4. Housing Supply Guidelines, Methodology for Household Needs	South Dublin's annual rate of construction between 2017 – 2020 Q3 2021 inclusive was on average 1,479 1,310 units a year. with the last three years averaging 1,600. However, this was below the overall demand for the County for 2017 – 2031 of 1,832 units a year. The shortfall, as result, has been carried forward into the years leading up to and within the lifetime of the Development Plan period up to 2028 requiring on average 2,299 2,613 housing units a year.
Consequential Amendment arising from Material Amendment 2.1	6	Update Table 8: Methodology for the application of Housing [Worked Example 4] and text– Section 4. Housing Supply Guidelines, Methodology for Household Needs	Update Table 8 and amend proceeding text from:

Table 8: Methodology for the application of Housing [Worked Example 4]

South Dublin County Council		Annual Average	Total Households
A	ESRI NPF: 50:50 City Scenario projected new household demand 2017 to Q3 2026	1,950	19,009
B	ESRI NPF Scenario 2026 Q4 - 2028 Q3 remaining Dev Plan period.	1,384	2,768
C	Total provision 2017 up to Q3 2028.	1,815	21,777
D	Homeless households, and unmet demand as at most recent Census.	0	2,050
E	Actual new housing supply 2017 to end of 2020, prior to Plan commencement.	1,479	5,914
F	Housing Demand = Total (C+B+C)/7.75yrs 2021 - 2028 Q3 (Projected ESRI NPF demand - new completions) + Unmet demand	2,311	17,913
G	Potential adjustment 1 to end 2026 portion of plan period to facilitate convergence to NPF strategy (where justified)		
H	ESRI NPF scenario projected scenario projected new household demand 2017 to Q3 2026	1,930	18,816
I	Mid-point between A and H - ESRI NPF and baseline scenarios, to Q3 2026	1,940	18,912
J	Adjusted new household demand calculation 2017 - Q3 2028 (I + B + D)	2,020	23,730
K	Adjusted Housing Demand = Total (J minus E)/7.75yrs 2021 - 2028 Q3 (Projected ESRI NPF demand - new completions) + Unmet demand	2,299	17,817

The 2022 – 2028 Development Plan is anticipated to come into force approximately Quarter 3 of 2022 for a period of 6 years. On this basis and factoring in the 9 days over Christmas, the household need is projected up to Q3 2028, or 7.75 years.

To Read:

Table 2: Methodology for the application of Housing [Worked Example 4]

South Dublin County Council		Annual Average	Total Households
A	ESRI NPF: 50:50 City Scenario projected new household demand 2017 to Q3 2026	1,950	19,009
B	ESRI NPF Scenario 2026 Q4 - 2028 Q3 remaining Dev Plan period.	1,384	2,768
C	Total provision 2017 up to Q3 2028.	1,815	21,777
D	Homeless households, and unmet demand as at most recent Census.		2,050
E	Actual new housing supply 2017 to end of Q3 2022, end-of-2020, prior to Plan commencement. (5.75 Years)	1,479 1,439	5,914 8,154
F	Housing Demand = Total (C+B+C C-E+D)/7.75 6yrs Q3 2024 – 2028 Q3 (Projected ESRI NPF demand - new completions) + Unmet demand	2,311 2,612	17,913 15,673

			G	Potential adjustment 1 to end 2026 portion of plan period to facilitate convergence to NPF strategy (where justified)		
			H	ESRI NPF scenario projected scenario projected new household demand 2017 to Q3 2026	1,930	18,816
			I	Mid-point between A and H - ESRI NPF and baseline scenarios, to Q3 2026	1,940	18,912
			J	Adjusted new household demand calculation 2017 – Q3 2028 (I +B + D)	2,020 3,955	23,730
			K	Adjusted Housing Demand = Total (J minus E)/ 7.75 6 yrs 2021 – 2028 Q3 (Projected ESRI NPF demand - new completions) + Unmet demand	2,299 2,613	17,817 15,576

The 2022 – 2028 Development Plan is anticipated to come into force approximately Quarter 3 of 2022 for a period of 6 years. On this basis and factoring in the 9 days over Christmas, the household need is projected up to Q3 2028, or ~~7.75~~ 6 years.

Section 5. Settlement Based Analysis

Consequential Amendment arising from Material Amendment 2.1	8 and 18		<p>Amend text from: The Draft Core Strategy for the Development Plan indicates that: 94% of the proposed housing and thus population is anticipated to occur within and contiguous to the Dublin City and Suburbs settlement boundary. Within this, 71% of the growth will take place in the MASP identified growth areas (Tallaght, Clonburris, Naas Road, Adamstown, and Citywest).</p> <p>The remaining 6% of growth in the lower tier settlements recognises planning permissions under construction and small quantities of extant planning permission not commenced alongside government funded projects and key strategic sites to improve the quality of a settlement.</p> <p>To Read: The Draft Core Strategy for the Development Plan indicates that: 94% 94.3% of the proposed housing and thus population is anticipated to occur within and contiguous to the Dublin City and Suburbs settlement boundary. Within this, 71% 61.7% of the growth will take place in the MASP identified growth areas (Tallaght, Clonburris, Naas Road, Adamstown, and Citywest).</p> <p>The remaining 6% 7% of growth in the lower tier settlements recognises planning permissions under construction and small quantities of extant planning permission not commenced alongside government funded projects and key strategic sites to improve the quality of a settlement.</p>
--	----------	--	---

Section 5. Settlement Based Analysis - Newcastle

Consequential Amendment arising from Material Amendment 2.12	10	Update Asset-Based Assessment for Newcastle	<p>Note: An Asset-Based Assessment for Newcastle was carried out for the Draft Plan in accordance with Appendix A of the RSES. Arising from Amendments made through the plan making process the Asset Based Assessment has been updated to align with the figures set out Tables 9 and 10 of the adopted plan.</p> <p>Amend Asset-Based Assessment for Newcastle to read:</p> <table border="1"> <thead> <tr> <th colspan="3">Newcastle – Asset Based Settlement Criteria</th> </tr> <tr> <th colspan="3">1. Scale</th> </tr> </thead> <tbody> <tr> <td>Population (2006) - persons</td> <td>1,506</td> <td>Source: CSO settlement data</td> </tr> <tr> <td>Population (2016) - persons</td> <td>3,093</td> <td>Source: CSO settlement data</td> </tr> <tr> <td>10-year growth rate - persons - EMRA (15%) (2006 - 2016)</td> <td>105.4%</td> <td>Comparison between 2006 and 2016 CSO data</td> </tr> <tr> <td>Housing Stock (2006) - units</td> <td>544</td> <td>Source: CSO settlement data</td> </tr> <tr> <td>Housing Stock (2016) - units</td> <td>1,568 1,109</td> <td>Source: CSO settlement data</td> </tr> <tr> <td>10-year growth rate – units (2006 - 2016)</td> <td>188.2%</td> <td>Comparison between 2006 and 2016 CSO data</td> </tr> </tbody> </table>	Newcastle – Asset Based Settlement Criteria			1. Scale			Population (2006) - persons	1,506	Source: CSO settlement data	Population (2016) - persons	3,093	Source: CSO settlement data	10-year growth rate - persons - EMRA (15%) (2006 - 2016)	105.4%	Comparison between 2006 and 2016 CSO data	Housing Stock (2006) - units	544	Source: CSO settlement data	Housing Stock (2016) - units	1,568 1,109	Source: CSO settlement data	10-year growth rate – units (2006 - 2016)	188.2%	Comparison between 2006 and 2016 CSO data
Newcastle – Asset Based Settlement Criteria																											
1. Scale																											
Population (2006) - persons	1,506	Source: CSO settlement data																									
Population (2016) - persons	3,093	Source: CSO settlement data																									
10-year growth rate - persons - EMRA (15%) (2006 - 2016)	105.4%	Comparison between 2006 and 2016 CSO data																									
Housing Stock (2006) - units	544	Source: CSO settlement data																									
Housing Stock (2016) - units	1,568 1,109	Source: CSO settlement data																									
10-year growth rate – units (2006 - 2016)	188.2%	Comparison between 2006 and 2016 CSO data																									

			2016 Housing Vacancy	63 (4.01%)	Source: CSO settlement data
			2016 to Q3 2022 new units present day – Est Units built: 100, 266 Under construction and 266 Permitted Not Commenced: Total 632 units. * Since 2016 average delivery equates to 20 units per year which is expected to increase given activity on site. Core Strategy provides for a year on year output of 80 units per year recognizing existing present activity.	632 340	Source: Housing Taskforce data and estimated delivery Q3 2021 – Q3 2022
			Location of built, and extant permissions in relation to the CSO settlement boundary	100% within and or Contiguous	NPO 3C and RPO 3
			Estimated PPH for 2028 (persons per household)	2.75	Author's assessment based on Housing Supply Guidelines, 2020
			2020 Q3 2022 population (2016 CSO persons + built + extant Residential permissions at 2.75 pph for 2028)	4,788 4,028	Author's calculation based on the above information.
			Difference between 2016 and extent of permitted Constructed and Estimated development as of Q3 2022	+1,823 935 persons (+ 59 30 %)	Author's calculation based on the above information.
			Infrastructure Assessment – Remaining potential developable lands (HA) - Estimate	24.34 18.48 (Ha)	Planning and Infrastructure Assessment Updated through Appendix 1 to CE Report on Draft Plan Submissions
			Infrastructure Assessment – Remaining potential units (at 35 uph)	854 646 (sites without permission)	Planning and Infrastructure Assessment/ Updated through Appendix 1 to CE Report on Draft Plan Submissions
			Infrastructure Assessment – Remaining potential population + 2020 population (persons) – Estimate Core Strategy Core Strategy Allocated Growth Q3 -2022 to Q3 2028	398 Units (+4034 persons 130%)	Author's calculation based on the above information.
			NPF / RSES designation	Nil	Source: NPF and RSES
			Current South Dublin Development Plan Settlement Definition	Towns and Village	Source: SDCC Development Plan (Variation No. 4)
			2. Function		
			Functional Urban Area	Dublin Metropolitan Area	Source: RSES - Figure 1.9, page 19
			Retail Hierarchy	Level 4	Source: Current Development Plan
			RSES Hierarchy area	Dublin Metropolitan Area	Source: RSES - Figure 1.9, page 19
			Local Jobs ⁷	310	Settlement (Source: NPF)
			Estimated Local Jobs, including Greenogue Business Park (2,940 jobs)	3,250	Source: NPF and POWSCAR
			Resident workers	1,441	Source: NPF, POWSCAR
			Jobs and resident workers Ratio	0.21	Settlement (Source: NPF)

⁷ Within the Newcastle Settlement - Note proximity to Greenogue (516m) Industrial Estate and Grangecastle (c.4km) Business Park.

			Jobs and resident workers Ratio, including Greenogue Business Park	2.25	Source: NPF and POWSCAR
			3. Human Capital		
			Higher Education Institutions (3rd Level)	No 3 rd level provision within the settlement. TU Dublin is located at Tallaght Town.	
			Educational attainment EMRA - No formal / primary (11%), Tech / apprentice/ cert (14%), Third Level (37%) SDCC - No formal / primary (12%), Tech / apprentice/ cert (15%), Third Level (33%)	Newcastle Settlement: No formal / primary (8%), Tech / apprentice/ cert (20%), Third Level (28%)	
			School provision (Primary and Secondary including enrolment figures)	1no. primary school (current enrolment 582). Land-use zoning objective for 1no. additional school (Primary / Secondary School). 70% of children go to secondary school in Rathcoole and 30% in Celbridge.	
			4. Placemaking		
			Healthcare	1no. Medical (GP) and Laser Surgery 1no. Pharmacy	
			Sports, Recreation and Community Facilities	6no. Childcare Facilities 1no. Soccer Club 1no. GAA Club SDCC Mobile Library Stop. 1no. Community Centre. <u>Permitted</u> - SHD Ref ABP305343-19 2no. YCAPs. One at Ballynakelly West Park and another at West Square, Initial phase of Taobh Chnoic Park with NEAP & LEAP, Fully equipped playground at Ballynakelly Park in consultation with SDCC. 1no. childcare facility <u>Remaining</u> Remainder of Taobh Chnoic Park 1 Urban Centre Park and 2no. smaller parks as part of the Newcastle LAP south of the main street linked with housing delivery. Further Community Facilities may arise in line with the Community Chapter and delivery of Newcastle LAP.	
			Pobal HP Deprivation Index	Newcastle Electoral Division: - Marginally above average (Score: 4.19)	
			URDF / RRDF Funding	No funding applied for at this time.	
			The current and future spatial characteristics of the settlement.	Focus of development was along the southern portion of the town in line with the current LAP. A proposed new central road (east to west) and 3no. public urban spaces forms a large part of the future urban structure along the southern part of the lands.	
			Trends of suburban sprawl and hollowing of town areas.	Population increase over time has largely occurred along the back lands of the main street albeit within the defined settlement boundary, with small pockets of infill development along the Main Street.	
			5. Enterprise Ecosystem		
			Economic assets		

			Greenogue Industrial Estate (500m east of Newcastle main street) Grangecastle Business Park (4km north of Newcastle main street) Local shops and recently granted permission for supermarket along the main street.
			6. Connectivity
		Public Transport - Proximity to public transport, both existing and planned (Bus, Train, DART and LUAS). Rail Stations noted.	6.5km to Saggart Luas Stop, 3.5km to Hazelhatch train station Existing Dublin Bus service: No. 68 , Bus No. 68x Proposed Busconnects routes will improve public transport provision within the settlement with the following routes: W6 – Maynooth – Celbridge – Citywest - Tallaght (Orbital - 1 bus an hr. all day) L56 – Newcastle – Clondalkin – Red Cow (Local Route - 1 bus an hr. all day) X56 – Newcastle – Peamount – City Centre (Express - 1 bus at peak hrs.)
		Active travel Internal trip rates - Average EMRA rate of internal trips is 23%. Mode Share - EMRA averages; active travel (21%), PT (14%), Car (56%).	SDCC Sustainable Movement Study has identified improvement measures as part of CDP Process in consultation with NTA Newcastle forms part of a wider Neighbourhood Area including Fortunestown/Citywest, Saggart and Rathcoole. – Proposal under SDCC cycle infrastructure programme ‘Cycle South Dublin’ to provide connections between Newcastle and Rathcoole with further proposals for improvements to Saggart Village and Saggart Luas stop. – Promoting increased permeability to the main street – Study indicates that for internal trips under 3km – 17% car based while 83% are carried by active modes, (walking or cycling) bus or train.
			7. Environment / Natural Capital
		Sensitive sites - Environmentally designated sites (NHA, pNHA, SPA, SAC), Listed Habitats and other sensitive/heritage sites and assets	There are no designated sites within the settlement boundary. Sensitive hedgerows forming historic burgage plots along the southern section of the main street within the settlement. Source: https://enviromap.ie/
		Resource Management - Waste, energy and extractive industries and pollution control licenses.	There are no waste, energy, extractive industries and pollution control license facilities within the settlement boundary. There are some waste facilities within Greenogue Source: https://enviromap.ie/
		Water quality - Compliance with Water Framework (WFD) and Urban Waste Water Treatment Directives. Water Bodies Status and Risk (WFD), Compliance with UWWTD and Discharge Licences	There is no discharge or IPPC licensed facilities within the settlement boundary. Aquifer Vulnerability low along the southern section of the settlement while it is high to extreme areas along the main street and along Hazelhatch road. WFD Groundwater status: Good. WFD Groundwater – Water Bodies risk: Not at risk Source: https://enviromap.ie/
		Flood Risk	Current Development Plan Fluvial Flood Zone Map No. 13 of 26 indicates that Newcastle settlement is not located in either Flood Zone A or B.
			8. Infrastructure
		Wastewater treatment	North-west section of the settlement scored 72% The eastern part of the settlement scored 42% as a further wastewater pumping station is required and is to be developer led as part of the IW connection agreement. See footnote ⁸

⁸ **Waste Water** - Consulted with Irish Water who carried out an analysis of the infrastructure requirements and the level of works required which scored 72 out of 100 for the north-west of the settlement with 42 out of 100 for the east. The reduction for the east is due to the need for wastewater pumping station. The delivery of this piece of infrastructure is to be developer led as part of a connection agreement with IW. Such an agreement is in place under the permitted SHD Ref ABP305343-19. A further reduction for both related to preparing a drainage area plan & future modelling to identify solutions but does not restrict development progressing.

			Water Supply	North-west section of the settlement scored 72% The eastern part of the settlement scored: 72% See footnote ⁹
			Roads	A desktop assessment identifies no significant road issues identified noting that LAP will deliver a new road to the south of the town.
			Drainage / Flood Risk	Newcastle south scored generally well with Low probability of Fluvial and Pluvial Flood Risk. Ground water vulnerability increases in sensitivity towards the north and west of the settlement.
			NPF Infrastructure Tiering	The remaining undeveloped zoned land within Newcastle is Tier 1.
			Planning Assessment	The remaining undeveloped zoned land within Newcastle forms part of the Newcastle Local Area Plan which provides for commensurate social and physical infrastructure in tandem with housing units on a phased basis.
			Broadband [SDCC - 83% EMRA - 76.4%]	83% of households have access to Broadband. (901 / 1,076)
			9. Analysis	
			<p>The population of Newcastle has grown by 188.2% over a ten-year period (2006 - 2016). This level of growth far exceeds the South Dublin average for the same period (12.89%) and EMRA (15%). Based on the existing situation of; sites constructed 2017 – to Q3 2021 (100 Units) and an estimated delivery up to Q3 2022 of a further 240 Units under construction and a small quantum of extant permission not commenced, it is estimated that the settlement of Newcastle will have grown by 340 Units or 935 people by Q3 2022. This equates to a growth of 30% on the 2016 population of 3,093 persons. The Core Strategy has a targeted growth rate of a further 398 Units or 1,094 persons which equates to an overall growth of +27% over the plan period up to Q3 2028 or a growth of +65% on the 2016 population. residential growth is anticipated to grow to 4,916 persons (+48% growth on 2016 figures or +203% over ten years)-</p> <p>The Infrastructure Assessment indicates that all undeveloped zoned land in the Settlement is classified as Tier 1. This is capable of an additional 854 646 units or 2,340 1,777 persons using 2.75 PPH. Taking the existing situation and if all the remaining capacity were to be developed, Newcastle could have a population of 7,127 5,805 persons in the longer term (+135 88% on 2016 figure).</p> <p>In terms of employment, the ratio of residents to jobs within the settlement is 0.21 indicating a commuter-based settlement. Notwithstanding this figure, the settlement has nearby economic assets which provide key services to the County and wider Dublin Region. Greenogue Business Park, located east of Newcastle less than 1km from the core area, is contiguous to the settlement boundary and in 2016 accommodated an estimated 2,940 jobs. When added to the settlement figure, the jobs to residents figure ratio is 2.25. Since then, the remaining undeveloped employment lands within the Business Park have developed further with potential to increase the jobs figure further.</p> <p>The future strategic growth for the settlement is guided by NPO 7 and 9. Based on the existing situation, it is anticipated that the population for Newcastle will grow more than the 30% limit set out under NPO9. It is noted, however, that these sites arise from the legacy of previous development plans and local area plans achieving former population targets set by RPGs. To halt future development would be contrary to NPO7 in applying a tailored approach to settlements as the remaining sections of social and physical infrastructure as outlined under the Newcastle Local Area Plan (LAP) remain undeveloped.</p> <p>The Newcastle LAP envisages these key pieces of infrastructure for the betterment of the overall settlement comprising a new link road to reduce traffic pressure on the main street, three new public open space, a school, and associated childcare facilities within the urban footprint of the settlement. These key assets have and are continually linked to the provision of housing based on phasing. This is especially noted for the development lands to the south of the main street and a balance between future growth and Newcastle LAP infrastructure is considered appropriate to ensure the settlement as a whole functions to its full potential.</p> <p>As outlined in public submissions at pre-draft stage, there is a deficit of community infrastructure serving the settlement which is also noted in the Social Infrastructure Audit carried out by SDCC as part of the preparation of the draft Development Plan. This has a knock-on consequence for people in Newcastle having to travel to avail of services in the nearby settlements of Rathcoole, Saggart and Celbridge. However, it is noted that the NTA are in the process of reconfiguring the bus network. The proposal is for enhanced Public</p>	

⁹ **Water Supply** - Consulted with Irish Water who carried out an analysis of the infrastructure requirements and the level of works required which scored 72 out of 100 for the north-west of the settlement with 72 out of 100 for the east. When taken into account as part of the GDA, water supply can be deemed to be low during critical periods of drought / significant winter events etc. Network upgrades may be necessary depending on the location and scale of development as part of the connection agreements with Irish Water.

Transport routes with connections from the settlement to the Red Line Luas (Red Cow and Saggart), Dublin City Centre, Hazelhatch and Celbridge and other key employment areas. The frequency of these routes are 1 bus an hour as well as targeting the peak demand along the route. The new route to Celbridge via Hazelhatch train station will allow greater access to the wider region, especially when Dart West+ is delivered.

On the basis of this analysis and considering the description set out under the RSES settlement hierarchy, it is considered Newcastle settlement should be designated a 'Self-Sustainable Growth Town' under the forthcoming Development Plan.

The focus of the Development Plan for this settlement will be to address the legacy of rapid planned growth by facilitating amenities and services catch-up, jobs and/or improved sustainable transport links to the cities and surrounding key towns, together with a slower rate of population growth. As a result, the level of residential growth should be compact within the settlement and follow after the requisite social and physical infrastructure is in place in line with National and Regional Policy. **Such measures are to be implemented through Policy CS9 Objective 4 and CS9 Specific Local Objectives 1-4 which provide for the sequentially phased development of the area in tandem with such key infrastructure.**

10. Approach

On this basis, it is considered Newcastle settlement is designated a 'Self-Sustaining Growth Town' in line with the description set out under the RSES for the forthcoming Development Plan. Further growth in housing above the existing figures must be managed in conjunction with planned social and physical infrastructure in line with the adopted Newcastle LAP.

5. Settlement Based Analysis - Rathcoole

Consequential Amendment arising from Material Amendment 2.13

20

Update Asset-Based Assessment for Rathcoole

Note: An Asset-Based Assessment for Rathcoole was carried out for the Draft Plan in accordance with Appendix A of the RSES. Arising from Amendments made through the plan making process the Asset Based Assessment has been updated to align with the figures set out Tables 9 and 10 of the adopted plan.

Amend Asset-Based Assessment for Rathcoole to read:

Rathcoole – Asset Based Settlement Analysis		
1. Scale		
Population (2006) - persons	2,927	Source: CSO settlement data
Population (2016) - persons	4,351	Source: CSO settlement data
10-year growth rate - persons - EMRA (15%) (2006 - 2016)	48.6%	Comparison between 2006 and 2016 CSO data
Housing Stock (2006) - units	544	Source: CSO settlement data
Total Housing Stock (2016) - units	1,579 1,599	Source: CSO settlement data
10-year growth rate – units (2006 - 2016)	(+1,135) +208% (+1,055) + 194%	Comparison between 2006 and 2016 CSO data
2016 Housing Vacancy	80 (4.55%)	Source: CSO settlement data
2016 Housing Stock, less Vacancy	1,599	Source: CSO settlement data
2016 to Q3 2022 Unit Delivery present day – Est Units built: 250, 48 Under construction and 282 Permitted Not Commenced: Total 580 units. * Since 2016 average delivery equates to 50 units per year which is expected to increase given activity on site. Core Strategy	580 274	Source: Housing Taskforce data and estimated delivery Q3 2021 – Q3 2022

			provides for a year on year output of 73 units per year recognising existing present activity in the settlement.		
			Location of built, and extant permissions in relation to the CSO settlement boundary	100% within and or Contiguous	NPO 3c and RPO 3
			Estimated PPH for 2028 (persons per household)	2.75	Author's assessment based on Housing Supply Guidelines, 2020
			2020-Q3 2022 population (2016 CSO persons + built + extant Residential permissions at 2.75 pph for 2028)	5,992 5,105	Author's calculation based on the above information.
			Difference between 2016 and extent of permitted Constructed and Estimated development as of Q3 2022	+1,641 754 persons (+37 +17%)	Author's calculation based on the above information.
			Infrastructure Assessment – Remaining potential developable lands (HA) - Estimate	21 24.29 (Ha) (without permission)	Planning and Infrastructure Assessment
			Infrastructure Assessment – Remaining potential units (at 35 uph)	721 806	Planning and Infrastructure Assessment
			Infrastructure Assessment – Remaining potential population + 2020 population (persons) – Estimate Core Strategy Allocated Growth Q3 -2022 to Q3 2028	7,975 487 Units persons (+5,047 persons – +116%)	Author's calculation based on the above information.
			NPF / RSES designation	Nil	Source: NPF and RSES
			Current South Dublin Development Plan Settlement Definition	Towns and Village	Source: SDCC Development Plan (Variation No. 4)
			2. Function		
			Functional Urban Area	Dublin Metropolitan Area	Source: RSES - Figure 1.9, page 19
			Retail Hierarchy	Level 4	Source: Current Development Plan
			RSES Hierarchy area	Dublin Metropolitan Area	Source: RSES - Figure 1.9, page 19
			Local Jobs	897	Settlement (Source: NPF)
			Resident workers	2,027	Source: NPF, POWSCAR
			Jobs and resident workers Ratio	0.44	Settlement (Source: NPF)
			3. Human Capital		
			Higher Education Institutions (3rd Level)	No 3 rd level provision within the settlement. TU Dublin is located at Tallaght Town.	
			Educational attainment EMRA - No formal / primary (11%), Tech / apprentice/ cert (14%), Third Level (37%)	Rathcoole Settlement (2016): No formal / primary (9.6%), Tech / apprentice/ cert (21%),	

		SDCC - No formal / primary (12%), Tech / apprentice/ cert (15%), Third Level (33%)	Third Level (31%)
		School provision (Primary and Secondary including enrolment figures)	1no. primary school (current enrolment 708 pupils). 1no. primary school (current enrolment 409 pupils). 1no. secondary school (current enrolment 963 pupils).
		4. Placemaking	
		Healthcare	1no. Nursing Home 2no. General Practitioners 1no. Health Centre 2no. Pharmacies 1no. Dental Surgery
		Sports, Recreation and Community Facilities	8no. Childcare Facilities 2no. Youth Service Facilities 1no. Community Centre 1no. Soccer Club 1no. GAA Club 1no. Playground 2no. exercise areas in parks 1no. Neighbourhood Park (circa. 14Ha) 2no. Youth Services Facilities 1no. Garda Station
		Pobal HP Deprivation Index	Rathcoole Electoral Division: - Marginally above average (Score: 4.10)
		URDF / RRDF Funding	Central Government Serviced Sites Fund Approved Project: Rathcoole Masterplan Lands for 250 residential units and unlocks Department of Education owned land for future primary school.
		The current and future spatial characteristics of the settlement.	Development has occurred along the edges of the Town, particularly along the western end parallel with the M7. Future patterns of growth to occur towards the main street and east part of the settlement boundary.
		Trends of suburban sprawl and hollowing of town areas.	Population increase over time has largely occurred outside the Towns Core following development patterns albeit within the defined settlement boundary, with small pockets of infill development along the Main Street.
		5. Enterprise Ecosystem	
		Economic assets	Local shops and retail services along the main street, including car showrooms, pubs, local financial services. From the main street, Greenogue Business Park is located 2km north while Baldonnell employment lands are located 2.5km north-east.
		6. Connectivity	
		Public Transport - Proximity to public transport, both existing and planned (Bus, Train, DART and LUAS). Rail Stations noted.	2.7km to Saggart Luas Stop, 7km to Hazelhatch train station Existing Dublin Bus service: No. 69, 69x, 69N and Go-Ahead routes: 125, 126. Proposed Busconnects routes will improve public transport provision within the settlement with the following routes: W6 – Maynooth – Celbridge – Citywest - Tallaght (Orbital - 1 bus an hr. all day) 58 – Rathcoole – City Centre – Dublin Port (Radial Route - 1 bus an hr. all day)

				X58 – Rathcoole – City Centre (Express - 2 buses peak a.m, 1 bus peak p.m.)
			<p>Active travel</p> <p>Internal trip rates - Average EMRA rate of internal trips is 23%.</p> <p>Mode Share - EMRA averages; active travel (21%), PT (14%), Car (56%).</p>	<p>SDCC Sustainable Movement Study in consultation with NTA as part of CDP Process has identified potential improvements</p> <p>Rathcoole forms part of a wider Neighbourhood Area including Fortunestown/Citywest, Saggart and Rathcoole.</p> <ul style="list-style-type: none"> – Proposal under SDCC cycle infrastructure programme ‘Cycle South Dublin’ to provide connections between Newcastle and Rathcoole with further proposals for improvements to Saggart Village and Saggart Luas stop. – Promoting increased permeability to the main street – Study indicates that for internal trips under 3km – 17% car based while 83% are carried by active modes, (walking or cycling) bus or train.
			7. Environment / Natural Capital	
			Sensitive sites - Environmentally designated sites (NHA, pNHA, SPA, SAC), Listed Habitats and other sensitive/heritage sites and assets	There are no environmentally designated sites within the settlement boundary. Source: https://enviromap.ie/
			Resource Management - Waste, energy and extractive industries and pollution control licenses.	There are no waste, energy, extractive industries and pollution control license facilities within the settlement boundary. Source: https://enviromap.ie/
			Water quality - Compliance with Water Framework (WFD) and Urban Wastewater Treatment Directives. Water Bodies Status and Risk (WFD), Compliance with UWWTD and Discharge Licences	There is no discharge or IPPC licensed facilities within the settlement boundary. Aquifer Vulnerability high along the centre of the main street, increasing in vulnerability to extreme towards the west and east edges of the settlement. The southern boundary is moderate to low. WFD Groundwater status: Good. WFD Groundwater – Water Bodies risk: Not at risk Source: https://enviromap.ie/
			Flood Risk	Current Development Plan (2016-2022) Fluvial Flood Zone Map No. 14 of 26 indicates that Rathcoole settlement is not located in either Flood Zone A or B.
			8. Infrastructure	
			Wastewater treatment	The settlement scored 42% as a further wastewater pumping station is required and is to be developer led as part of the IW connection agreement. See footnote ¹⁰
			Water Supply	The settlement scored 72% See footnote ¹¹
			Roads	General overview of the settlement identifies no significant road issues although congestion is identified. Further development along Kiltel Road needs to consider significant investment to upgrade the footpaths and public lighting as needed heading towards Rathcoole main street.
			Drainage / Flood Risk	Potential development lands to the west of Rathcoole have a high risk of fluvial flooding from the Griffeen river, as is a large land parcel at the western end of Rathcoole Village. Pluvial flood risk is also high on these lands and groundwater vulnerability ranges from extreme to high. The remaining potential sites to the south/southeast of the village have a low risk of flooding (fluvial and pluvial) and groundwater vulnerability ranges from extreme to high.

¹⁰ **Waste Water** - Consulted with Irish Water who carried out an analysis of the infrastructure requirements and the level of works required which scored 42 out of 100 for the entire settlement. The reduction is due to the need for wastewater pumping station. It is understood that the delivery of this piece of infrastructure is to be developer led as part of a connection agreement with IW. A further reduction relates to the preparation of drainage area plan & future modelling to identify solutions but does not restrict development progressing.

¹¹ **Water Supply** - Consulted with Irish Water who carried out an analysis of the infrastructure requirements and the level of works required which scored 72 out of 100. When taken into account as part of the GDA, water supply can be deemed to be low during critical periods of drought / significant winter events etc. Network upgrades may be necessary depending on the location and scale of development as part of the connection agreements with Irish Water.

			NPF Infrastructure Tiering	The remaining undeveloped zoned land within Rathcoole comprises Tier 1 and Tier 2 lands.		
			Planning Assessment	The remaining undeveloped zoned land without extant planning permission is located along the edges of the settlement with small parcels within the main street which present opportunity for infill development.		
			Broadband [SDCC - 83% EMRA - 76.4%]	84% of households have access to Broadband. (1,302 / 1,550)		
			<p>9. Analysis</p> <p>The population of Rathcoole has grown by 208194% over a ten-year period (2006 - 2016). This level of growth far exceeds the South Dublin average for the same period (12.89%) and EMRA (15%). Based on this the existing situation of; sites constructed 2017 – to Q3 2021 (258 Units) and an estimated delivery up to Q3 2022 of a further 16 Units under construction, quantum of extant permission not commenced and sites with government funding, residential growth is anticipated to grow to 5,992 persons (+37% growth on 2016 figures or +75% since 2011). it is estimated that the settlement of Rathcoole will have grown by 274 Units or 754 people by Q3 2022. This equates to a growth of 17% on the 2016 population of 4,351 persons. The Core Strategy has a targeted growth rate of a further 487 Units or 1,339 persons which equates to an overall growth of +31% over the plan period up to Q3 2028 or a growth of +48% on the 2016 population.</p> <p>The Infrastructure Assessment indicates that zoned land in the Settlement is classified as either Tier 1 or Tier 2. This is capable of an additional 724 806 units or 1,983 2,217 persons using 2.75 PPH. Taking the existing situation and if all the remaining capacity were to be developed, Rathcoole Newcastle could have a population of 7,975 6,568 persons in the longer term (+41651% on 2016 figure).</p> <p>In terms of employment, the ratio of residents to jobs within the settlement is 0.44 indicating a commuter-based settlement. Notwithstanding this figure, the settlement has nearby economic assets which provide key services to the County and wider Dublin Region. Located 2km north is Greenogue Business Park, with Baldonnell Business Park located 2.5km north-east. Both employment hubs cater for large portion of South Dublin's jobs.</p> <p>The future strategic growth for the settlement is guided by NPO 7 and 9. Based on the existing situation, it is anticipated that the population for Rathcoole will grow more than the 30% limit set out under NPO9. It is noted, however, that these sites arise from the legacy of previous development plans achieving former population targets set by RPGs. To halt future development would be contrary to NPO7 in applying a tailored approach to settlements as the remaining sections of social and physical infrastructure arising from extant permissions and government funded sites remain undeveloped.</p> <p>It is noted that the NTA are in the process of reconfiguring the bus network. The proposal is for enhanced Public Transport routes with connections from the settlement to the Red Line Luas (Red Cow and Saggart), Dublin City Centre, Hazelhatch and Celbridge and other key employment areas. The frequency of these routes are 1 bus an hour as well as a peak hour express bus from Rathcoole to Dublin City Centre.</p> <p>On the basis of this analysis and considering the description set out under the RSES settlement hierarchy and extant permissions, it is considered Rathcoole settlement should be designated a 'Self-Sustainable Growth Town' under the forthcoming Development Plan.</p> <p>The focus of the Development Plan for this settlement will be to address the legacy of rapid planned growth by facilitating amenities and services catch-up, jobs and/or improved sustainable transport links to the cities and surrounding key towns, together with a slower rate of population growth. As a result, the level of residential growth should be compact within the settlement and follow after the requisite social and physical infrastructure is in place in line with National and Regional Policy. Such measures are to be implemented through Policy CS10 Objective 4 and CS10 Specific Local Objectives 1 and 2 which provide for the sequentially phased development of the area in tandem which such key infrastructure.</p>			
			<p>10. Approach</p>			

			On this basis, it is considered Rathcoole settlement is designated a 'Self-Sustaining Growth Town' in line with the description set out under the RSES for the forthcoming Development Plan. Further growth in housing above the existing figures must be compact within the settlement boundary and managed in conjunction with planned social and physical infrastructure.
Environmental Assessments of Consequential Amendment arising from Material Amendment 2.1			Environmental Assessment: SEA: No likely significant environmental effects. AA: This amendment does not have potential for significant negative effects on European sites. SFRA: N/A
Environmental Assessments of Consequential Amendment arising from Material Amendment 2.12			Environmental Assessment: SEA: No likely significant environmental effects. AA: This amendment does not have potential for significant negative effects on European sites. SFRA: N/A
Environmental Assessments of Consequential Amendment arising from Material Amendment 2.13			Environmental Assessment: SEA: No likely significant environmental effects. AA: This amendment does not have potential for significant negative effects on European sites. SFRA: N/A

Appendix 11			
Amendment Ref	Page No.	Policy/Objective No.	Text/Policy/Objective Amendment Wording
Section 1 Executive Summary			
Consequential Amendment arising from Material Amendment 6.1	Pg6	Amend Section 1	<p>Amend Section 1 as follows:</p> <p>From:</p> <p><i>This Housing Strategy and Interim HNDA have demonstrated that at least 26% of all new households over the plan period will need State support to pay for house price / rent which is within their means. The 10% requirement under Part V alone is not sufficient to achieve the needs and will be supported by other housing support mechanisms. The findings of the Housing Strategy and Interim HNDA would support an increase in Part V provision, should it be forthcoming in any future legislation.</i></p> <p>To read:</p> <p><i>This Housing Strategy and Interim HNDA have demonstrated that at least 26% of all new households over the plan period will need State support to pay for house price / rent which is within their means. The 10% 20% requirement under Part V alone is not sufficient to achieve the needs and will be supported by other housing support mechanisms. The findings of the Housing Strategy and Interim HNDA would support an increase in Part V provision, should it be forthcoming in any future legislation.</i></p> <p>Environmental Assessment SEA: Amendment provides for positive inclusion. Positive environmental effects on SEOs. No likely significant environmental effects. AA: This amendment to text does not in itself have potential for significant negative effects on European sites. SFRA: N/A</p>
Section 3.1 Legislative Context			
Consequential Amendment arising from Material Amendment 6.1	Pg10	Amend Section 3.1	<p>Amend Section 3.1 as follows:</p> <p>From:</p> <p><i>3.1 Legislative Context</i> <i>The Housing Strategy is a requirement under Section 94 of the Planning and Development act 2000, as amended. The general requirements of the Act are as follows:</i></p>

Have regard to the most recent summary of social housing assessments prepared under section 21(a) of the Housing (Miscellaneous Provisions) Act 2009 that relate to the area of the Development Plan,
Consult with any body standing approved of for the purposes of section 6 of the Housing (Miscellaneous Provisions) Act 1992 in its functional area, and
Have regard to relevant policies or objectives for the time being of the Government or any Minister of the Government that relate to housing and, in particular, social integration in the provision of housing services.
The Housing Strategy also is required to take into account:
The existing need and the likely future need, alongside the estimated amount of housing:
for the purposes of the provision of social housing support within the meaning of the Housing (Miscellaneous Provisions) Act 2009, and
housing which is deemed to be affordable housing,
the need to ensure that housing is available for persons who have different levels of income,
the need to ensure that a mixture of house types and sizes is developed to reasonably match the requirements of the different categories of households, as may be determined by the Planning Authority, and including the special requirements of older persons and persons with disabilities, and
the need to counteract undue segregation in housing between persons of different social backgrounds.
Required in the area of the Development Plan during the period of the Development Plan and the estimate may state the different requirements for different areas within the area of the Development Plan.
For the purpose of making an estimate, the Planning Authority may exclude eligible persons who own or have previously owned a house.
A housing strategy shall provide that as a general policy a specified percentage, not being more than 10 per cent, of the land zoned for residential use, or for a mixture of residential and other uses, shall be reserved under Part V of the Acts for the provision of housing.
General policy shall not operate to prevent any person (including a local authority) from using more than 10 per cent of land zoned for residential use, or for a mixture of residential and other uses, for the provision of housing.

To read:

3.1 Legislative Context

The Housing Strategy is a requirement under Section 94 of the Planning and Development act 2000, as amended. The general requirements of the Act are as follows:

Have regard to the most recent summary of social housing assessments prepared under section 21(a) of the Housing (Miscellaneous Provisions) Act 2009 that relate to the area of the Development Plan,
Consult with any body standing approved of for the purposes of section 6 of the Housing (Miscellaneous Provisions) Act 1992 in its functional area, and
Have regard to relevant policies or objectives for the time being of the Government or any Minister of the Government that relate to housing and, in particular, social integration in the provision of housing services.

~~The Housing Strategy also is required to take into account:~~

- ~~▲ The existing need and the likely future need, alongside the estimated amount of housing:~~
- ~~○ for the purposes of the provision of social housing support within the meaning of the Housing (Miscellaneous Provisions) Act 2009, and~~
- ~~○ housing which is deemed to be affordable housing,~~
- ~~▲ the need to ensure that housing is available for persons who have different levels of income,~~
- ~~▲ the need to ensure that a mixture of house types and sizes is developed to reasonably match the requirements of the different categories of households, as may be determined by the Planning Authority, and including the special requirements of older persons and persons with disabilities, and~~
- ~~▲ the need to counteract undue segregation in housing between persons of different social backgrounds.~~
- ~~▲ Required in the area of the Development Plan during the period of the Development Plan and the estimate may state the different requirements for different areas within the area of the Development Plan.~~
- ~~▲ For the purpose of making an estimate, the Planning Authority may exclude eligible persons who own or have previously owned a house.~~
- ~~▲ A housing strategy shall provide that as a general policy a specified percentage, not being more than 10 per cent, of the land zoned for residential use, or for a mixture of residential and other uses, shall be reserved under Part V of the Acts for the provision of housing.~~
- ~~▲ General policy shall not operate to prevent any person (including a local authority) from using more than 10 per cent of land zoned for residential use, or for a mixture of residential and other uses, for the provision of housing.~~

The Housing Strategy also is required to take into account:

The existing need and the likely future need, alongside the estimated amount of:

			<p><i>Housing for the purposes of the provision of social housing support within the meaning of the Housing (Miscellaneous Provisions) Act 2009, Housing for eligible applicants within the meaning of Part 2 of the Affordable Housing Act 2021, and, Cost rental housing, required in the area of the development plan during the period of the development plan and the estimate may state the different requirements for different areas within the area of the development plan.</i></p> <p><i>The need to ensure that housing is available for persons who have different levels of income, The need to ensure that a mixture of house types and sizes is developed to reasonably match the requirements of the different categories of households, as may be determined by the Planning Authority, and including the special requirements of older persons and persons with disabilities, and The need to counteract undue segregation in housing between persons of different social backgrounds. The existing need and the likely future need for housing, in particular houses and duplexes, for purchase by intending owner-occupiers.</i></p> <p><i>Furthermore, the Housing Strategy is required to indicate as a percentage – not being more than 20 per cent – the land to be reserved for the provision of social, affordable and cost rental housing.</i></p> <p>Environmental Assessment SEA: Amendment provides for positive inclusion. Positive environmental effects on SEOs. No likely significant environmental effects. AA: This amendment to text does not in itself have potential for significant negative effects on European sites. SFRA: N/A</p>
Section 7.2 Social Rental Tenancy via the Local Authority			
Consequential Amendment arising from Material Amendment 6.1	Pg63 -64	Amend Section 7.2	<p>Amend Section 7.2 as follows:</p> <p>From:</p> <p><i>Provision of Social Housing under Part V of the Planning and Development Acts 2000 (as amended) While the provision of social housing via traditional Part V mechanism will continue to play a role in the delivery of social housing in SDCC, other delivery channels for social housing are likely to be more significant in terms of their potential to contribute to the social housing targets set out. The statutory context for the provision of social and affordable housing has changed under the Urban Regeneration and Housing Act 2015. The amendments include that there will be a requirement for up to 10% social housing in developments that are in excess of nine units. The use of cash payments in lieu of social housing provision is no longer allowed. Provision is made for the transfer of completed units on other land not subject to the planning permission to be provided.</i></p> <p>To read:</p> <p><i>Provision of Social Housing under Part V of the Planning and Development Acts 2000 (as amended) While the provision of social housing via traditional Part V mechanism will continue to play a role in the delivery of social housing in SDCC, other delivery channels for social housing are likely to be more significant in terms of their potential to contribute to the social housing targets set out. The statutory context for the provision of social and affordable housing has changed under the Affordable Housing Act 2021 and the Government's Housing for All plan. the Urban Regeneration and Housing Act 2015. The amendments include that there will be a requirement for up to 20% - minimum 10% Social and up to 10% Affordable (inclusive of cost rental) – for housing development that are in excess of four units. 10% social housing in developments that are in excess of nine units. The use of cash payments in lieu of social housing provision is no longer allowed. Provision is made for the transfer of completed units on other land within the County, not subject to the planning permission, to be provided.</i></p> <p>Environmental Assessment SEA: Amendment provides for positive inclusion. Positive environmental effects on SEOs. No likely significant environmental effects. AA: This amendment to text does not in itself have potential for significant negative effects on European sites. SFRA: N/A</p>
Section 7.6 Delivery and Targets			
Consequential Amendment arising from Material Amendment 6.1	Pg69	Amend Section 7.6 (Including Table 55)	<p>Amend Section 7.6 third paragraph page 69 as follows:</p> <p>From:</p> <p><i>Unlike the previous Development Plan, the Council has a significant pipeline of projects on Council owned land to deliver homes over the plan period in combination with Council Stock turnover and Capital Assistance Scheme. Part V requirements of the Planning and Development Acts, at 10%, form a key part of the social housing delivery in combination with RAS/Leasing/HAP which all form part of providing accommodation to households.</i></p>

Based on the above, and the remaining allocation set out under the Core Strategy of 17,817 units up to 2028, the following table sets out a breakdown of delivery to provide on the existing and projected housing needs of 8,415 units.

The estimated breakdown on how the social housing requirement will be met by this Housing Strategy and Interim HNDA is set out under Table 55. The figures set out are taken at a point in time during the preparation of the Strategy and have potential to change as needs arise and changes within Government Housing policy. As such, the figures listed in the table below may be subject to change as part of the mandatory two-year review process.

To read:

Unlike the previous Development Plan, the Council has a significant pipeline of projects on Council owned land to deliver homes over the plan period in combination with Council Stock turnover and Capital Assistance Scheme. Part V requirements of the Planning and Development Acts, at ~~10%~~ 20%, form a key part of the social housing delivery in combination with RAS/Leasing/HAP which all form part of providing accommodation to households.

Based on the above, and the remaining allocation set out under the Core Strategy of ~~17,817~~ 15,576 units up to 2028, the following table sets out a breakdown of delivery to provide on the existing and projected housing needs of 8,415 units.

The estimated breakdown on how the social housing requirement will be met by this Housing Strategy and Interim HNDA is set out under Table 55. The figures set out are taken at a point in time during the preparation of the Strategy and have potential to change as needs arise and changes within Government Housing policy. As such, the figures listed in the table below may be subject to change as part of the mandatory two-year review process.

Table 55: Projected Housing Requirements 2022 – 2028

Description	Households
Total Social Household Need – 2021 - 2028	8,415
Council Stock Turnover	900
Build programme delivering social units	3,300 3,104
RAS/Leasing/HAP	3,155 – 5000 2,859 - 5000
Capital Assistance Scheme	120
Part S (10% of Private Housing)	940
Part V (20%) Social – minimum 10% Affordable (inclusive of cost rental) – up to 10%	1,432
Private Housing	9,402 7,161
Total	17,817 15,576

Environmental Assessment

SEA: Amendment provides for positive inclusion. Positive environmental effects on SEOs. No likely significant environmental effects.

AA: This amendment to text does not in itself have potential for significant negative effects on European sites.

SFRA: N/A

Section 8.1.1 Housing Need			
Consequential Amendment arising from Material Amendment 6.1	Pg70	Amend Section 8.1.1	<p>Amend Section 8.1.1 Housing Need first paragraph as follows:</p> <p>From: This Housing Strategy and Interim HNDA has demonstrated that at least 26% of all new households over the plan period will need State support to pay for house price / rent which is within their means. The 10% requirement under Part V alone is not sufficient to achieve the needs and will be supported by other housing support mechanisms. The findings of the Housing Strategy and Interim HNDA would support an increase in Part V provision, should it be forthcoming in any future legislation.</p> <p>To read: This Housing Strategy and Interim HNDA has demonstrated that at least 26% of all new households over the plan period will need State support to pay for house price / rent which is within their means. The 10% 20% requirement under Part V alone is not sufficient to achieve the needs and will be supported by other housing support mechanisms. The findings of the Housing Strategy and Interim HNDA would support an increase in Part V provision, should it be forthcoming in any future legislation.</p> <p>Environmental Assessment SEA: Amendment provides for clarity and update. No likely significant environmental effects. AA: This amendment to text does not in itself have potential for significant negative effects on European sites. SFRA: N/A</p>
Section 8.2 Implementation of the Housing Strategy and Interim HNDA			
Consequential Amendment arising from Material Amendment 6.1	Pg71	Amend Section 8.2	<p>Amend Section 8.2 paragraphs 1-4 as follows:</p> <p>From: <i>8.2 Implementation of the Housing Strategy and Interim HNDA</i> <i>The Housing Supply aspect of the Housing Strategy and Interim HNDA proposes a series of policy measures aimed at addressing the requirements under Social Housing and ensuring that new development provide the mix and tenure options for current and future populations.</i> <i>A ten per cent social housing requirement will be applied in relation residential development or proposals where a mixed-use development, including residential is proposed on any zoning in the County. The Planning Authority will review the Part V requirements contained in this Plan if the legislation underpinning this requirement is amended.</i> <i>It is worth noting that Minister for Housing, Local Government and Heritage published the Affordable Housing Bill in January 2021 which provides for the introduction of three new schemes delivering on the Programme for Government commitment to put affordability at the heart of the housing system and prioritise the increased supply of affordable homes. These schemes will see:</i> <i>Local authorities deliver affordable homes for purchase on their lands for the first time in more than a decade.</i> <i>A new Affordable Purchase Shared Equity scheme where the State would provide equity support to households seeking to purchase homes in the private market but unable to secure the full mortgage to do so.</i> <i>The introduction of a new form of tenure in 'Cost Rental'. This legislation will provide the basis for the first 400 Cost Rental homes in the State which will be delivered in 2021 with many more in the pipeline in the years thereafter.</i> <i>Following the publication and enactment of the above into law, the Council shall review this Housing Strategy and Interim HNDA and update, as deemed appropriate.</i></p> <p>To read: <i>8.2 Implementation of the Housing Strategy and Interim HNDA</i> <i>The Housing Supply aspect of the Housing Strategy and Interim HNDA proposes a series of policy measures aimed at addressing the requirements under Social Housing and ensuring that new development provides the mix and tenure options for current and future populations.</i></p> <p>A ten per cent A twenty percent (20%) social housing requirement will be applied in relation to residential development or proposals where a mixed-use development, including residential is proposed on any zoning in the County under Part V of the Planning & Development Act 2000 as amended. The Planning Authority will review the Part V requirements contained in this Plan if the legislation underpinning this requirement is amended.</p>

~~It is worth noting that Minister for Housing, Local Government and Heritage published the Affordable Housing Bill in January 2021 which provides for the introduction of three new schemes delivering on the Programme for Government commitment to put affordability at the heart of the housing system and prioritise the increased supply of affordable homes. These schemes will see:~~

~~Local authorities deliver affordable homes for purchase on their lands for the first time in more than a decade.~~

~~A new Affordable Purchase Shared Equity scheme where the State would provide equity support to households seeking to purchase homes in the private market but unable to secure the full mortgage to do so.~~

~~The introduction of a new form of tenure in 'Cost Rental'. This legislation will provide the basis for the first 400 Cost Rental homes in the State which will be delivered in 2021 with many more in the pipeline in the years thereafter.~~

~~Following the publication and enactment of the above into law, the Council shall review this Housing Strategy and Interim HNDA and update, as deemed appropriate.~~

An additional obligation to provide for affordable and cost rental homes was introduced under the Affordable Housing Act 2021 and facilitates the 'Housing for All Plan – A new Housing Plan for Ireland', in delivering the Programme for Government commitment to put affordability at the heart of the housing system and prioritise the increased supply of affordable homes. The Housing for All Plan see the introduction of:

A new Local Authority-led Affordable Purchase Scheme where Local Authorities, working with delivery partners, will play a central role in the planning and provision of affordable homes through a new Affordable Purchase Scheme. The provisions of this scheme have been placed on a statutory basis in the Affordable Housing Act 2021.

A new shared-equity First Home Scheme where the State and participating banks will jointly support first-time buyers on moderate incomes to buy a new home.

A new form of tenure in 'Cost Rental' where the rent will be based on the cost of provision rather than on profit maximisation.

Housing for All also introduces incentives and measures to bring vacant and derelict properties back into residential use. #

Environmental Assessment

SEA: Amendment provides for positive inclusion. Positive environmental effects on SEOs. No likely significant environmental effects.

AA: This amendment to text does not in itself have potential for significant negative effects on European sites.

SFRA: N/A