Chapter 2: Core Strategy and Settlement Strategy – Material Amendments

The following are the proposed material amendments to Chapter 2. There are a number of consequential amendments to Chapter 2 Core Strategy and Settlement Strategy, Appendix 2 Part 1 Developing the Core Strategy and Appendix 2 Part 2 Core Strategy Methodology which are detailed at the end of this document.

Amendment Ref	Page No.	Policy/Objective No.	Text/Policy/Objective Amendment Wording
	NOTE: Amendment 2.1 relates to a number of sections of Chapter 2 relating to alignment of figures with the 6-year life of the plan and will be considered as one amendment.		
	Section 2.2 Executive Summary		
Amendment 2.1	28	Text Change - 2.2 Executive Summary	Amend text from: 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. To Read: 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.
	29	Text Change - 2.2 Executive Summary	Amend text from: ➢ 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. To Read: ➢ 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.

Section 2.5.5 Housing Supply Targets

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.

Section 2.6.1 Land Capacity Study

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

Settlement Type	Settlement Name	Residential (HA)		Residential (Units)		Mixed-Use (HA)		Mixed-Use (Units)		Total Potential (HA)	Total Potential (Units)
		Greenfield sites	Brownfield sites								
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	2064
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
	Templegoue, 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 2022 – 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 submission from EMRA Saggart has been adjusted to reflect its position in the settlement hierarchy.

Section 2.6.5 Core Strategy – 2022 – 2028 Development Plan

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	0	
	Templegoue, Walkinstown, Rathfarnham, Firhouse	-	0	0	0	0	0	0	0	0	0	0
	Clondalkin, Clonburris and Grange Castle	-	0	0	0	0	0	0	0	0	0	0
	Lucan, Adamstown, Palmerstown	Ash Park Court	.036	0	1	0	0	0	0	0	0.36	1
		Cooldrinagh	3.96	0	8	0	0	0	0	0	3.96	8*
	Citywest		0	0	0	0	0	0	0	0	0	0
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)**

54 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	2016 persons	2016 units & share (%)	Estimated Built 2016-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	2,000 (11%)	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	78,166	28,503 (30%)	1,750 (30%)	55.91	1,953 (11%)	32,206 (27%)	85,264 (26%)	+7,098 (9%)
	Clondalkin, 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%)	24,039 (20%)	68,483 (21%)	+9,483 (16%)
	Citywest	8,238	2,503 (3%)	1,164 (20%)	78.52	2,833 (16%)	6,502 (5%)	15,900 (5%)	+7,662 (93%)
Sub-Total		**262,638**	**89,420 (94%)**	**5,454 (93%)**	**413**	**16,503 (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 Town: Newcastle		3,093	1,109 (1%)	100 (2%)	32.66	638 (3.6%)	1,847 (2%)	5,039 (2%)	+1,946 (63%)
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 (5%)	+4,402 (42%)
Urban Aggregate		273,215	93,270 (98%)	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**	**325,285**	**46,518 (+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~~7~~ to Q4 2020 and share (%)	Total Land (HA) 202~~1~~2 - 2028	Total Housing (Units) 202~~1~~2 – 2028 and share (%)	Total 2028 units and share (%)	Target 2028 persons and share (%)	Population Growth from2016 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%)
	Templegoue, 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%)**	~~443~~ 375	~~16,503~~ 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	5,579 (2%)	+27 +(0.5%)
South Dublin Totals		278,767	94,892	5,914	~~474~~ 428	~~17,817~~ 15,576	118,623	~~326,385~~ 325,423	~~46,518~~ 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.

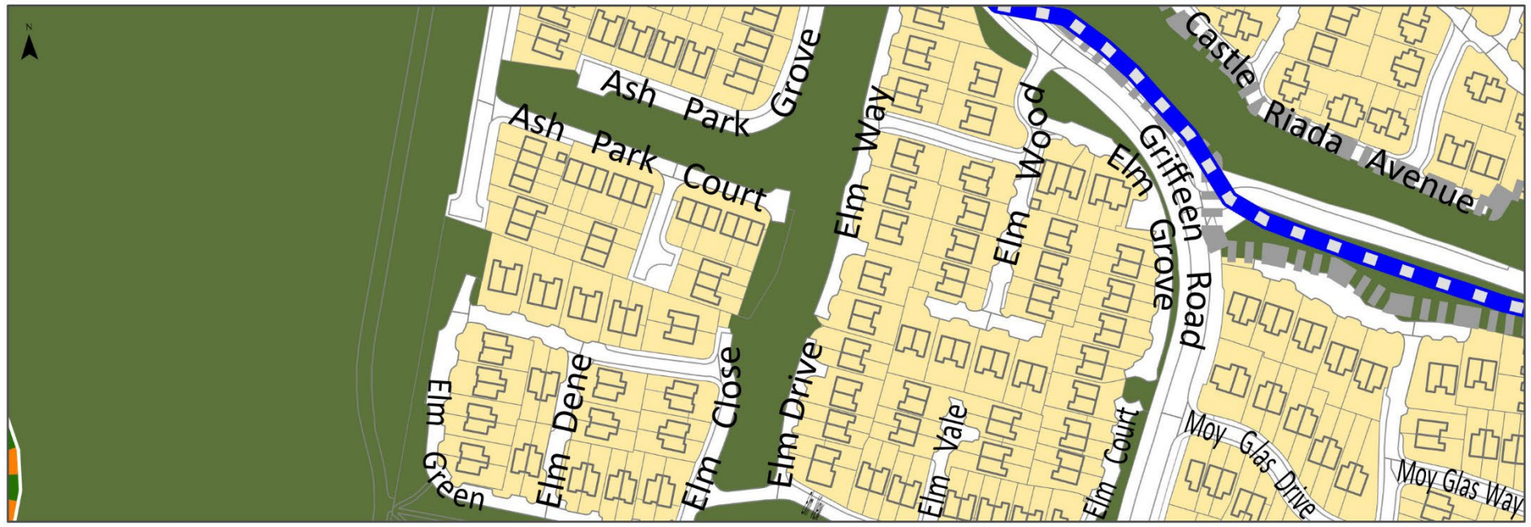
Section 2.5.1 South Dublin County Population - Baseline			
Amendment 2.2	39	Insert New Text - 2.5.1 South Dublin County Population - Baseline	As per EMRA Requirements Insert new text after Table 4 to read: **The population projections for the County over the plan period 2022 – 2028 have been applied 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.**
Section 2.5.5 Housing Supply Targets			
Amendment 2.3	47	New CS1 Objective 4 - 2.5.5 Housing Supply Targets	New CS1 Objective 4 to be added to read: **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.**
Section 2.6.1 Land Capacity Study			
Amendment 2.4	48	CS2 Objective 1 -- 2.6.1 Land Capacity Study	Amend text from: 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. 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 **commence in 2022 and** provide a framework for the sequential and phased development of the lands, integrating sustainable transport, land use and blue and green infrastructure. The 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. **Note: All references to Naas Road/Ballymount Lands throughout Chapter 2 to be updated to City Edge/City Edge Strategic Framework.**
Amendment 2.5	48	CS2 Objective 2 - 2.6.1 Land Capacity Study	Amend text from: 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. To read: To facilitate a co-ordinated approach and vision to any future sustainable development of the ~~Naas Road Framework~~ **City Edge** area in **collaboration with Dublin City Council,** and all relevant stakeholders including the local community **and existing businesses, having regard to their operational needs**, and ensure that the needs of the existing and new community will be met, and the provision of necessary community and physical infrastructure is delivered in tandem with any new development.
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	Amend CS3 Objective 3 from: 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. 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. To read: 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.** 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.
Amendment 2.7	59	Vacant Sites - 2.6.7 Monitoring of Growth / Active Land Management	New Text under the heading Vacant Sites to be added to read: Vacant development sites are both a challenge and an opportunity for the County to provide additional housing, employment and other uses. Active land management, including the implementation of the vacant site levy, is key to realising the vision and objectives of the Core Strategy. The Urban Regeneration and Housing Act, 2015 provides for a levy to be applied on vacant sites in residential and regeneration zoned lands, which are suitable for housing but are not coming forward for development. The Act sets out two classes of land to which the levy may apply: Residential land, under Section 10 (2)(a) and Section 10(2)(h) of the Planning Act 2000 (as amended).

			In accordance with the Urban Regeneration and Housing Act, 2015, it is a key pillar of the Development Plan to promote the appropriate development and renewal of areas that are in need of regeneration, identified having regard to the Core Strategy, in order to prevent: adverse effects on existing amenities in such areas, in particular as a result of the ruinous or neglected condition of any land; urban blight and decay; anti-social behaviour; or a shortage of habitable houses or of land suitable for residential use or a mixture of residential and other uses. **Under Housing Policy Objective 15.2 of Housing for All, a new tax to activate land for residential purposes, and which will in time replace the Vacant Site Levy, has been introduced by the Department of Finance and the Revenue Commissioners in conjunction with the Department of Housing, Local Government and Heritage. The Residential Zoned Land Tax provisions of the Finance Act 2021 set out criteria to facilitate the identification of lands which fall within the scope of the tax, the aim of which is to activate and bring forward the development of housing on lands that are suitably zoned and serviced, as indicated on maps to be prepared by planning authorities for their respective functional areas. These maps are to be based on the local authority development plan and where relevant, local area plan zoning maps. The Residential Zoned Land Tax will come into operation on 1st February 2024 and will replace the Vacant Site Levy, which will remain operational until the new tax measure comes into effect.**
Section 2.6.8 Employment Lands			
Amendment 2.8	61	Text Change - 2.6.8 Employment Lands	Amend text from: **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: • 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). 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. To read: **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: • ~~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). **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**. 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.

Amendment 2.9	62	New CS5 Objective 5 - 2.6.8 Employment Lands	New CS5 Objective 5 to be added to read: **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:** • **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.**
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	Insert a New CS7 SLO 1 to read: **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.** AND Amend Map No. 1 to change from: Objective OS – Open Space – '*To preserve and provide for open space and recreational amenities*' to **Objective RES - Existing Residential – '*To protect and/or improve residential amenity*'.**

Proposed Amendment Ref: 2.10



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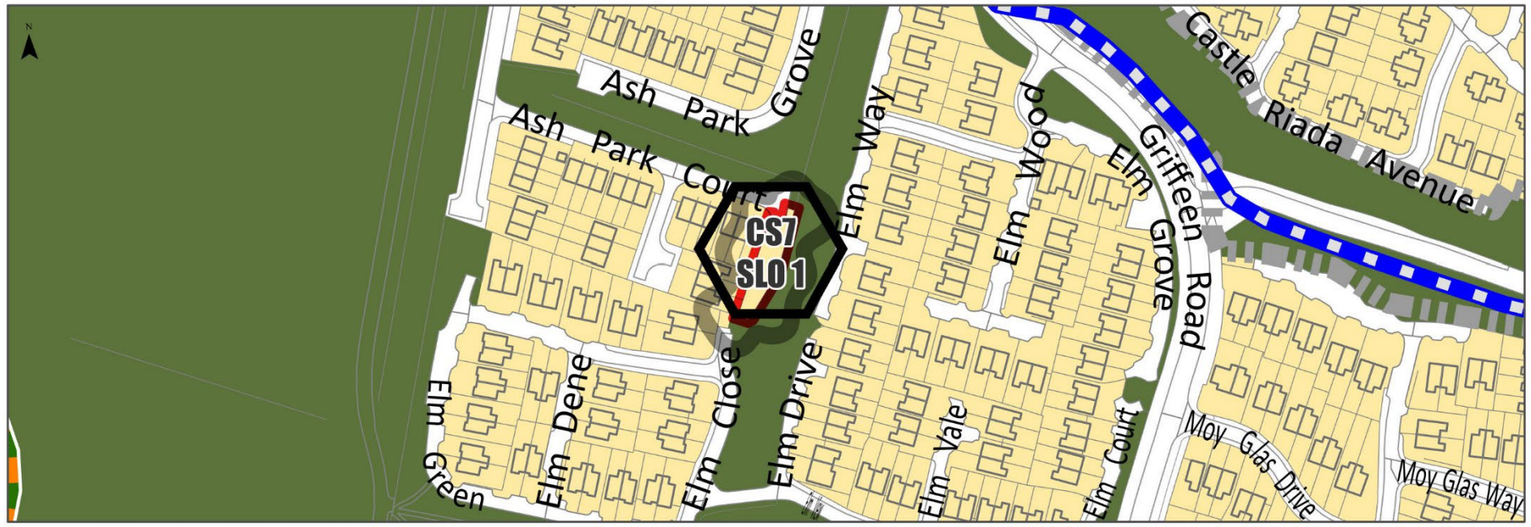
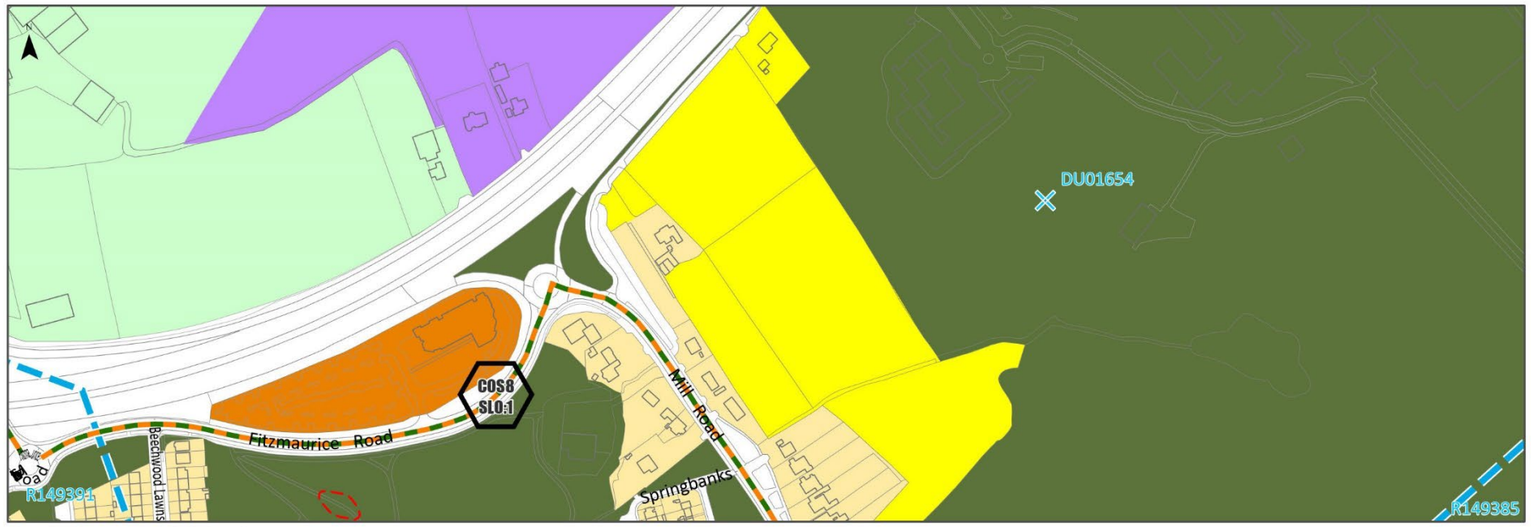


Proposed Amendment: Land Use Zoning OS to RES SLO Added

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	Amend text from: 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. 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.**
	71	New CS8 SLO 1 - 2.7.2 Self-Sustaining Growth Towns / Self-Sustaining Town And Amend Map No. 8	New CS8 SLO 1 to be added to read: **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.**

Proposed Amendment Ref: 2.11



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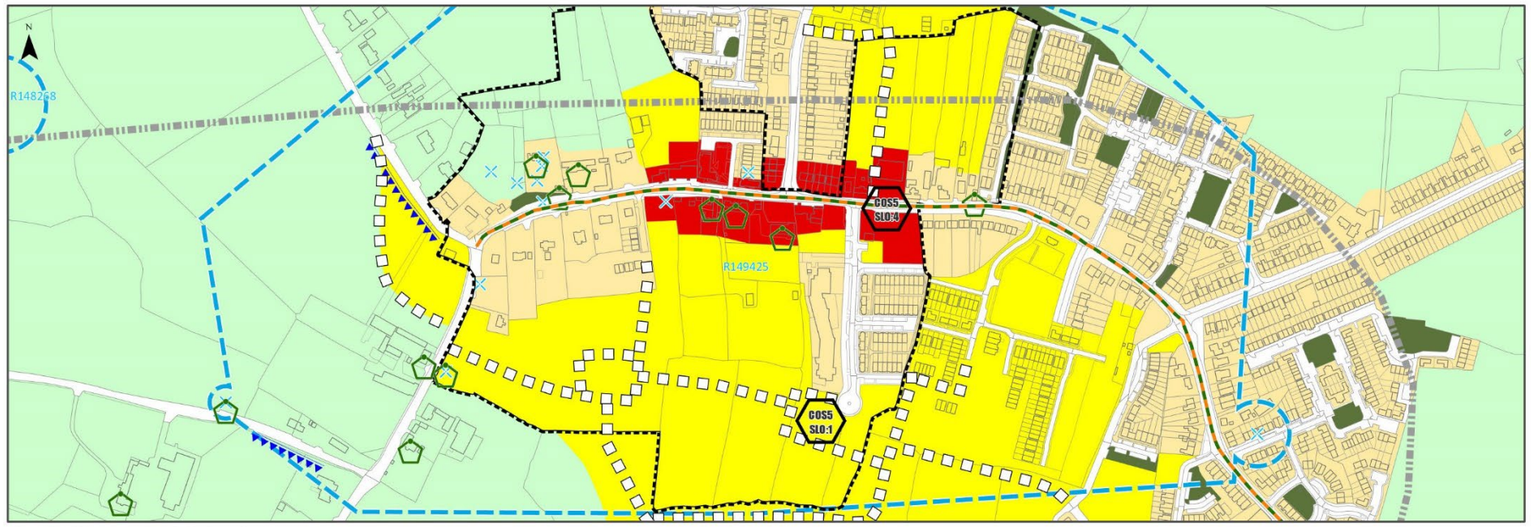
Proposed Amendment: SLO added

Section 2.7.2 Self-Sustaining Growth Towns / Self-Sustaining Town - Newcastle			
Amendment 2.12	71	Text Change - 2.7.2 Self-Sustaining Growth Towns / Self-Sustaining Town	Amend text from: 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. To Read:

			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.**
	72	New CS9 Objective 4, CS9 SLO1, CS9 SLO2, CS9 SLO3, CS9 SLO4 - 2.7.2 Self-Sustaining Growth Towns / Self-Sustaining Town And Amend Map No. 7	Amend text from: 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 to provide for the growing population. To Read: 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.** And New CS9 Objective 4, CS9 SLO1, CS9 SLO2, CS9 SLO3, CS9 SLO4 to be added to read: **CS9 Objective 4: To facilitate and commit to the delivery of new residential development in a coordinated manner, ensuring alignment with investment infrastructure and supporting amenities and services. Such measures shall be delivered through appropriate phasing in line with CS9 SLO1, SLO2, SLO3 and SLO4.** **CS9 SLO1: To facilitate and commit to the delivery of Phase 1 residential lands at Burgage North in tandem with the delivery of 2 new street connections to main street and the provision of a new local park c. 0.3ha.** **CS9 SLO2: To facilitate and commit to the delivery of Phase 1 residential lands at Burgage North to the north of St. Finian's Community Centre which reserve suitable lands to facilitate the extension of the existing community centre.** **CS9 SLO3: A sequentially phased programme to be submitted alongside any planning application on the subject lands which provides for the delivery of the following in tandem with development or as described 1) No more than 200 units to be permitted before the commencement of the remaining lands of c. 1.4ha to provide for the full Taobh Chnoic Park to the south 2) Urban Park/Square c. 1ha in size (Burgage South Park), 3) East-West Link Street, 4) Sean Feirm Park c. 0.2ha in size, 5) a portion of Tower House Park c. 0.1ha. All applications shall demonstrate to the satisfaction of the Planning Authority how they are supporting the delivery of North South Street connections to the Main Street.** **With regards delivery of a new primary school at Taobh Chnoic, the timing of this will be subject to educational needs in consultation with the Department of Education. Prior to completion of 200 units confirmation to be provided from the Department of Education on the transfer of lands to provide for the school, subject to their confirmation of need.** **CS9 SLO4: To commit to only facilitate the delivery of Phase 2 residential lands once identified infrastructure comprising of the Urban Park/Square c. 1ha in size, the additional 1.4ha for Taobh Chnoic Park and the East/West Link Street required within Phase 1 have been delivered to the satisfaction of the Planning Authority** **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



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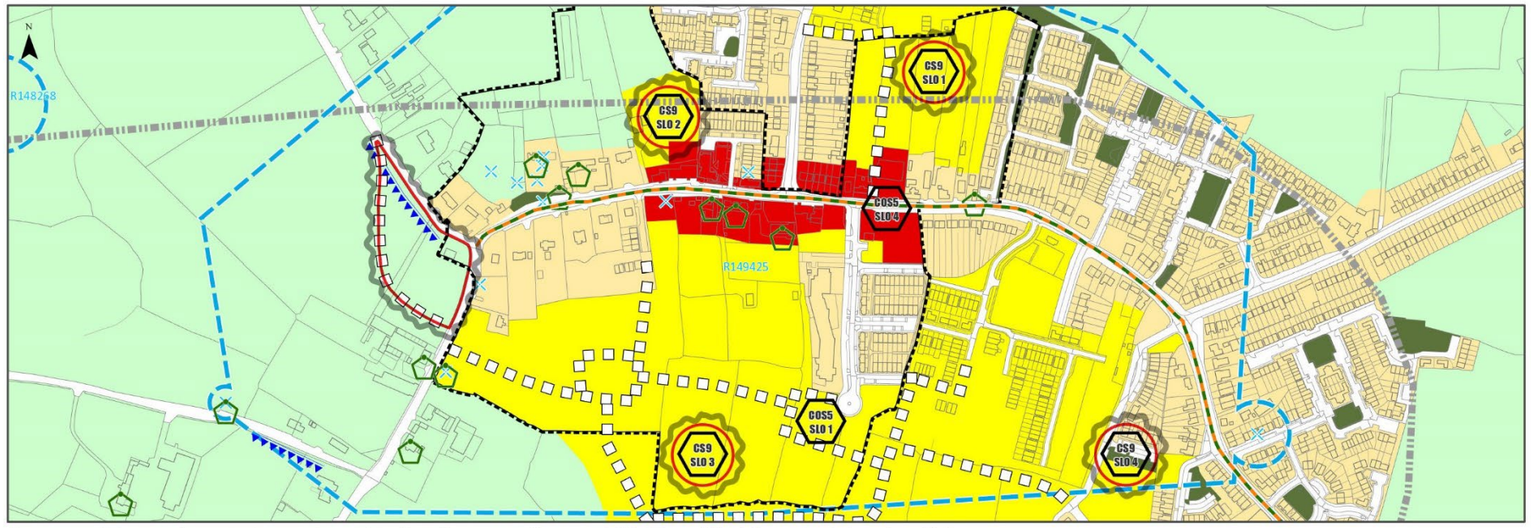
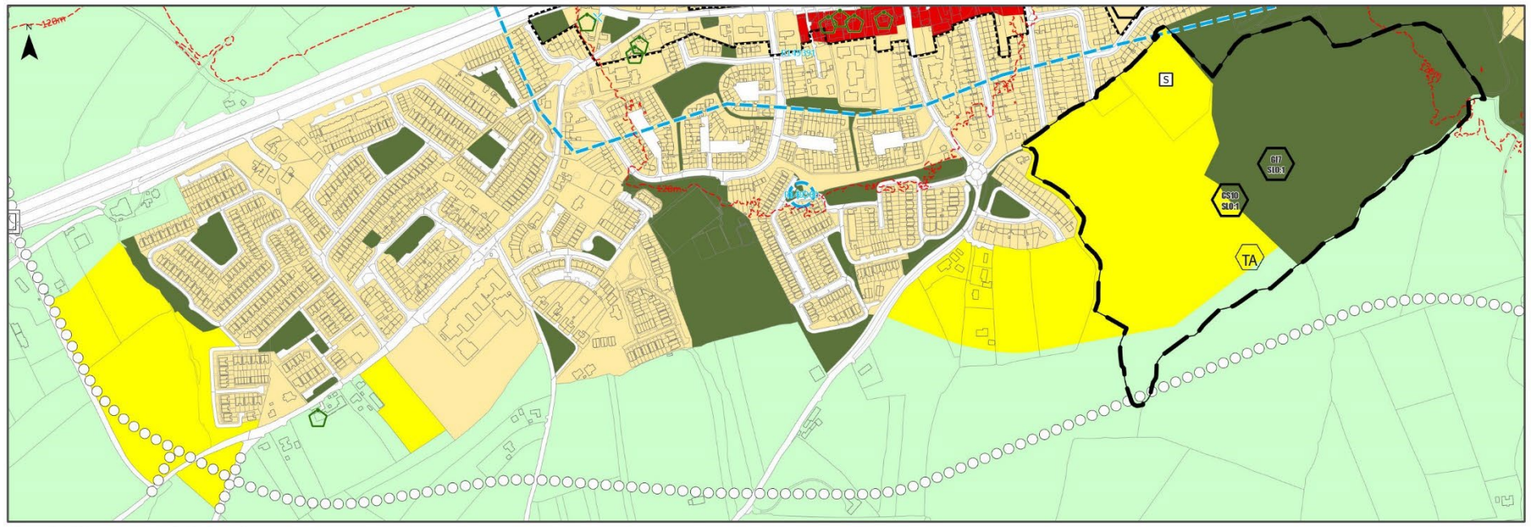


Proposed Amendment: Amendment to land use zoning and SLO's added (see text for details)

Section 2.7.2 Self-Sustaining Growth Towns / Self-Sustaining Town – Rathcoole			
	73	Text Change - 2.7.2 Self-Sustaining Growth Towns / Self-Sustaining Town	Amend text from: 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. To Read:

Amendment 2.13			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.**
	73	New - 2.7.2 Self-Sustaining Growth Towns / Self-Sustaining Town And Amend Map No7 and No.8	Amend text from: 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. 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. To Read: 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.** 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. 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.~~ And New CS10 Objective 4, CS10 SLO1 and CS10 SLO2 to be added to read: **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.** **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.** **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.** **And:** Amend Maps No. 7 and No. 8 revising the zoning as indicated in the maps below from RES N New Residential to RU Rural, from OS Open Space to RU Rural, from OS Open Space to RES-N New Residential on lands adjacent to Rathcoole Park to the southeast of Rathcoole and removing the boundary of CS10 SLO1, Adjusting the location of the school site and Traveller Accommodation map based objectives 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 and from RES-N New Residential to RU Rural.

Proposed Amendment Ref: 2.13



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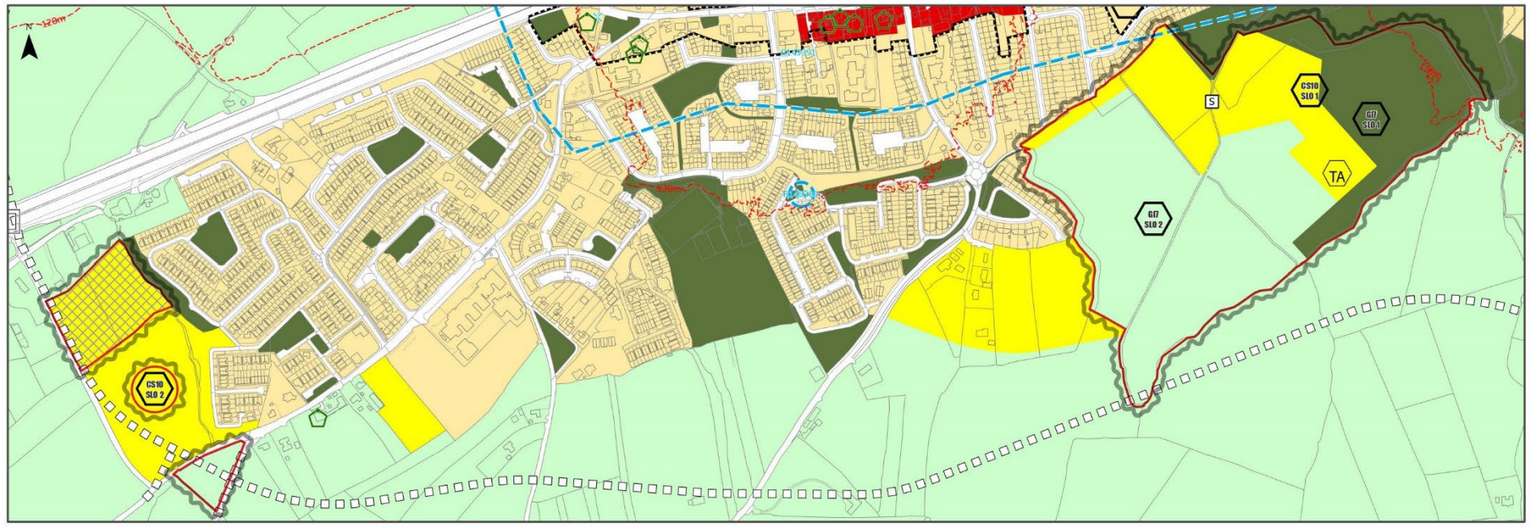
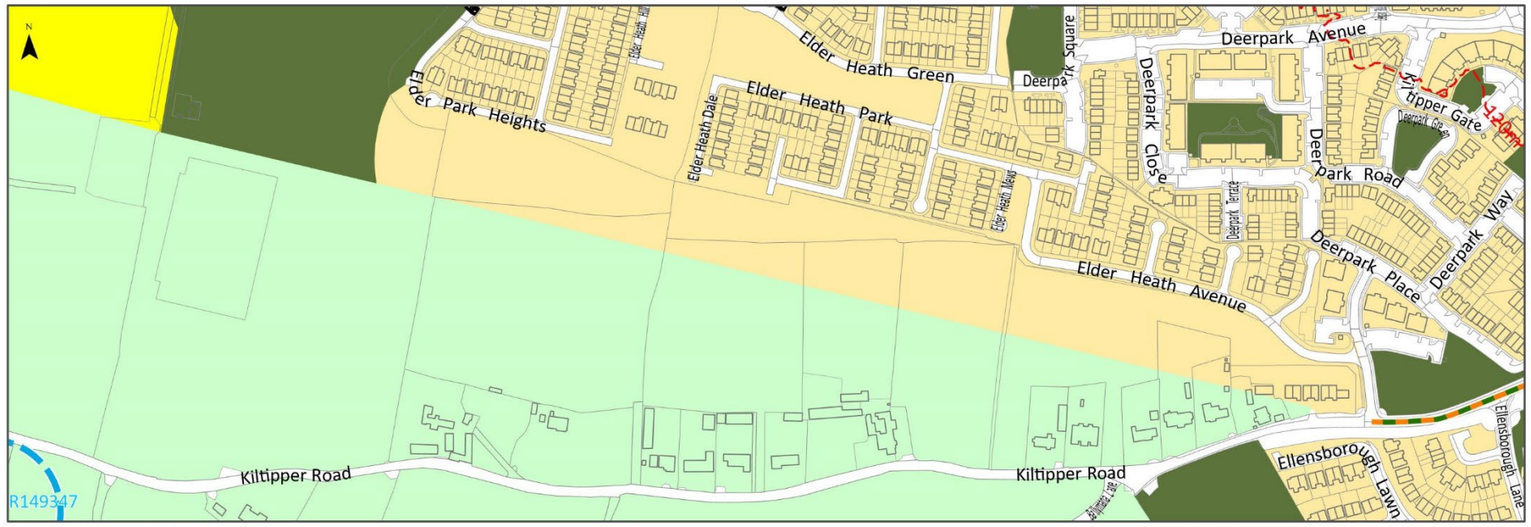
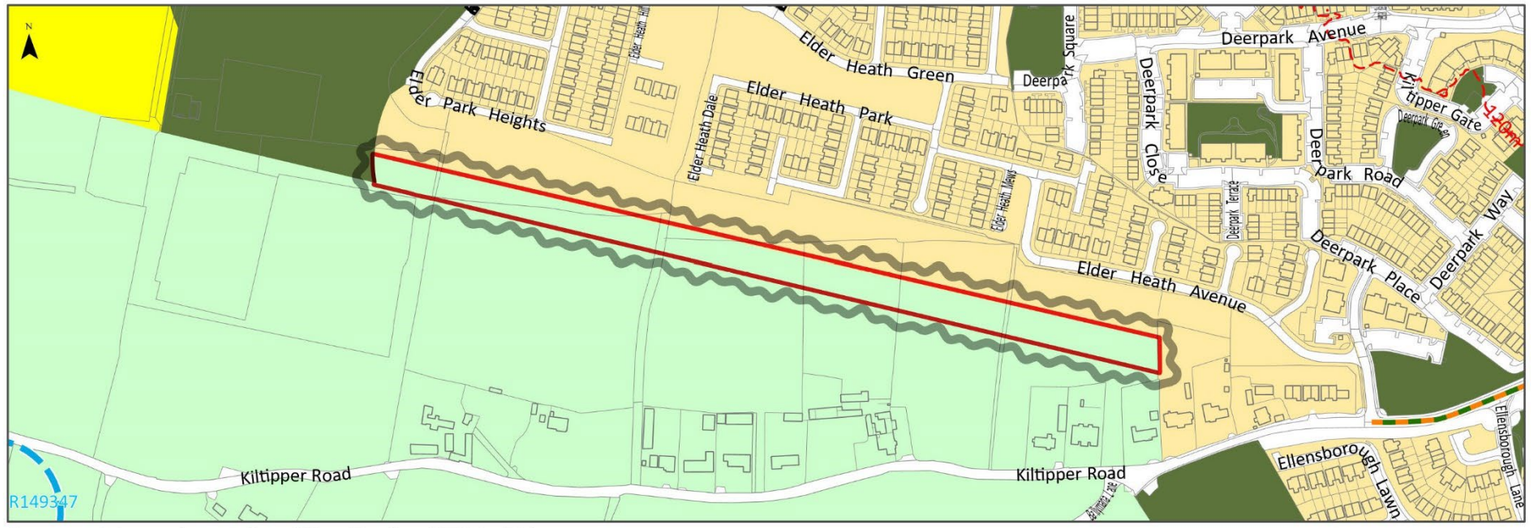
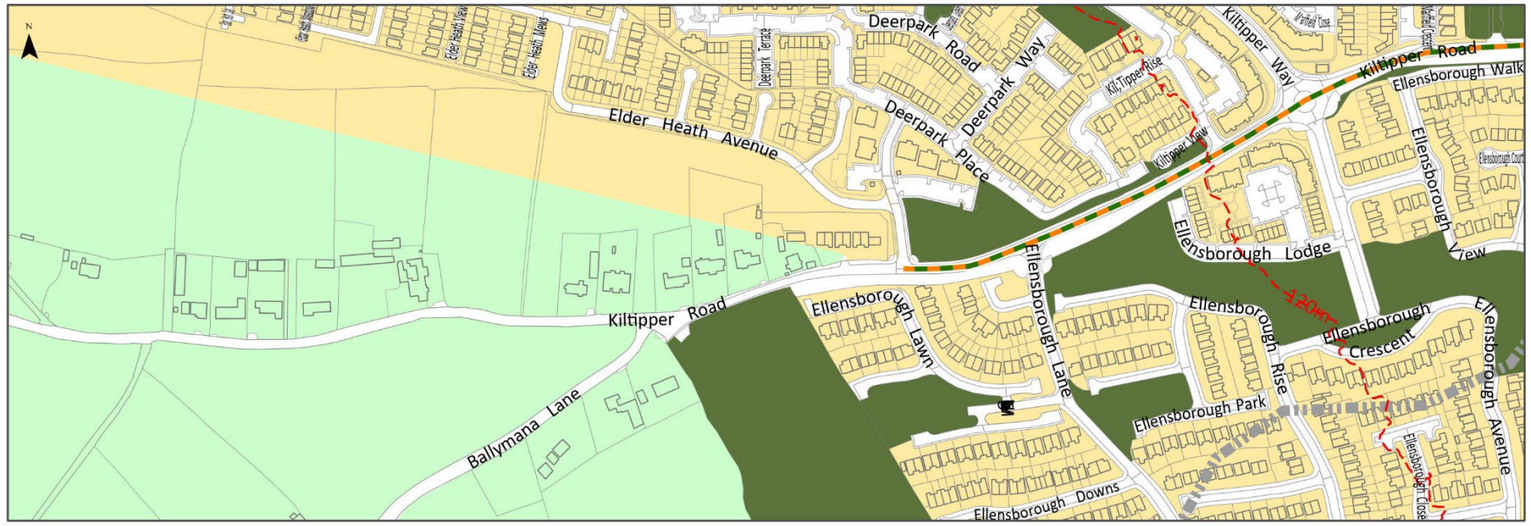
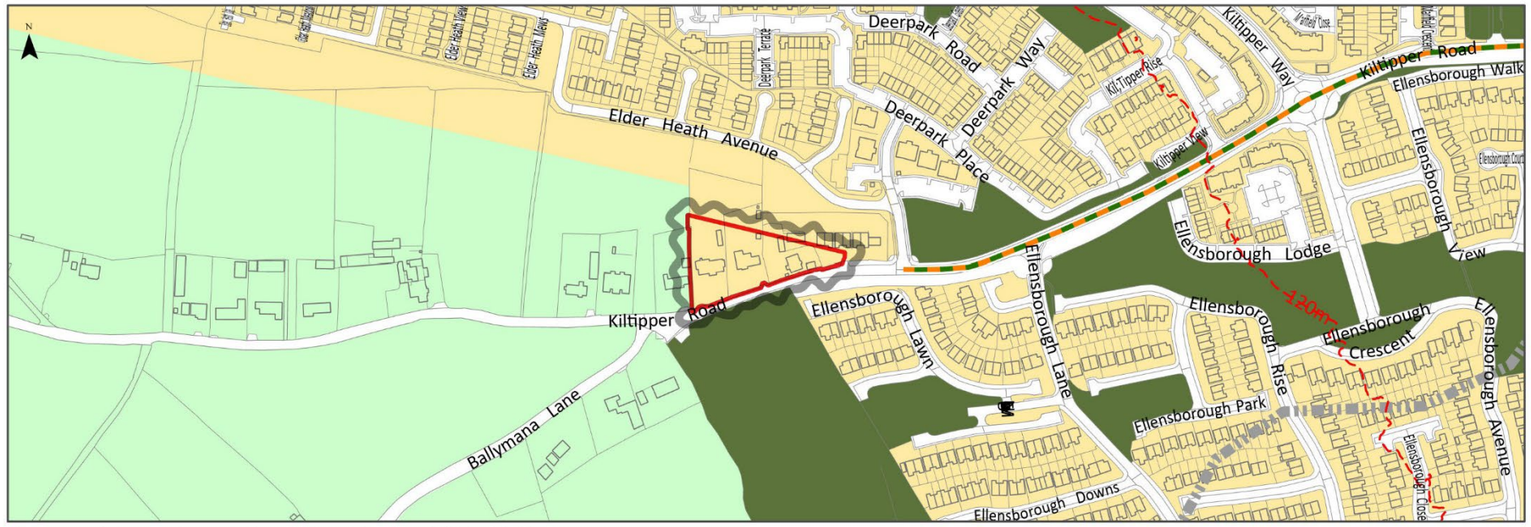
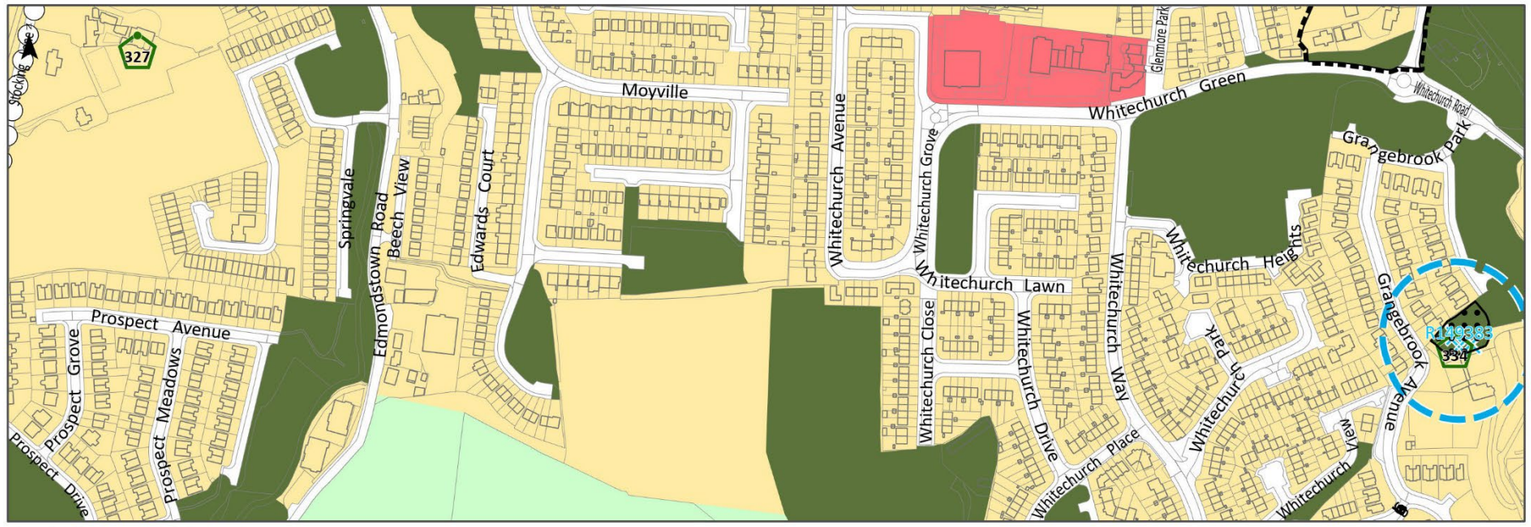
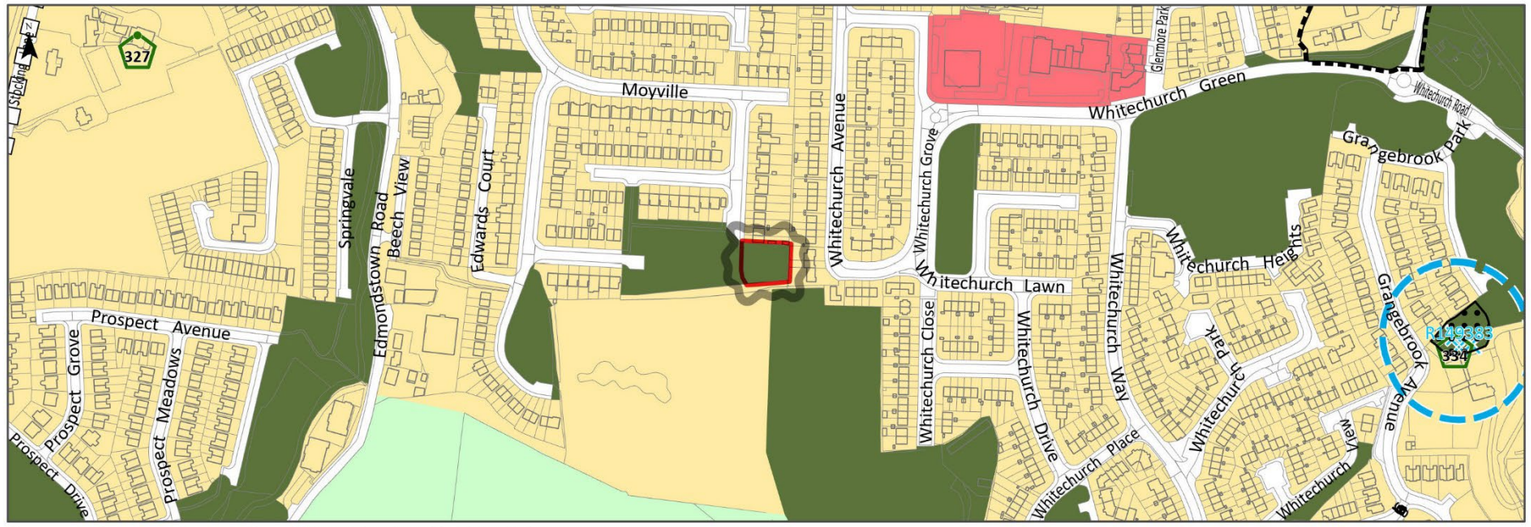


Proposed Amendment: Various amendments to land use zoning and objectives (see text for details)

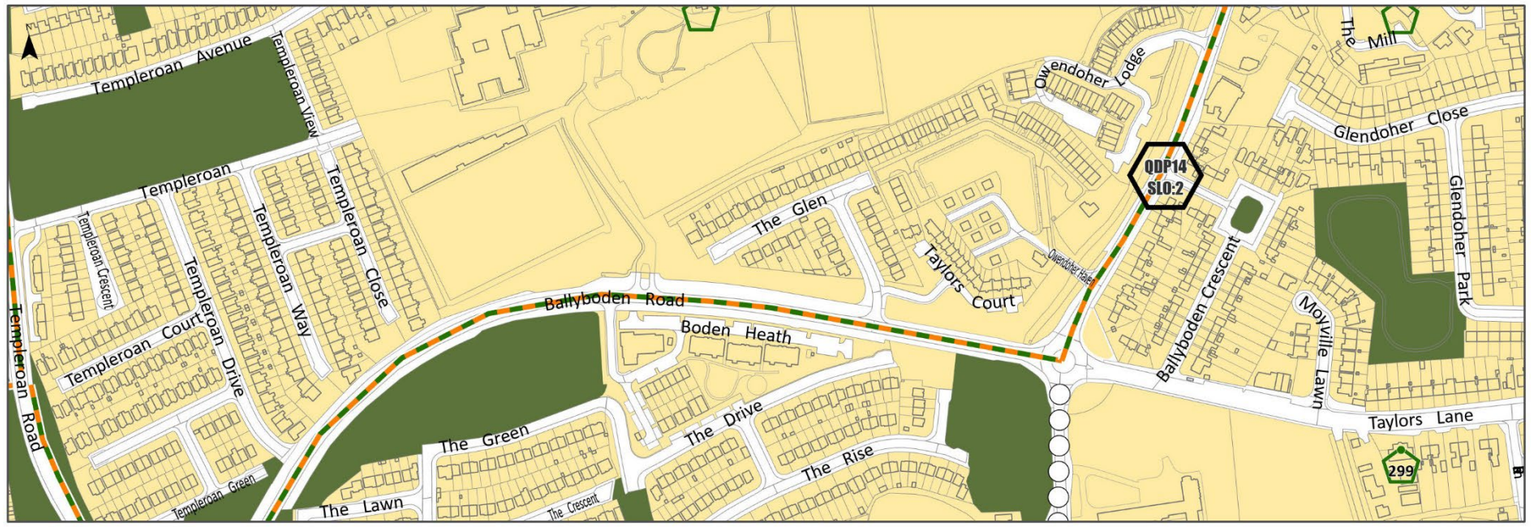
Individual Zoning Amendment			
Amendment 2.14	Map No. 9	Map No. 9 – Elder Heath	Amend Map No. 9 from zoning **Objective RES - Existing Residential to accurately align with 60m clearance and safety zone of the existing Carrickmines-Dunstown 220kV transmission line.** **And**

			Amend Map No. 9 to rezone where the lands extended south beyond the 60m clearance, Objective RU - *'To protect and improve rural amenity and to provide for the development of agriculture'* 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**
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*' **Proposed Amendment Ref: 2.15**  **Draft Plan as Published**  **Proposed Amendment: Land Use Zoning RU to RES**
Amendment 2.16	Map No. 10	Map No. 10 - Moyville	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: 2.16**  **Draft Plan as Published**  **Proposed Amendment: Land Use Zoning RES to OS**
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



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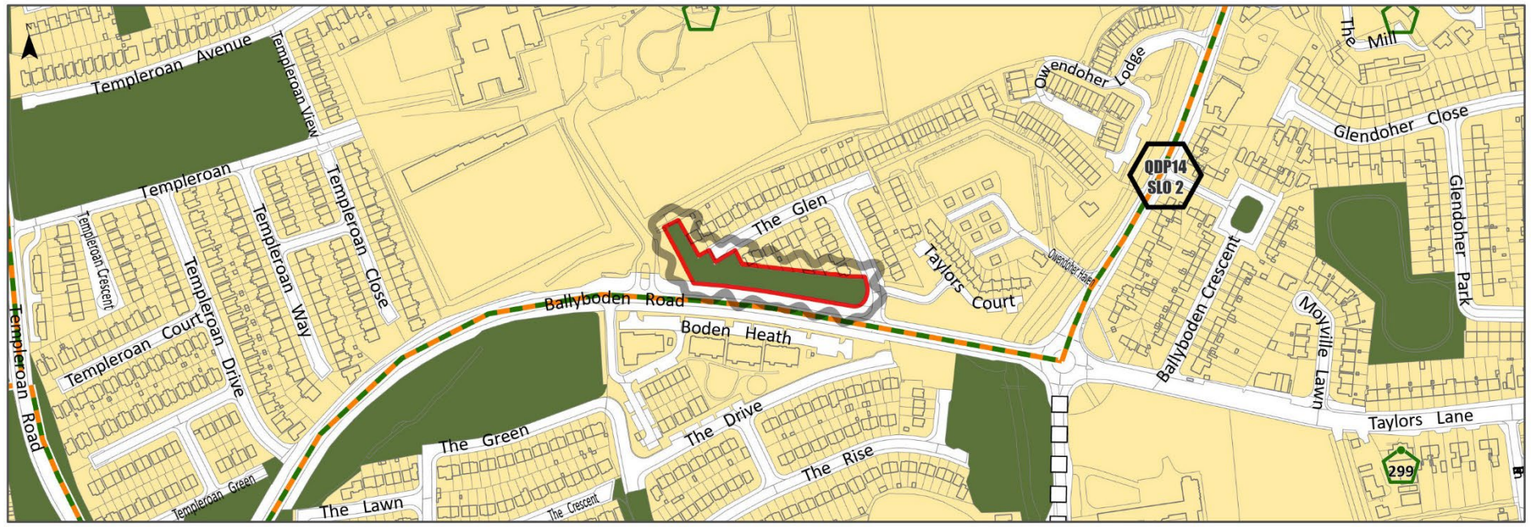
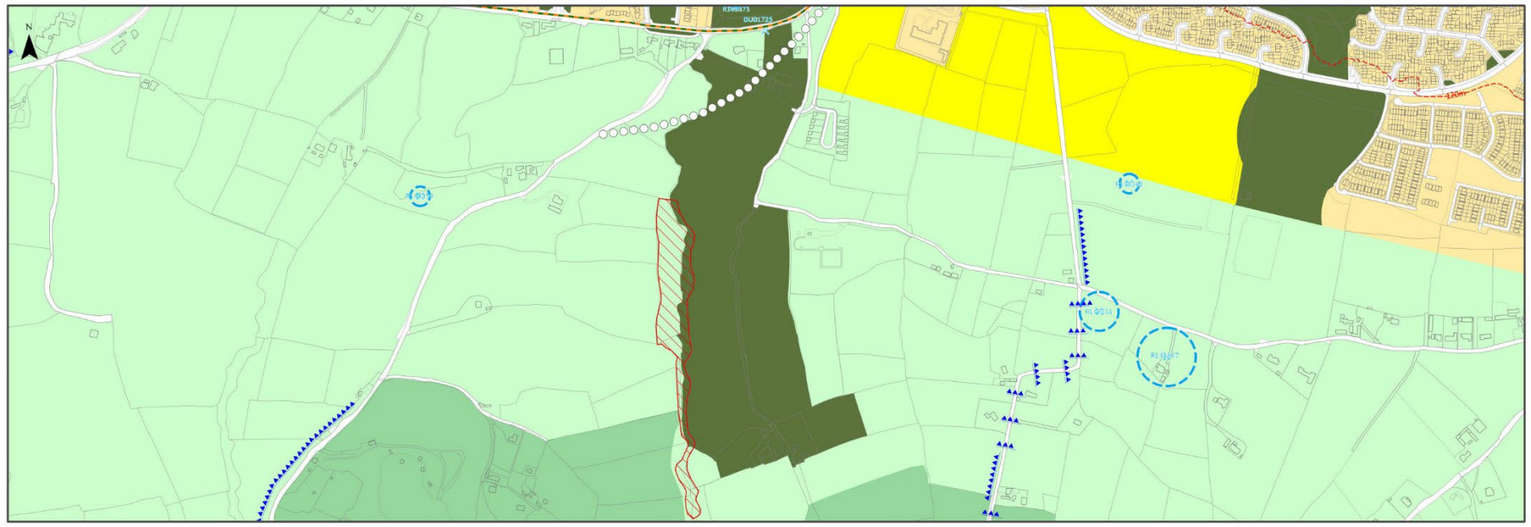
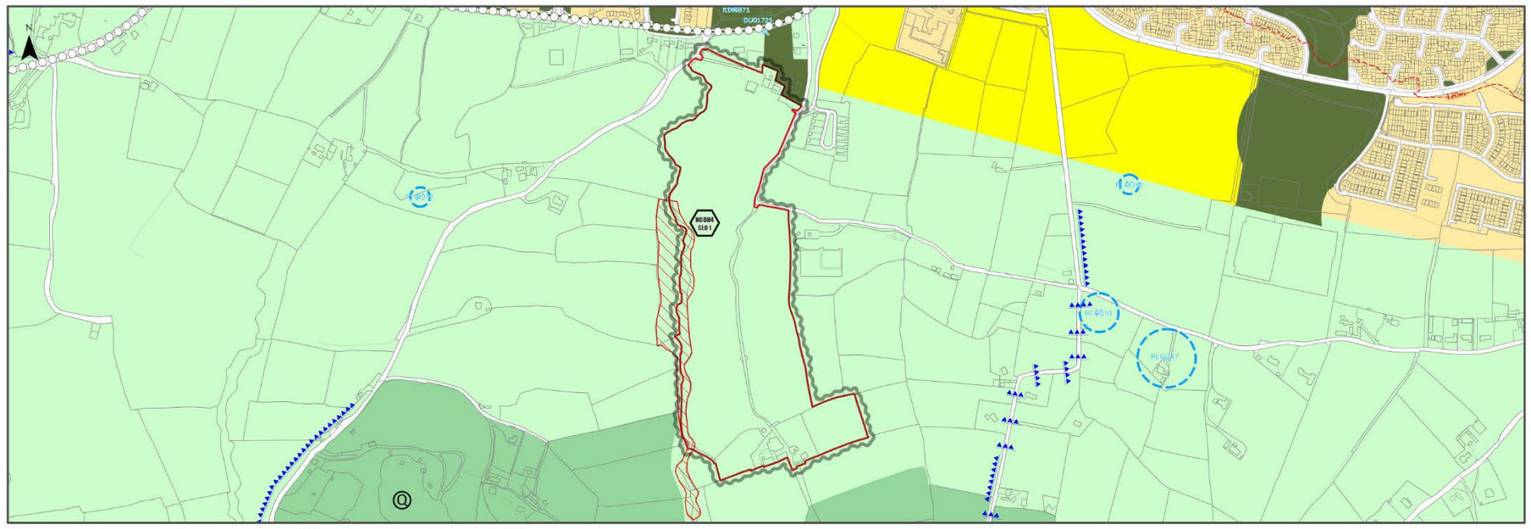
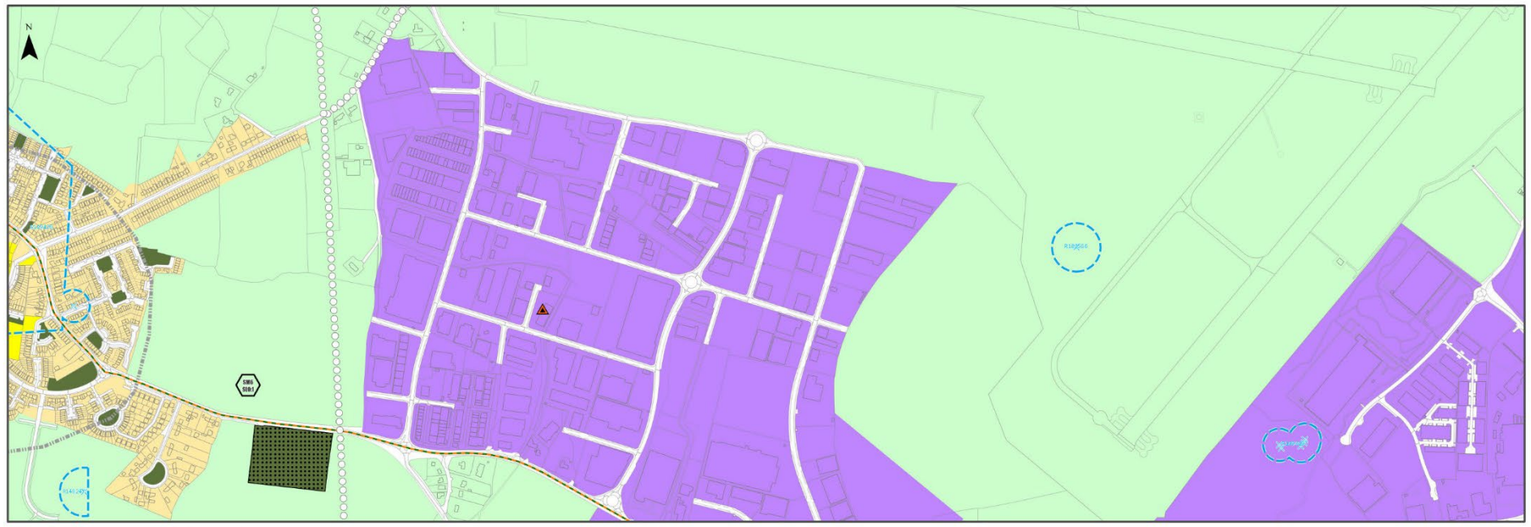
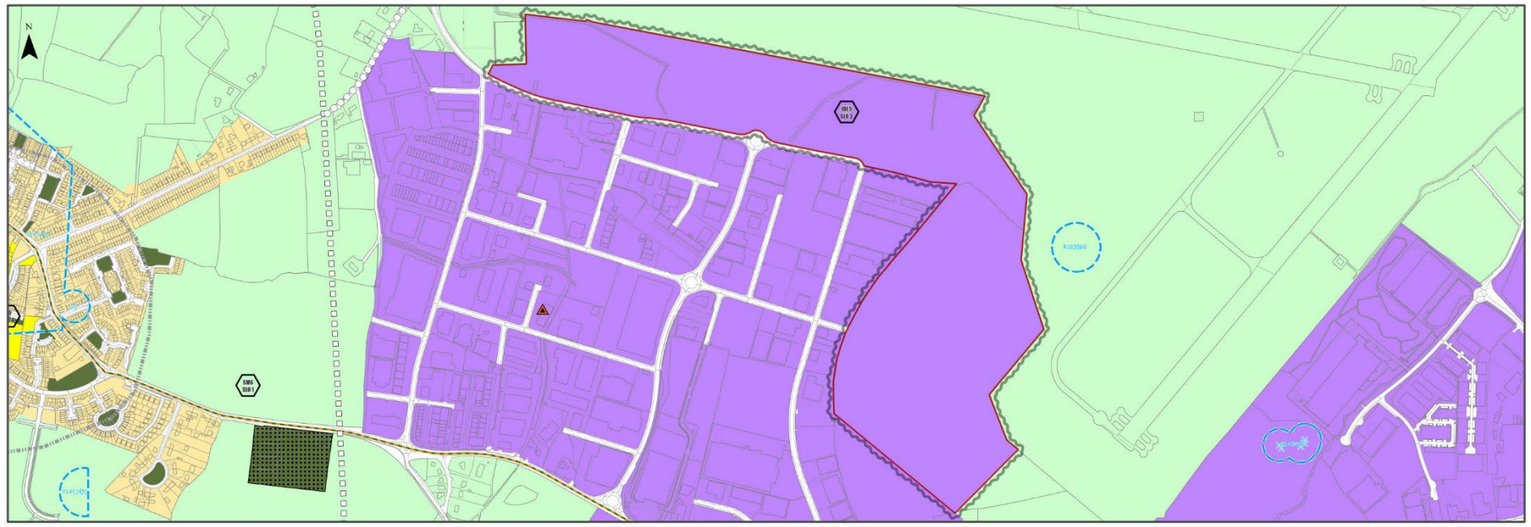


Proposed Amendment: Land Use Zoning RES to OS

Amendment 2.18	Map No. 8	Map No. 8 – Mount Seskin	Amend Map No. 8 to change from Objective OS – Open Space – '*To preserve and provide for open space and recreational amenities*' **To** **Objective RU - '*To protect and improve rural amenity and to provide for the development of agriculture*'**

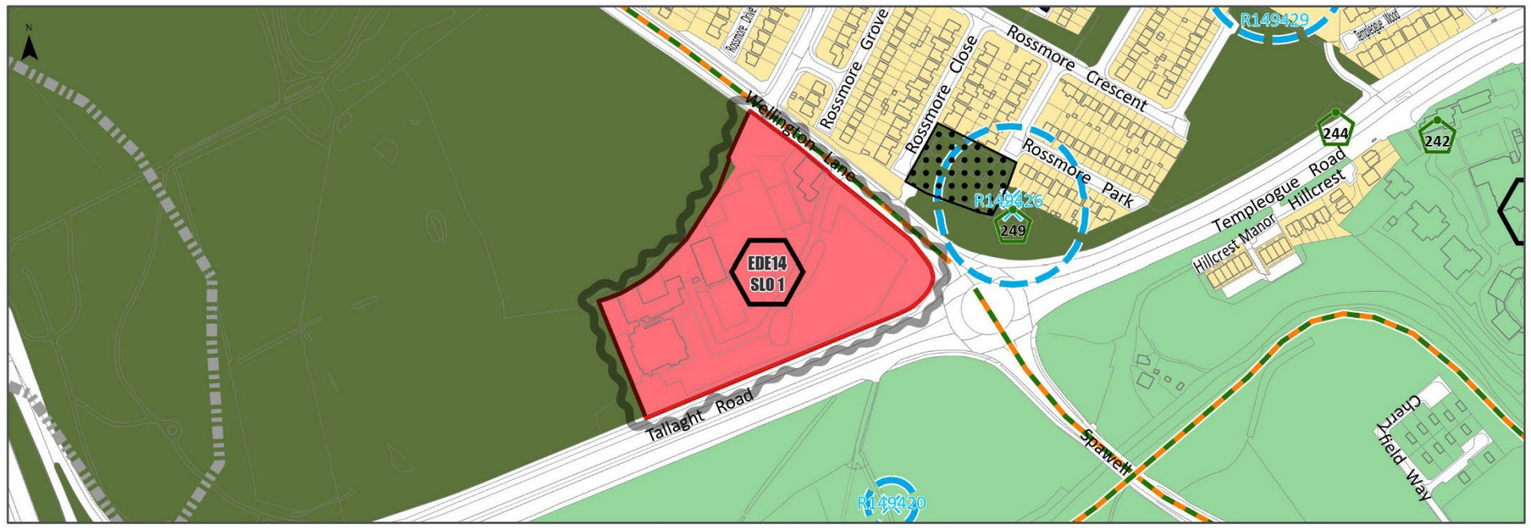
			Proposed Amendment Ref: 2.18  **Draft Plan as Published**  **Proposed Amendment: Land Use Zoning OS to RU**
Amendment 2.19	Map. No. 9	Map. No 9 – Whitestown Way	Amend Map 9 to change from: Objective EE – '*To provide for enterprise and employment related uses'* **To** **Objective REGEN – '*To facilitate enterprise and/or residential led regeneration subject to a development framework or plan for the area incorporating phasing and infrastructure delivery*.'**

			Proposed Amendment Ref: 2.19 **Draft Plan as Published** **Proposed Amendment: Land Use Zoning EE to Regen**
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.**

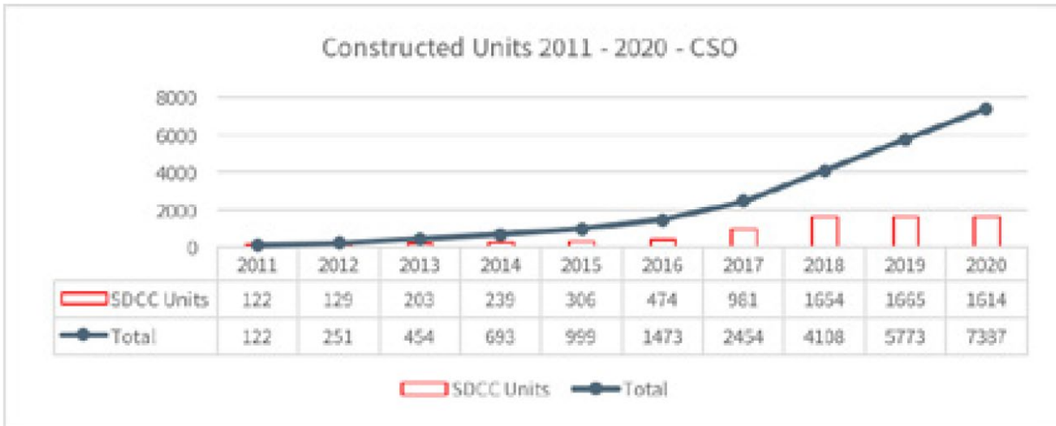
			Proposed Amendment Ref: 2.20  **Draft Plan as Published**  **Proposed Amendment: Land Use Zoning RU to EE**
Amendment 2.21	Map No. 6	Map No. 6 - Spawell	Amend Map No. 6 From: Objective OS – Open Space – '*To preserve and provide for open space and recreational amenities'* **To:** Objective LC – Local Centre – '*To protect, improve and provide for the future development of Local Centres'* **Note: Specific Local Objective for these additional Local Centre lands. See Amendment Ref. 9.11**

Proposed Amendment Ref: 2.21

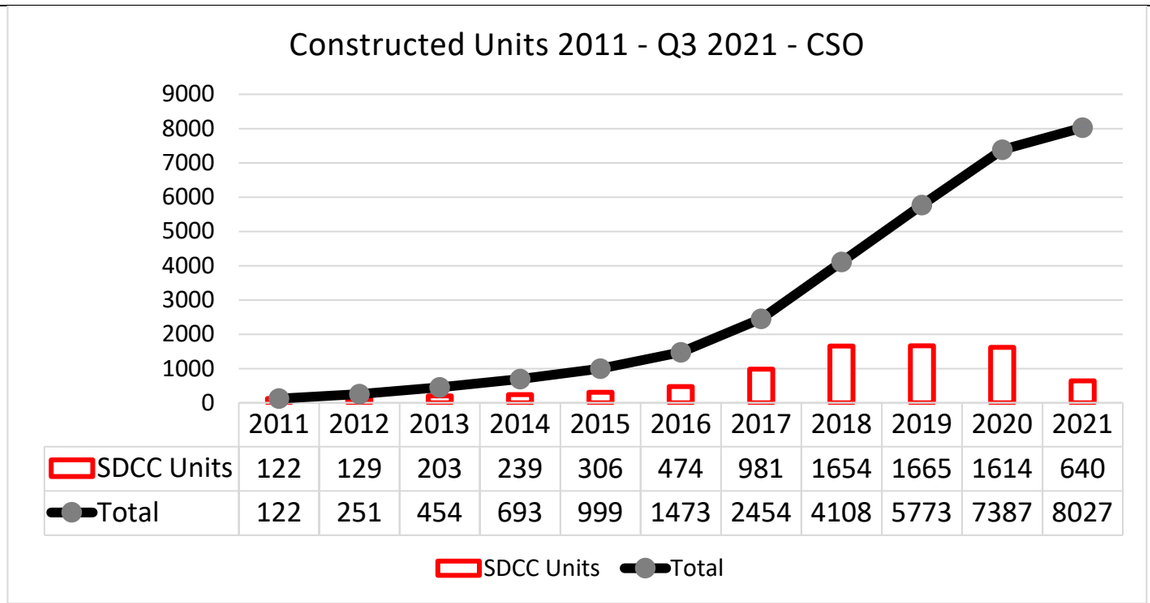
Draft Plan as Published



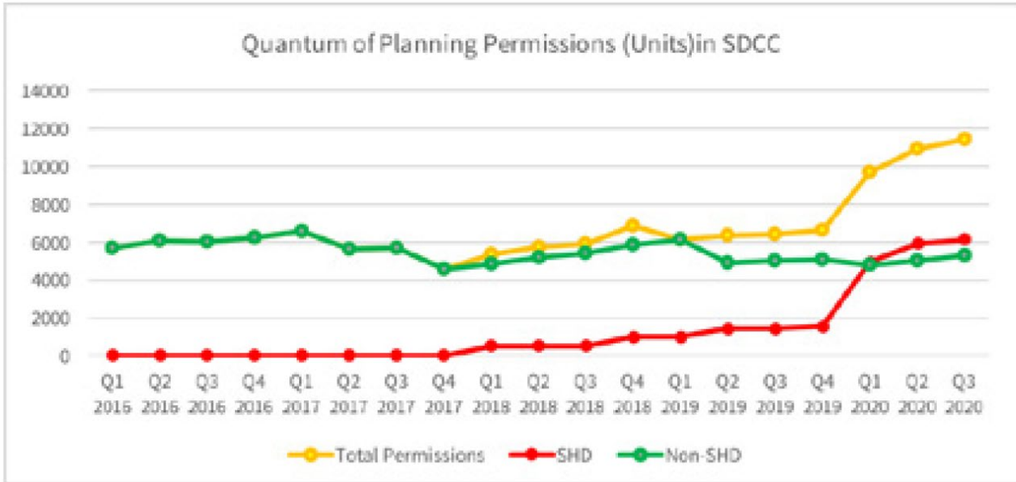
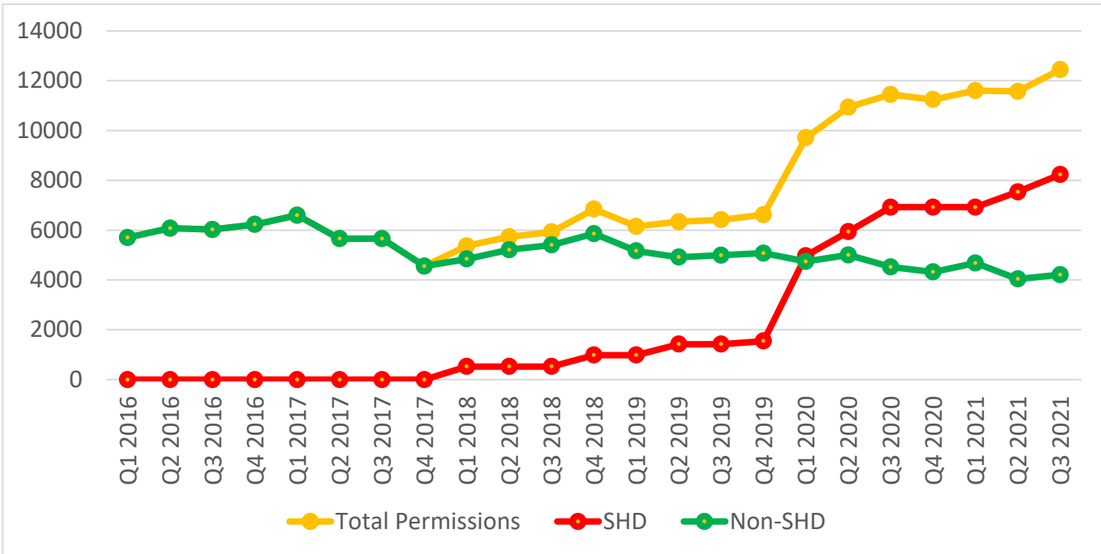
Proposed Amendment: Land Use Zoning OS to LC

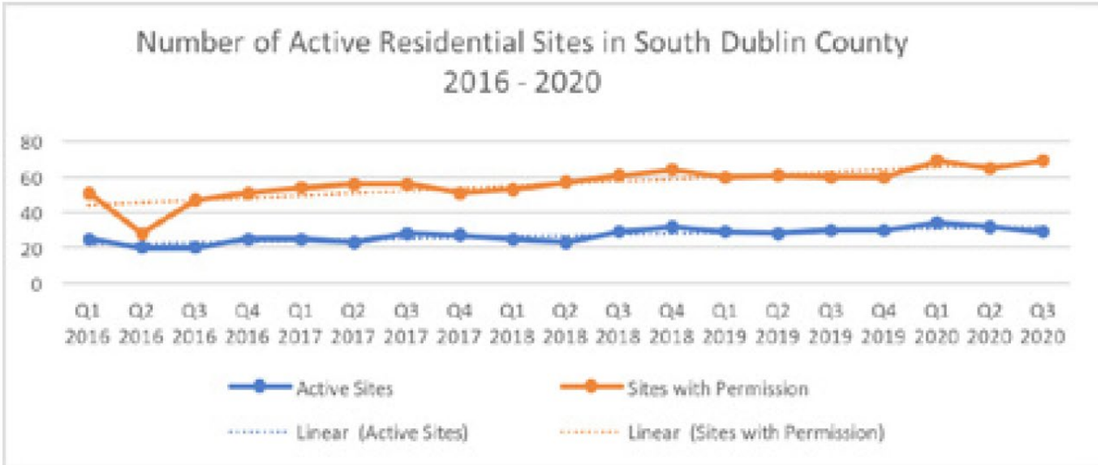
Consequential Amendments to Chapter 2: Core and Settlement Strategy arising from Material Amendments			
Consequential Amendment	**Page No.**	**Policy/Objective No.**	**Text/Policy/Objective Amendment Wording**
Section 2.5.4 Planning and Construction Activity			
Consequential Amendment arising from Material Amendment 2.1	41	Text Change - 2.5.4 Planning and Construction Activity	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. 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.
	41	Update Figure 5: Constructed Units in SDCC and Cumulative Total 2011 – 2020, Source: CSO, NDQ06 - 2.5.4 Planning and Construction Activity	Amend Figure 5 from:  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

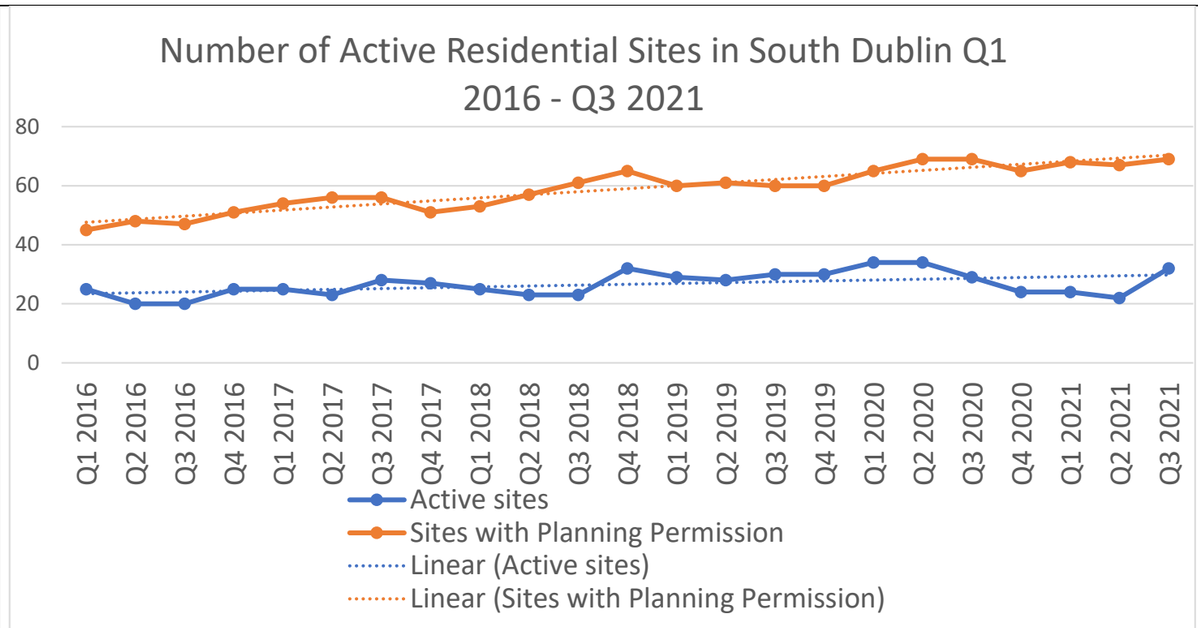
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
SDCC Units	122	129	203	239	306	474	981	1654	1665	1614
Total	122	251	454	693	999	1473	2454	4108	5773	7387



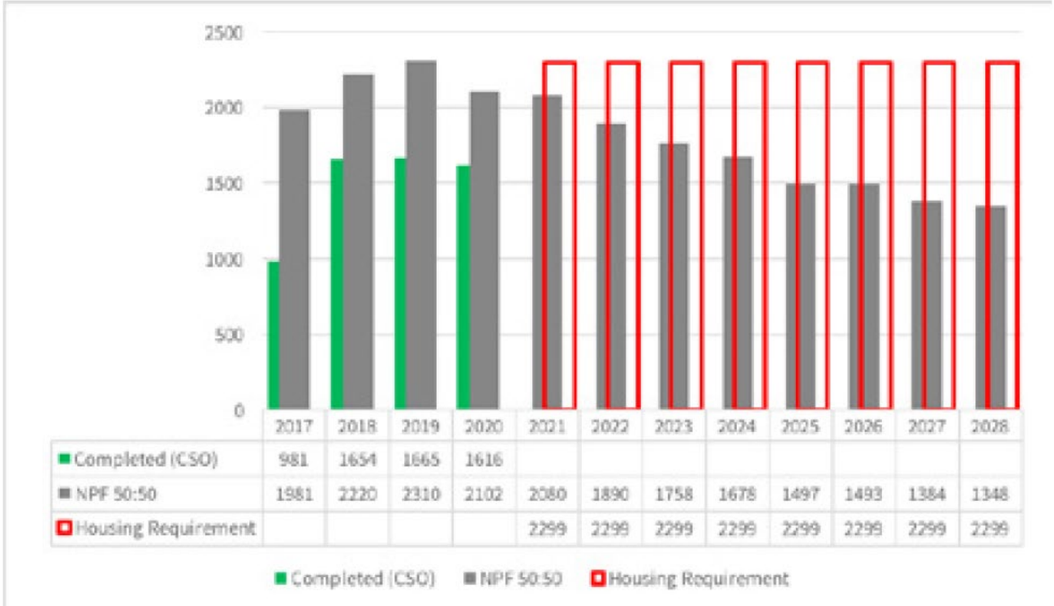
	41	Text Change - 2.5.4 Planning and Construction Activity	Amend text from: In Quarter 3 of 2020, there was planning permission in SDCC for 11,448 units which were either under construction or permitted and not commenced across normal (99 units and less) and Strategic Housing Development applications (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	Amend text from:

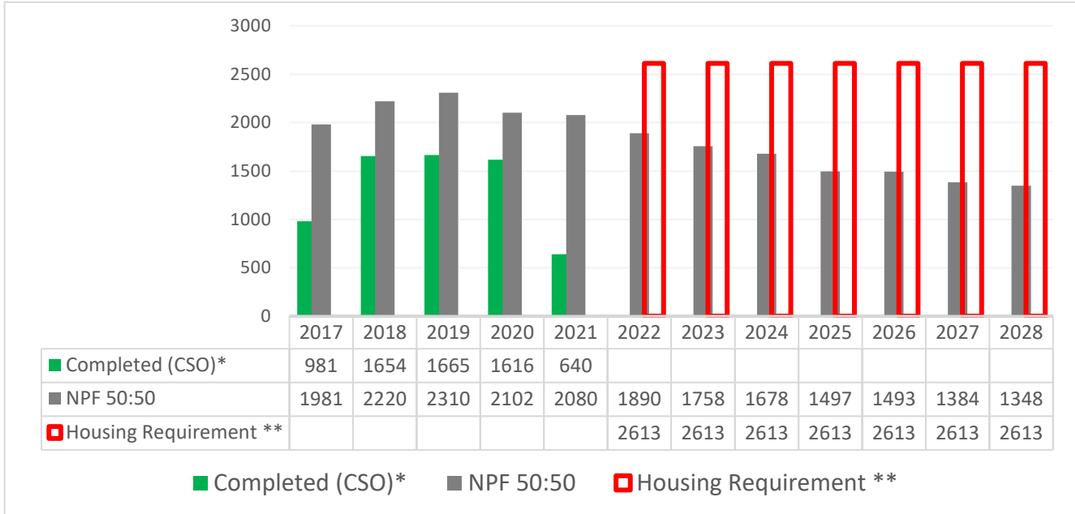
		and Construction Activity	Figure 7 below illustrates the number of sites with extant planning permission and of these, the quantum which are under construction per quarter since 2016 in South Dublin. The average trend indicates that half of sites (51%) with planning have not commenced. This could reflect 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	Amend Figure 7 from:  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 to 2028 - 2.5.5 Housing Supply Targets	Amend Figure 8 from: Figure 8: South Dublin County Council – Average Annual Housing Supply Requirement up to 2028



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	 To read: ~~17,817~~ **15,576** housing units between ~~2021~~ **2022** in 2028
Section 2.6.1 Land Capacity Study			
Consequential Amendment arising from Material Amendment 2.1	45	Text Change - 2.6.1 Land Capacity Study	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 Table 10 and formation of the Settlement Strategy discussed further in this Chapter. 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. To read: 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. 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.
	45/46	Text Change - 2.6.1 Land Capacity Study	Amend text from: 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. 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. To read: 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[6], 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. 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.

<table>
<tr>
<td>Consequential Amendment arising from Material Amendment 2.13</td>
<td>46</td>
<td>Amend Text and Update Table 8: Total Land Capacity within Strategic Development Areas - 2.6.1 Land Capacity Study</td>
<td>
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.

Table 8: Total Land Capacity within Strategic Development Areas
<table>
<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>
<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 colspan="2">Totals</td><td>21,370 – 27,482</td><td colspan="2">720</td></tr>
</table>

To read:

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.

<table>
<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>
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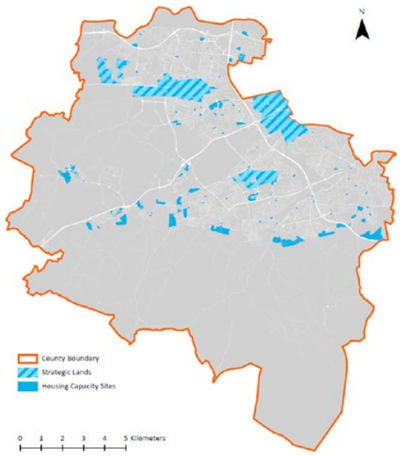
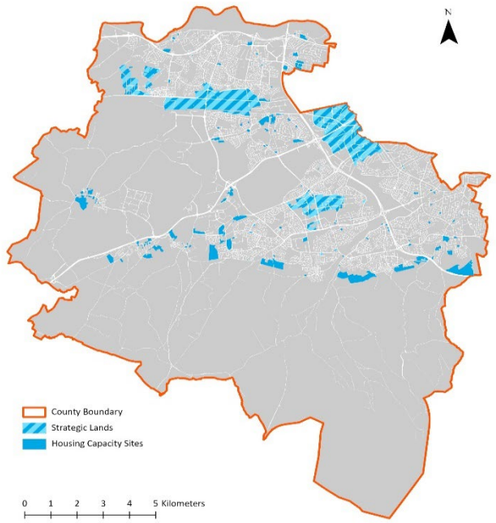
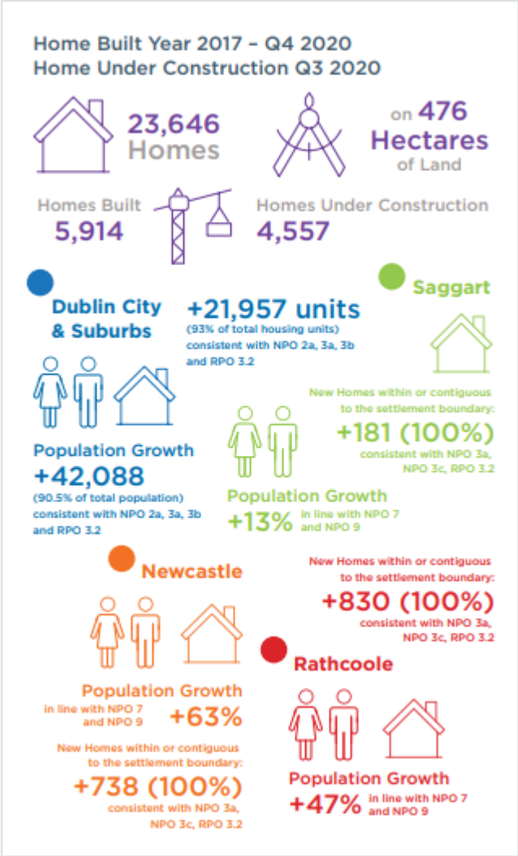
<tr><td>Sub-Totals of SDAs</td><td>-</td><td>375 (51%)</td><td>345 (49%)</td></tr>
<tr><td>Rathcoole</td><td>West Rathcoole Strategic Residential Reserve</td><td>70-80</td><td></td><td>2ha</td></tr>
<tr><td colspan="2">Totals</td><td><s>21,370</s> 21440 – <s>27,482</s> 27,562</td><td colspan="2"><s>720</s> 722</td></tr>
</table>
* Final figure will be subject to the <s>Naas Road</s> City Edge Statutory <s>Framework</s> Plan.
</td>
</tr>
<tr>
<td>Consequential Amendment arising from</td>
<td>48</td>
<td>Text Change - 2.6.1 Land Capacity Study</td>
<td>Amend text from:</td>
</tr>
</table>

Material Amendment 2.1			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. 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.
	50	Image of Land Capacity Sites - Figure 9:Housing Capacity Sites and associated text. - 2.6.1 Land Capacity Study	Amend Figure 9 and text from: The below map illustrates the extent of the total housing capacity sites of 44,472 on 1,039 Hectares on available already zoned land.  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. To read: 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.

			 ~~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			
Consequential Amendment arising from Material Amendment 2.1	51	Text Change - 2.6.2 Tiered Approach to Land Zoning	Amend text from: 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. To read: 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.**
Section 2.6.3 Planning Analysis			
Consequential Amendment arising from Material Amendment 2.1	51	Text Change - 2.6.3 Planning Analysis	Amend text from: 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. To read:

			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	Amend Text from: 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. To read: 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.~~ **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.
	52	Text Change - 2.6.4 Deliverability Analysis	Amend text from: 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: • 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. To read: 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: • ~~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. Larger developments (SHDs) comprise a significant element of permitted units throughout the County and delivery has been limited to certain neighbourhood areas to date.

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	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%

[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.

<table>
<tr><th colspan="4">Consequential Amendments to Appendix 2 (Part 1) Developing the Core Strategy arising from Material Amendments</th></tr>
<tr><th>Amendment Ref</th><th>Page No.</th><th>Policy/Objective No.</th><th>Text/Policy/Objective Amendment Wording</th></tr>
<tr><td colspan="4">Part 1 A: Land Capacity Analysis</td></tr>
<tr><td>Consequential Amendment arising from Material Amendment 2.1</td><td>3</td><td>Table 1: Breakdown of the lands identified as having potential for development</td><td>Amend Table 1 from:
<table>
<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>
<tr><td rowspan="2">Res/Mixed Use</td><td>117 No. Residential Sites</td><td rowspan="3">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></tr>
<tr><td>Employment</td><td>59 No. Employment Sites</td><td>554</td></tr>
</table>
Table 1: Breakdown of the lands identified as having potential for development
To Read:
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<tr><th colspan="3">Lands identified as potential for development</th></tr>
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<tr><td>Employment (EE zoned lands)</td><td>59 No. Employment Sites</td><td>~~554~~ 602</td></tr>
</table>
Table 1: Breakdown of the lands identified as having potential for development</td></tr>
<tr><td rowspan="2">Consequential Amendment arising from Material Amendment 2.4</td><td>3</td><td>Text Change -</td><td>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.

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.</td></tr>
<tr><td>5</td><td>Text Change -</td><td>Amend text from:
For the Naas Road lands, a preliminary potential units figure (up to 2,028) was applied.

To Read:
For the ~~Naas Road~~ City Edge lands, a preliminary potential units figure (up to 2,028) was applied.</td></tr>
<tr><td>Consequential Amendment</td><td>5</td><td></td><td>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:</td></tr>
</table>

arising from 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 81 No. Mixed Use Sites	1039	44,472 units
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 81 No. Mixed Use Sites	~~1039~~ **990**	~~44,472~~ **42,570** units
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

<table>
<tr><td></td><td></td><td></td><td>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:</td></tr>
<tr><td>Consequential Amendment arising from Material Amendment 2.13</td><td>6</td><td>Table 3: Total Land capacity of Strategic Development Areas and Development Plan Allocation</td><td>Amend Table 3:
<table>
<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>
<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 colspan="2">Totals</td><td>21,370 – 27,482</td><td colspan="2">720</td></tr>
<tr><td colspan="5">* Final figure will be subject to the Naas Road Framework Plan.</td></tr>
</table>
Table 3: Total Land capacity of Strategic Development Areas and Development Plan Allocation

To Read:
<table>
<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>
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<tr><td>Rathcoole</td><td>West Rathcoole Strategic Residential Reserve</td><td>70-80</td><td></td><td>2ha</td></tr>
<tr><td colspan="2">Totals</td><td>~~21,370~~ 21440 – ~~27,482~~ 27,562</td><td colspan="2">~~720~~ 722</td></tr>
</table>
* 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</td></tr>
<tr><td>Consequential Amendment arising from Material Amendment 2.1</td><td>7</td><td>Text Change -</td><td>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.</td></tr>
</table>

			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. 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. 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. 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. 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. 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**[6], 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. 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.
Part 1 B: Infrastructural Assessment			
Consequential Amendment arising from Material Amendment 2.1	27	Table Update - Tallaght Neighbourhood Area	Amend Text under ~~**Teir**~~ **Tier** Two Assessment Table within the Wastewater/Drainage under Infrastructural Requirements heading from: ~~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.~~ To Read: **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.**
Part 1 C: Planning Assessment			
Consequential Amendment arising from Material Amendment 2.4	30	Text Change - Part 1 Compact Growth	Amend Text from: A. Are the subject lands located within a specified residential or employment area within the MASP (Total 100 Marks) • 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) To: A. Are the subject lands located within a specified residential or employment area within the MASP (Total 100 Marks) • 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	Amend Text from: 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). 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. 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. To Read: Total land capacity within the Naas Road Neighbourhood provided for a total of ~~294~~ **280**ha. 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). 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. 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.
Part 1 D: Deliverability			
Consequential Amendment arising from Material Amendment 2.1	34		Amend text from: 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. 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. To Read: 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. 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.~~

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~~ **6**yrs **Q3** 202~~1~~2 – 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

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).

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.

To Read:
The Draft Core Strategy for the Development Plan indicates that: 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, 7~~1%~~ **61.7%** of the growth will take place in the MASP identified growth areas (Tallaght, Clonburris, Naas Road, Adamstown, and Citywest).

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.

Section 5. Settlement Based Analysis - Newcastle

Consequential Amendment arising from Material Amendment 2.12	10	Update Asset-Based Assessment for Newcastle	**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.** Amend Asset-Based Assessment for Newcastle to read:

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
201~~6~~7 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	~~24.31~~ **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)~~	~~851~~ **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)	
			Jobs and resident workers Ratio, including Greenogue Business Park	2.25	Source: NPF and POWSCAR	
			3. Human Capital			
			Higher Education Institutions (3rd Level)	No 3rd 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. **Permitted** - 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 **Remaining** Remainder of Taobh Chnoic Park		

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

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).**~~

The Infrastructure Assessment indicates that all undeveloped zoned land in the Settlement is classified as Tier 1. This is capable of an additional ~~**851**~~ **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).

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

[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.

[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.

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.

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.

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.

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 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 which 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

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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 provides for a year on year output of 73 units per year recognising existing present activity in the settlement.~~	~~580~~ **274**	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)~~	~~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	**487 Units** ~~7,975 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 3rd 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%)**	Rathcoole Settlement (2016): No formal / primary (9.6%), Tech / apprentice/ cert (21%), 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.)**
				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 in consultation with NTA as part of CDP Process has identified potential improvements** Rathcoole 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 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 Kilteel 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.
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)

9. Analysis

The population of Rathcoole has grown by ~~208~~**194**% 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.**

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 ~~721~~ **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 (+~~116~~**51**% on 2016 figure).

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, withBaldonnell Business Park located 2.5km north-east. Both employment hubs cater for large portion of South Dublin's jobs.

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

[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.

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.

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.

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.

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.**

10. Approach

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.