

# Proposed Material Alterations to Variation No. 1 to the South Dublin County Development Plan 2022-2028:

## Draft Clondalkin Local Planning Framework

December 2025





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## **Part 1: Purpose of this Document and the Relevant Legislative Requirements**

## **1.1 Introduction**

Variation No. 1 to the South Dublin County Development Plan 2022-2028: Draft Clondalkin Local Planning Framework, together with the environmental assessments, was placed on public display from Tuesday 26<sup>th</sup> August 2025 until Monday 29<sup>th</sup> September 2025. A total of 235 submissions were received on the Draft Local Planning Framework and a Chief Executive's Report on submissions and observations was prepared and submitted to the Elected Members of South Dublin County Council for their consideration on the 5<sup>th</sup> November 2025.

At a Special Council meeting on the 11<sup>th</sup> December 2025, the Elected Members of South Dublin County Council considered Variation No. 1 to the South Dublin County Development Plan 2022-2028: Draft Clondalkin Local Planning Framework and the Chief Executive's Report on submissions/observations received. At the meeting it was resolved by the Elected Members to alter Variation No. 1 to the South Dublin County Development Plan 2022-2028: Draft Clondalkin Local Planning Framework, and as a number of these alterations constituted a material alteration to the document, the proposed material alterations would be subject to further public consultation.

In accordance with Section 13(6) of the Planning and Development Act 2000 (as amended), the proposed material alterations to Variation No. 1 to the South Dublin County Development Plan 2022-2028: Draft Clondalkin Local Planning Framework are hereby published for public consultation from Thursday 18<sup>th</sup> December 2025 to Monday 26<sup>th</sup> January 2026 inclusive.

## **1.2 Purpose of this Document**

The purpose of this document is to detail the proposed material alterations to Variation No. 1 to the South Dublin County Development Plan 2022-2028: Draft Clondalkin Local Planning Framework.

South Dublin County Council has screened the proposed material alterations for the need to undertake Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) and has determined that: SEA is not required; and Stage 2 AA is not required for any of the proposed material alteration.

Written submissions or observations on the proposed material alterations to the Draft Clondalkin Local Planning Framework, the SEA and AA determinations in accordance with Section 20 of the Planning and Development Act 2000, as amended, and the associated SEA and AA screening reports are invited from members of the public and other interested parties. Submissions or observations must be received during the consultation period from Thursday 18<sup>th</sup> December 2025 to Monday 26<sup>th</sup> January 2026 inclusive.

Only submissions or observations made in respect of the proposed material alterations and accompanying documents (including submissions relating to the likely significant effects on the environment of implementing the proposed material alterations) will be taken into consideration before the making of any material alteration to Variation No. 1 to the South Dublin County Development Plan 2022-2028: Draft Clondalkin Local Planning Framework. Submissions or observations in relation to other aspects of Variation No. 1 to the South Dublin County Development Plan 2022-2028: Draft Clondalkin Local Planning Framework cannot be considered at this stage in the process.

## **1.3 How this Document is Organised**

The proposed material alterations to Variation No. 1 to the South Dublin County Development Plan 2022-2028: Draft Clondalkin Local Planning Framework are set out in Parts 2 and 3 of this Report. They include changes to the text, tables and figures of the Draft Clondalkin Local Planning Framework and Environmental Reports. The location in the Draft Clondalkin Local Planning Framework and Environmental Reports is indicated for each proposed material alteration.

The text of the Draft Local Planning Framework is shown in its normal font. The proposed material alteration is indicated in *black text in italics*. Proposed deletions are shown in ~~blue~~ text and proposed additions are shown as **red** text.

#### 1.4 Environmental Assessments

In accordance with Section 13(6)(aa) of the Planning and Development Act 2000 (as amended), South Dublin County Council have screened the proposed material alterations and have determined that a Strategic Environmental Assessment (SEA) is not required with respect to the proposed material alterations. It is also determined that a stage 2 Appropriate Assessment (AA) is not required for the proposed material alterations.

In this regard, the following documents are published for inspection and public consultation:

- 1.4.1 SEA Screening Report of Material Alterations
- 1.4.2 SEA Screening Determination
- 1.4.3 Appropriate Assessment (AA) Screening Report of Material Alterations
- 1.4.4 AA Screening Determination

#### 1.5 Your Role – Making a Submission/Observation

A copy of the proposed material alterations will be available for inspection (excluding Bank Holidays) from Thursday 18<sup>th</sup> December 2025 to Monday 26<sup>th</sup> January 2026 inclusive during normal opening hours at the following locations:

- County Library, Parthalán Place, Tallaght, D24 TNP8
- County Hall, Tallaght, D24 A3XC
- Clondalkin Library, Monastery Road, Clondalkin, D22 XPO3

All documentation may also be viewed on, or downloaded from, the council's website at: <https://www.sdcc.ie/en/devplan2022/>

#### Public Information Drop-In-Day

A public information drop-in day will be held in respect of the proposed material alterations to Variation No. 1 to the County Development Plan 2022-2028: Draft Clondalkin Local Planning Framework. The date, time and location of the drop-in day is as follows:

Venue	Date	Time
Clondalkin Civic Offices, Ninth Lock Road, Clondalkin, D22 E9X5	Wednesday, January 14 <sup>th</sup> 2026	4pm-6pm

## Submissions

Written submissions or observations with respect to the proposed material alterations to Variation No. 1 to the South Dublin County Development Plan 2022-2028: Draft Clondalkin Local Planning Framework, and the SEA and AA Determinations in accordance with Section 13 of the Planning and Development Act (as amended), are invited from members of the public and other interested parties.

Written Submissions and observations may be made to the Planning Authority within the period from **Thursday, 18th December 2025 to Monday, 26th January 2026** in one of the following ways:

**1. Online:** On the Council's online public consultation portal at:

<http://consult.sdublincoco.ie> (up to **11:59pm on Monday 26th January 2026**).

**2. Write to:** Senior Executive Officer, Forward Planning Section, Planning and Transportation Department, South Dublin County Council, County Hall, Tallaght, Dublin 24, D24 A3EX (up to **4:00pm on Monday 26th January 2026**).

All written submissions or observations with respect to the proposed material alterations to Variation No. 1 to the County Development Plan 2022-2028: Draft Clondalkin Local Planning Framework and associated documents, made to South Dublin County Council within the above stated period, shall be taken into consideration by the Council before the making of any material alteration.

In respect of making a submission or observation please note the following:

- Children, or groups or associations representing the interests of children, are entitled to make submissions or observations.
- All submissions or observations should include your name and a contact address and, where relevant, details of any organisation, community group or company etc., which you represent.
- Submissions or observations should be clearly marked "Proposed Material Alterations to the Draft Clondalkin Local Planning Framework" and should quote the relevant proposed material alteration reference number(s) (which commences with 'MA').
- Submissions and observations should be made in one medium only i.e. hard copy by post or via the consultation portal.
- Email submissions and late submissions will not be accepted.

## 1.6 The Next Steps

Following the public consultation period, a Chief Executive's Report will be prepared on any submissions or observations received and this Report will be submitted to the Elected Members of South Dublin County Council for their consideration. The Chief Executive's Report will be published on the website of the Planning Authority as soon as practicable following submission to the Elected Members of the Council.

Having considered the proposed material alterations to Variation No. 1 to the South Dublin County Development Plan 2022-2028: Draft Clondalkin Local Planning Framework and the Chief Executive's Report on submissions / observations received, the Elected Members may, by resolution, make the Variation (the Draft Clondalkin Local Planning Framework) with all, some or none of the proposed material alterations. The

new Clondalkin Local Planning Framework will come into effect on the day that the variation is made.

# **Part 2: Proposed Material Alterations to the Variation 1 to South Dublin County Development Plan 2022-2028:**

## **Draft Clondalkin Local Planning Framework**



## Chapter 2: Vision and Strategic Objectives

### Section 2.5 Vision and Strategic Objectives

Material Alteration Number:	MA 1
Location in Draft LPF (Section and Page No.)	Sections 2.5 (page 14), Section 9.1 (page 112 and 113) and page 3
Figure or Table No. (if applicable)	Table 9.1
<p><i>Amend strategic objectives on page 3, in Section 2.5 on page 14 and in Table 9.1 on pages 112 and 113:</i></p> <p><i>Amend the first Strategic Objective as follows;</i></p> <p>‘Promote good urban design and healthy placemaking to create a strong sense of place and to build positively on Clondalkin’s rich <b>heritage and</b> identity’.</p> <p><i>And the fourth Strategic Objective as follows;</i></p> <p>‘Ensure that areas of concentrated new growth are well connected to the <b>town village</b> centre, <b>existing and planned transport nodes</b>, and to the surrounding areas, ensuring the necessary infrastructure is provided as required, adding to the vitality of the <b>town village</b>.’</p> <p><i>And the sixth Strategic Objective as follows;</i></p> <p>‘<b>Protect biodiversity, while</b> <b>S</b>strengthening and expanding the existing green infrastructure, as the foundation of a green and blue infrastructure network in the village and surrounding areas.’</p>	
<p>Explanatory Comment: To positively strengthen the strategic objectives and the word ‘town’ be replaced by the word ‘village’ to retain consistency in the description of Clondalkin as a village throughout the LPF.</p>	

## Chapter 4: Green Infrastructure

### Section 4.4 Clondalkin Analysis

Material Alteration Number:	MA 2
Location in Draft LPF (Section and Page No.)	Section 4.4 (page 30)
Figure or Table No. (if applicable)	N/A
<p><i>Amend GI3 Objective 2 as follows;</i></p> <p>‘Reinforce and extend GI stepping stones within the village core and its approach, through emerging village enhancement and other schemes by retaining and protecting existing street trees and pockets of open space and planting new trees, where feasible. <b>Only where reasons are clearly demonstrated and reasoned, Where should Village Enhancement Schemes or new development requires the removal of trees, remove existing trees, in that instance</b> appropriate replacement planting shall be identified within the Plan area.’</p>	
Explanatory Comment: To strengthen the objective.	

### Section 4.6 County Development Plan – Green Infrastructure: Clondalkin Village Case Study and Local Objectives

Material Alteration Number:	MA 3
Location in Draft LPF (Section and Page No.)	Section 4.6 (page 34)
Figure or Table No. (if applicable)	N/A
<p><i>Amend GI7 Objective 1 as follows:</i></p> <p>‘Improve the ecological value and connectivity of landscape features within new development through the implementation of the Green Space Factor, ensuring that all relevant developments meet the Green Space Factor score. In particular, ensure <b>that all new development:</b></p> <p><b>a) Avoids sensitive sites and features through site location and/or site design</b></p> <p><b>b) Retains natural features, to the greatest extent possible, as informed by ecological assessments.</b></p> <p><b>b)c) Provides for native tree and ecologically friendly planting on new development sites in line with public realm recommendations.</b></p>	

a)d) ~~All new developments are~~ Is designed in accordance with SDCC's Sustainable Drainage Explanatory, Design and Evaluation Guide 2022 or as amended and should incorporate Nature Based Solutions into the site design.'

Explanatory Comment: To strengthen the objective.

## Chapter 5: Sustainable Movement

### Section 5.6 Preferred Strategy

Material Alteration Number:	MA 4
Location in Draft LPF (Section and Page No.)	Section 5.6 (page 43)
Figure or Table No. (if applicable)	N/A
<i>Insert a new Objective under SM1: Active Travel - Overarching as follows:</i> <b>‘SM1 Objective 6:</b> <b>To ensure that new development areas apply the principle of filtered permeability, providing for pedestrian and cyclist movement, discouraging through traffic by private car.’</b>	
Explanatory Comment: N/A	

Material Alteration Number:	MA 5
Location in Draft LPF (Section and Page No.)	Section 5.6 (page 44)
Figure or Table No. (if applicable)	N/A
<i>To amend SM2 Objective 1 to read:</i> ‘To support the development of walking infrastructure within the village and wider LPF area, by enhancing walking through increased permeability, the improvement of pedestrian crossings, the widening of footpaths <b>to support universal access</b> where feasible, and an attractive public realm facilitated by village enhancement schemes.’	
Explanatory Comment: To strengthen the objective.	

Material Alteration Number:	MA 6
Location in Draft LPF (Section and Page No.)	Section 5.6 (page 47)
Figure or Table No. (if applicable)	N/A
<i>Amend SM5 Objective 3 to read:</i>	



‘To ensure that new development and key lands maximise the potential for active travel connectivity between ~~the~~ areas outside the village centre, including the Ninth Lock Framework site, to the village centre, local services and schools and to public transport.’

Explanatory Comment: For clarity purposes.

<b>Material Alteration Number:</b>	<b>MA 7</b>
Location in Draft LPF (Section and Page No.)	Section 5.6 (page 47)
Figure or Table No. (if applicable)	N/A
<i>Insert a new Objective under SM5: Priority, Secondary and Strategic Permeability Routes (and amend numbering as needed) as follows:</i> ‘To support the potential for strategic permeability routes within the existing village area only where the opportunity arises as part of proposed redevelopment and / or the consent of the relevant landowners and subject to any proposals undertaking the appropriate environmental and archaeological assessments.’	
Explanatory Comment: For clarity.	

<b>Material Alteration Number:</b>	<b>MA 8</b>
Location in Draft LPF (Section and Page No.)	Section 5.6 (page 47)
Figure or Table No. (if applicable)	N/A
<i>Insert an additional objective under SM5: Priority, Secondary and Strategic Permeability Routes (and amend numbering as needed) as follows:</i> ‘To hold public consultation and seek agreement with those directly impacted on any future proposed permeability links or estate opening.’	
Explanatory Comment: For further clarity that public consultation will take place for any future proposed permeability links or estate openings.	

<b>Material Alteration Number:</b>	<b>MA 9</b>
Location in Draft LPF (Section and Page No.)	Section 5.6 (page 50)

Figure or Table No. (if applicable)	5.11
<p><i>Amend title of Figure 5.11 to:</i>  ‘Existing and proposed safe routes to School locations and <del>proposed</del> potential junction improvements’  <i>And</i>  <i>Remove the junction numbers from Figure 5.11.</i></p>	
<p>Explanatory Comment: This is to better align with SM9 Objective 1 and the need for further assessment of junctions.</p>	

## Chapter 6: Community, Homes and Employment

### Section 6.2 Community

Material Alteration Number:	MA 10
Location in Draft LPF (Section and Page No.)	Section 6.2 (page 56)
Figure or Table No. (if applicable)	N/A
<i>Insert a new Objective under CHE2: Education Facilities as follows:</i> <b>‘CHE2 Objective 4:</b> <b>To continue to engage with the Department of Education and Youth to support the provision of school accommodation for children and young people with special educational needs within Clondalkin as required to meet identified needs.’</b>	
Explanatory Comment: To support the adequate provision of educational facilities for children and young people with special educational needs in the area.	

Material Alteration Number:	MA 11
Location in Draft LPF (Section and Page No.)	Section 6.2 (page 57)
Figure or Table No. (if applicable)	N/A
<i>Amend CHE4 Objective 1 as follows:</i> <b>‘To continue to deliver on play spaces within Clondalkin, ensuring that existing estates are considered for play provision in accordance with SDCC’s Play Policy 2025-2030, and new residential and mixed-use developments include play spaces to the standard required as part of their design and delivery.’</b>	
Explanatory Comment: To strengthen the objective having regard to SDCCs play policy.	

Material Alteration Number:	MA 12
Location in Draft LPF (Section and Page No.)	Section 6.2 (page 59)
Figure or Table No. (if applicable)	N/A

applicable)	
<i>To include a new objective in Chapter 6 of the LPF under CHE8: Social Inclusion as follows:</i>	
<b>‘To support the delivery of a dedicated youth facility in Clondalkin where the need is identified by the youth service providers.’</b>	
Explanatory Comment: To recognise support for youth facilities.	

<b>Material Alteration Number:</b>	<b>MA 13</b>
Location in Draft LPF (Section and Page No.)	Section 6.2 (page 59)
Figure or Table No. (if applicable)	N/A
<i>To include a new objective in Chapter 6 of the LPF under CHE8: Social Inclusion as follows:</i>	
<b>‘To support the designation of Clondalkin as an Autism Friendly Town.’</b>	
Explanatory Comment: To support social inclusion.	

### Section 6.3 Homes and Growth

<b>Material Alteration Number:</b>	<b>MA 14</b>
Location in Draft LPF (Section and Page No.)	Section 6.3 (page 63)
Figure or Table No. (if applicable)	N/A
<i>To amend CHE13 Objective 1 on page 63 as follows:</i>	
<b>‘To support the provision of a mix of tenure types, housing sizes and typologies within Clondalkin LPF in <del>creating the creation of suitable accommodation for all in promoting</del> sustainable and mixed income communities and, while supporting the delivery of social, cost rental and affordable housing by SDCC, LDA, AHBs or other relevant providers, discourage an over proliferation of a single tenure (whether private owner occupier, private rental, social, social rental, cost rental or affordable purchase and rental) within any local area (within a 10-minute walking distance) in line with the Housing Strategy and Interim HNDA of the South Dublin County Development Plan.’</b>	
Explanatory Comment: To strengthen the objective to meet different housing	



needs.
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## Section 6.4 Employment

Material Alteration Number:	MA 15
Location in Draft LPF (Section and Page No.)	Section 6.4 (page 64)
Figure or Table No. (if applicable)	N/A
<i>Insert new objective in Chapter 6 of the LPF under CHE16: Village Improvement as follows:</i> ‘To facilitate and promote the use of vacant/obsolete floorspace within Clondalkin Village for startup enterprise or cultural uses such as arts and crafts or similar subject to the relevant zoning and placemaking objectives of the County Development Plan and the Local Planning Framework’.	
Explanatory Comment: N/A	

Material Alteration Number:	MA 16
Location in Draft LPF (Section and Page No.)	Section 6.4 (page 66)
Figure or Table No. (if applicable)	N/A
<i>Insert a new objective in Chapter 6 of the LPF under CHE17: Retail and Services as follows:</i> ‘Support the concept of Clondalkin as a Fairtrade Town.’	
Explanatory Comment: N/A	

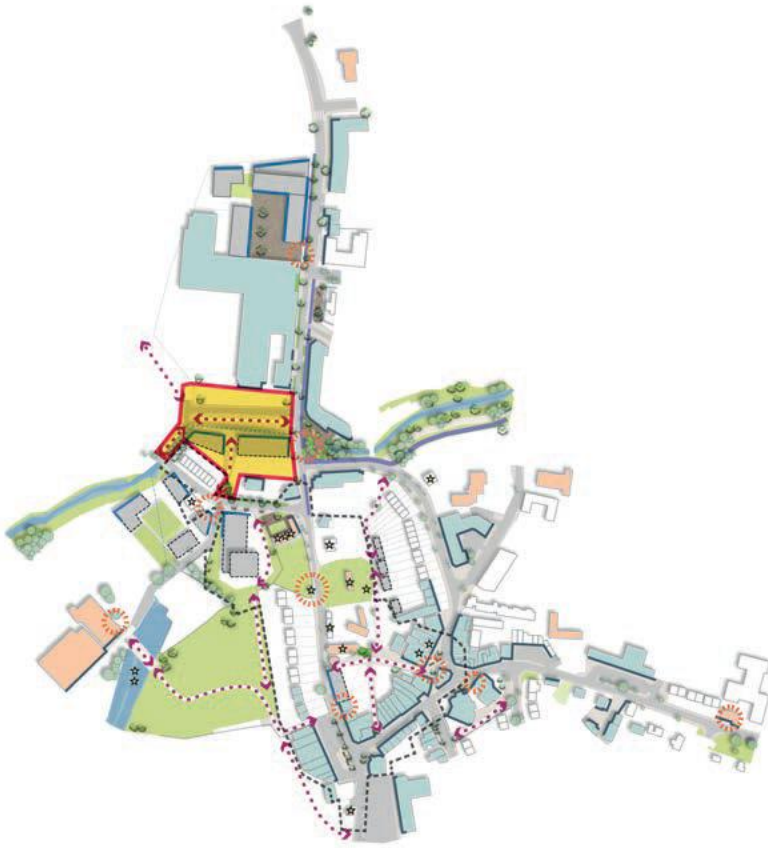
## Chapter 7: Conservation and Built Heritage

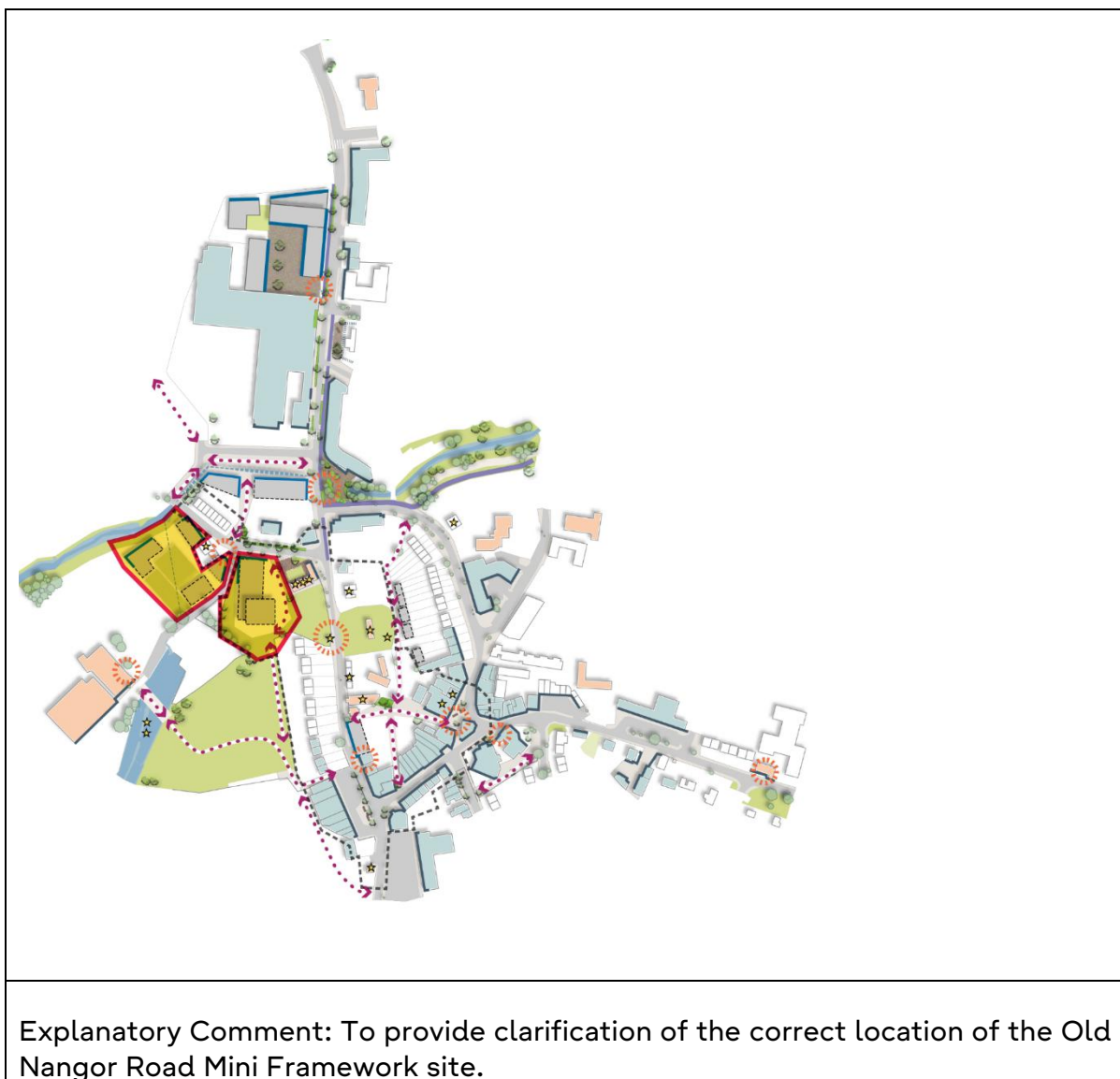
### Section 7.4 Conservation and Built Heritage Objectives

Material Alteration Number:	MA 17
Location in Draft LPF (Section and Page No.)	Section 7.4 (page 77)
Figure or Table No. (if applicable)	N/A
<p><i>Amend CBH8 Objective 4 as follows:</i></p> <p>‘To promote SDCC’s Shop Front Grant Scheme and Shop Front Design Guide to improve the appearance of independently owned and other shops fronting public streets so as to enhance Clondalkin’s visual cohesion and attractiveness, particularly within the village core, <b>having due regard to the recommendations in the Clondalkin Village Architectural Conservation Area 009 Character Appraisal and Recommended Safeguarding Policies.</b>’</p>	
<p>Explanatory Comment: The objective can be strengthened by the inclusion of the need to have regard to the ACA Character Appraisal recommendations.</p>	

## Chapter 8: Urban Design Strategy


### Section 8.5 Framework and Opportunity Sites

<b>Material Alteration Number:</b>	<b>MA 18</b>
Location in Draft LPF (Section and Page No.)	Section 8.5.2 (page 93)
Figure or Table No. (if applicable)	Figure 8.13
<p><i>Amend Figure 8.13 on page 93 of the Draft LPF which in error had shown the location of the Mill Centre Car Park Mini Framework instead of the correct location of the Old Nangor Road Mini Framework as shown below.</i></p> <p><b>Current Draft LPF Figure 8.13 (Extract)</b></p>  <p><b>Proposed Change to Draft LPF Figure 8.13 (Extract)</b></p>	



<b>Material Alteration Number:</b>	<b>MA 19</b>
Location in Draft LPF (Section and Page No.)	Section 8.5.2 (page 93)
Figure or Table No. (if applicable)	Figure 8.15
<p><i>Amend Figure 8.15 on page 93 of the Draft LPF to illustrate more clearly that Old Nangor Road is two way.</i></p> <p><b>Current Draft LPF Figure 8.15 (Extract)</b></p>	





**Proposed Change to Draft LPF Figure 8.15 (Extract)**



Explanatory Comment: To illustrate more clearly that Old Nangor Road is two way.

Material Alteration Number:	MA 20
Location in Draft LPF (Section and Page No.)	Section 8.5.2 (page 93/94)
Figure or Table No. (if applicable)	N/A
<i>To include a new mini framework in Chapter 8, section 8.5.2 Mini Framework Sites titled ‘Tower Road / Main Street Junction’ with the wording and images as</i>	

*set out in the attached pdf document named 'MINI FRAMEWORK FOR TOWER ROAD/MAIN STREET JUNCTION' or by viewing appendix 1.*

*Mini Framework for Tower Road / Main Street Junction*

Explanatory Comment: The village framework includes a section on 'Opportunities for Development and Public Realm Improvements' (page 89 of the LPF) which identifies potential for the Tower Shopping Centre to present a better streetscape and improved connections within the village should it ever be redeveloped. The inclusion of this new mini framework site would ensure that should proposals for redevelopment come forward in the future along this stretch of Tower Road, the proposals would be measured against strong parameters set out in the LPF which would reinforce the need for an appropriate scale and protection of the historic character of the village at this location.

<b>Material Alteration Number:</b>	<b>MA 21</b>
Location in Draft LPF (Section and Page No.)	Section 8.5.3 (page 95)
Figure or Table No. (if applicable)	N/A
<i>Add an additional parameter within the Water Tower section on page 95 of the Draft LPF to state:</i> <b>'Ensure access and wayleave to the watermain which run adjacent to the water tower, going across Monastery Road, are maintained.'</b>	
Explanatory Comment: To reflect Uisce Éireann identification of this watermain.	

<b>Material Alteration Number:</b>	<b>MA 22</b>
Location in Draft LPF (Section and Page No.)	Section 8.5.3 (page 95)
Figure or Table No. (if applicable)	N/A
<i>Add an additional bullet point under the parameters for development relating to the Dutch Village on page 95 of the Draft LPF to state:</i> <b>'To take account of the recorded monument status of the adjacent existing monument (Mon. No. DU017-043---).'</b>	
Explanatory Comment: To ensure the protection of the existing monument on the site.	

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**Section 8.6 Village Enhancement Schemes**

<b>Material Alteration Number:</b>	<b>MA 23</b>
Location in Draft LPF (Section and Page No.)	Section 8.6 (page 96)
Figure or Table No. (if applicable)	N/A
<i>Amend the wording of the Ninth Lock Road to Old Nangor Road VES Design Parameters as follows:</i> ‘Facilitate the re-design of the Civic Plaza at the Clondalkin Civic Office as a key node within the village centre, <b>providing for local events and civic engagement</b> , integrating it into the emergence of the Ninth Lock Road VES and active travel schemes.’	
Explanatory Comment: To accommodate the need for civic engagement.	

<b>Material Alteration Number:</b>	<b>MA 24</b>
Location in Draft LPF (Section and Page No.)	Section 8.6.2 (page 98)
Figure or Table No. (if applicable)	N/A
<i>Amend UD6 Objective 2 on page 98 as follows:</i> ‘To support the rebalancing and redistribution of space within Clondalkin Village, notably to Main Street and at the junction with Tower Road, Convent Road, Orchard Road, <b>Pope Lane</b> and Laurel Park to provide for an improved pedestrian and cycle environment, urban greening and nature-based SuDS features where feasible, and increased activation, making it more vibrant, engaging, and welcoming for all.’	
Explanatory Comment: To provide clarity that Pope Lane is included in this objective.	

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**Section 8.7 Large Scale Development Frameworks**

<b>Material Alteration Number:</b>	<b>MA 25</b>
Location in Draft LPF (Section and Page No.)	Section 8.7 (page 104)

Figure or Table No. (if applicable)

Figure 8.32

*Amend Figure 8.32 as follows:*

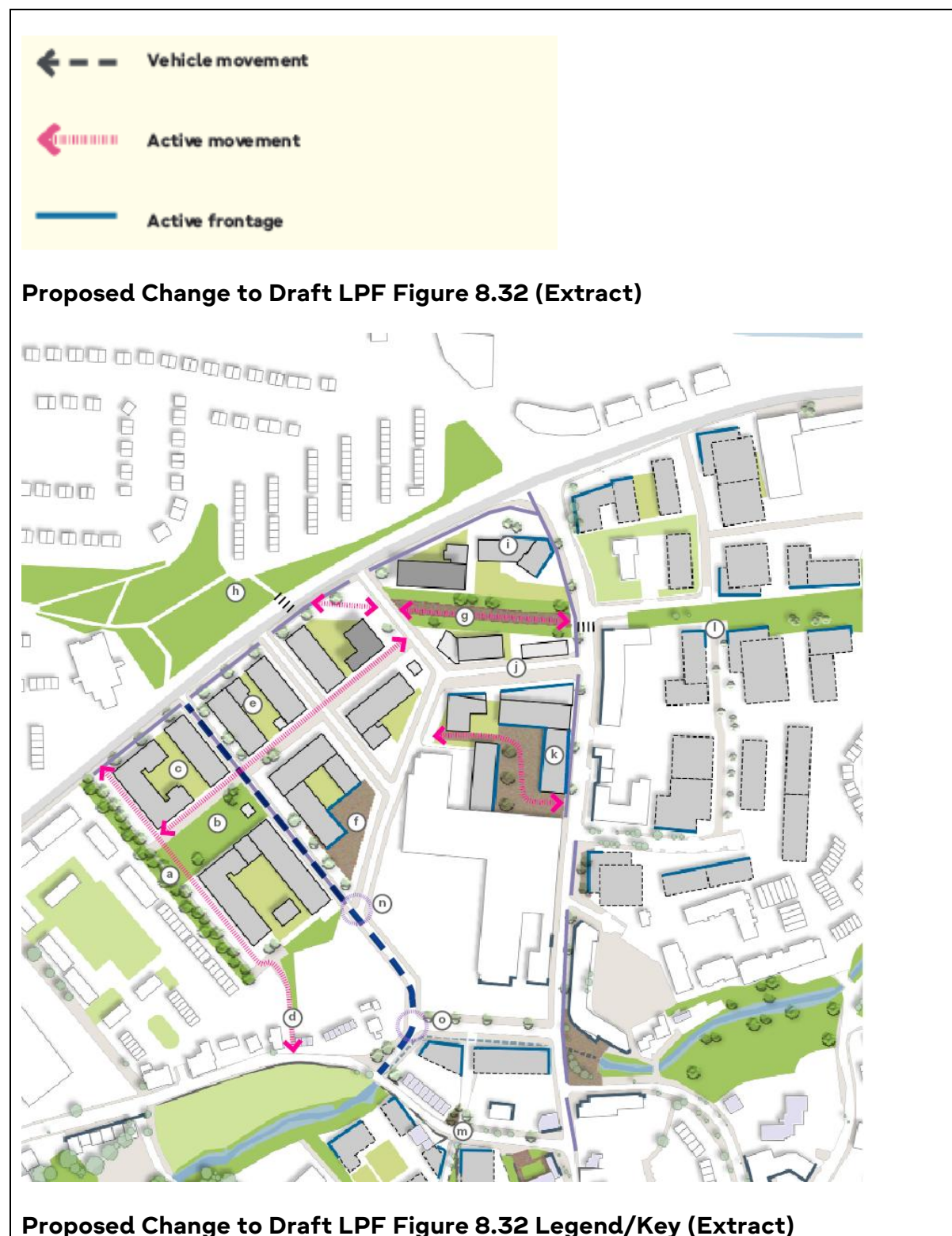
- *‘On page 104 of the Draft LPF, remove reference to ‘vehicle movement’ and to illustrate more clearly the long term high capacity public transport route, as identified in the adopted County Development Plan; and*
- *Include the identification of the permeability links in the Figure 8.32 Key, identified as ‘n’ and ‘o’ between the Ninth Lock Framework site and the Mill Centre site, as shown on the revised map below.*

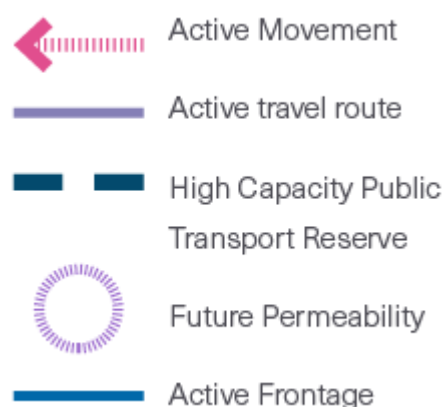
**Current Draft LPF Figure 8.32 (Extract)**



**Current Draft LPF Figure 8.32 Legend/Key (Extract)**







*And add the following text in key for letter 'n':*

**Future permeability link between the Ninth Lock Framework site and the Mill Centre site.**

*And add the following text in key for letter 'o':*

**Future permeability link between the Ninth Lock Framework site and the Mill Centre site.**

Explanatory Comment: To illustrate more clearly the long term high capacity public transport reserve, as identified in the adopted County Development Plan.

Material Alteration Number:	MA 26
Location in Draft LPF (Section and Page No.)	Section 8.7.2 (page 109)
Figure or Table No. (if applicable)	N/A
<p><i>Amend KF3 Objective 1 on page 109 as follows:</i></p> <p>'To protect the historic integrity of Knockmeenagh Lane and associated Slí Mor while supporting sensitive solutions to its improvement as an active travel route along its existing connection from Monastery Road to New Road, providing for potential new <b>active travel</b> connections to and from the framework site to the Lane and further northwards.'</p>	
<p>Explanatory Comment: To avoid any doubt as to the intention of the objective.</p>	

# **Part 3: Proposed Material Alterations to Environmental Reports to Variation 1 to South Dublin County Development Plan 2022-2028: Draft Clondalkin Local Planning Framework**

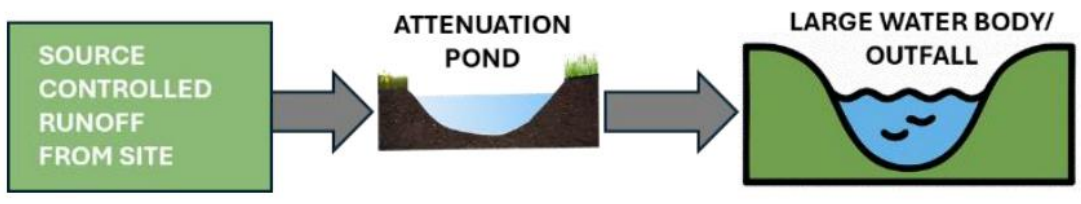
## Strategic Flood Risk Assessment

### Section 8.2 Review of Opportunity Sites

Material Alteration Number:	MA - SFRA 1
Location in Draft SFRA (Section)	Section 8.2
Figure or Table No. (if applicable)	N/A
<p><i>Amend the text in section 8.2 of the SFRA to:</i></p> <p>The Justification Test is required for all opportunity sites and areas for potential development within a flood zone, whether located behind defences or not.</p> <p><del>Climate change impacts have been assessed due to the use of HEFS extents within the baseline Flood Zone A &amp; B extents throughout this SFRA. Clondalkin is not at risk of coastal flooding. Figure 8-2 below shows risk to opportunity sites in Clondalkin. Justification tests follow in Appendix A.</del></p> <p>Due to the current absence of the Camac FRS flood extents and the related uncertainty in flood extents within the Clondalkin area, it is necessary to proceed to assess the opportunity sites based on the HEFS flood extents. The HEFS extents provide valuable information to inform zoning decisions, particularly where development is proposed in areas that may be vulnerable under more extreme climate scenarios. Therefore, the HEFS flood extents have been used as part of the Justification Test appraisal of the opportunity sites undertaken in Appendix A. This approach aligns with the National Planning Framework (NPF), which identifies flood risk management and climate adaptation as key components of sustainable spatial planning. The NPF Strategic Flood Risk Assessment emphasises that flood risk should be a core consideration in land use planning, that the sequential approach should guide zoning decisions and that climate resilience must be embedded in all planmaking processes. The baseline Flood Zone A &amp; B extents and the opportunity sites are provided in Figure 8-2. Figure 8-3 provides the HEFS flood extents with the opportunity sites that have been used as part of the Justification Test undertaken in Appendix A.</p>	
<p>Explanatory Comment: To provide clarity on the Justification Test appraisal for the opportunity sites.</p>	

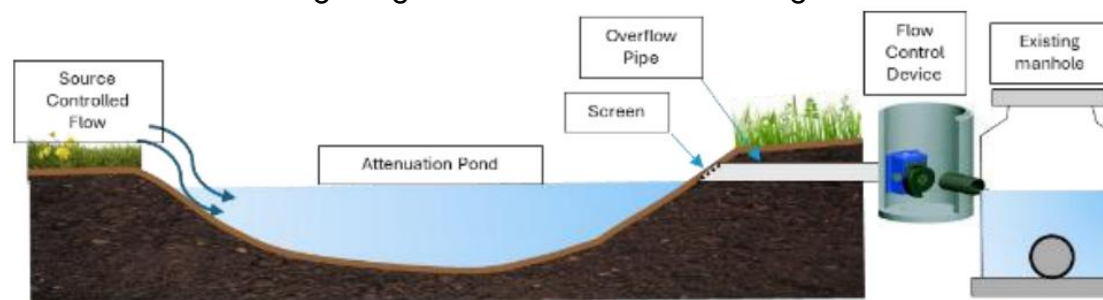
### Appendices A of the SFRA - Justification Tests

Material Alteration Number:	MA - SFRA 2
Location in Draft SFRA	Appendices A – Section

(Section)	A.1
Figure or Table No. (if applicable)	N/A
<p><i>To amend the draft SFRA to include present day flood risk mapping as a distinct layer within the document; and To amend the SFRA, to include a new section on stormwater management within the Justification Test for each opportunity site in Appendix A (Appendix A.1.1, A.1.2, A.1.3 and A.1.4), indicating the appropriate measures for stormwater management (SuDS) for each site, identifying as appropriate where integrated and area-based provision of SuDS and green infrastructure can be incorporated in order to avoid reliance on individual site by site solutions as follows:</i></p> <p>Add ‘<b>Stormwater Management</b>’ section in A1.1:</p> <p>‘The site is predominantly greenfield and relatively large, providing excellent scope to implement an integrated and sustainable stormwater management strategy. Given its size, the area lends itself well to a masterplan-based SuDS design, where runoff from different development parcels can be managed collectively rather than through separate, site-bysite systems. A stormwater attenuation basin could be strategically located along the southern boundary near River Camac if the topography allows. This basin would serve as the main control feature, temporarily storing surface water before releasing it at a restricted rate— kept to the greenfield runoff equivalent or a practical minimum of 2 L/s in accordance with CIRIA guidance. A typical schematic for such site is illustrated below: Additionally, source control SuDS measures such as swales, rain gardens, and permeable paving should be incorporated within individual plots to slow, treat, and retain runoff close to where it falls. These measures will contribute to the overall network, reducing reliance on hard-engineered solutions and enhancing biodiversity and amenity. Exact location of attenuation site will depend on topographical and hydraulic assessment during later design stages.’</p> <p>And add the following image in the ‘Stormwater Management’ section in A1.1:</p>  <p>Add ‘<b>Stormwater Management</b>’ section in A1.2:</p> <p>‘Site 2 primarily comprises existing commercial and warehouse developments that are already connected to a stormwater drainage network. In the event of redevelopment or future expansion, it is recommended to incorporate blue/green SuDS measures to improve runoff management, water quality, and site resilience. Suitable measures may include green roofs, tree-pit infiltration, and permeable paving to promote local infiltration and reduce surface runoff. Where sufficient space exists, swales or landscaped attenuation features can be added to enhance on-site storage and reduce peak flows. As a final measure, to</p>	

minimise pressure on the public drainage network, underground storage tanks may be installed to control discharge at a rate equivalent to the greenfield runoff or 2 L/s, whichever is greater, thereby mitigating the risk of downstream flooding. Site 3 is predominantly greenfield, providing significant flexibility for the implementation of an integrated SuDS strategy within a coordinated masterplan framework. The site's undeveloped nature allows for a holistic green approach that manages surface water runoff at source, promotes infiltration, and enhances amenity and biodiversity. A stormwater attenuation basin can be strategically located within the site, aligned with the natural topography to collect and temporarily store runoff from surrounding development parcels. The stored water can then be discharged in a controlled manner to the external stormwater network, as illustrated in the schematic below. This controlled release, managed through a flow control device ensures that discharge rates do not exceed the greenfield runoff equivalent, or a minimum of 2 L/s, in accordance with CIRIA guidance. The exact location, geometry, and outlet configuration of the basin will be determined following a detailed topographical and drainage connectivity assessment. Where possible, the basin should be integrated with landscaped areas or public open space, creating opportunities for biodiversity enhancement and visual amenity, while contributing to the overall stormwater management capacity.'

And add the following image in the 'Stormwater Management' section in A1.2:



Add 'Stormwater Management' section in A1.3:

'At present, Sites 5 and 6 are characterised as compact urban plots, largely occupied by existing buildings. While, Site 4 remains greenfield, offering more flexibility for surface water management interventions. If these three sites are developed collectively under a coordinated masterplan, Site 4 could function as a green infrastructure site. This would allow runoff from Sites 5 and 6 to be conveyed to Site 4, where stormwater attenuation could be achieved. Flow control devices could then regulate discharge to the public stormwater network, ensuring compliance with the greenfield runoff rate or a minimum of 2 L/s, in line with CIRIA SuDS design guidance. However, if the sites are developed individually on a piecemeal basis and Town Centre development is anticipated at these sites. Therefore, limited green opportunities will be available. In this scenario, surface water management should focus on building-integrated SuDS measures, including green roofs, tree infiltration pits, bioretention planters, and permeable paving to promote interception, filtration, and local storage of runoff. Given the limited space, underground storage tanks will be essential to provide adequate attenuation capacity. These tanks should be designed to restrict

outflow to the equivalent greenfield runoff rate, preventing surcharging of the downstream public drainage network and reducing the risk of localised flooding.'

Add 'Stormwater Management' section in A1.4:

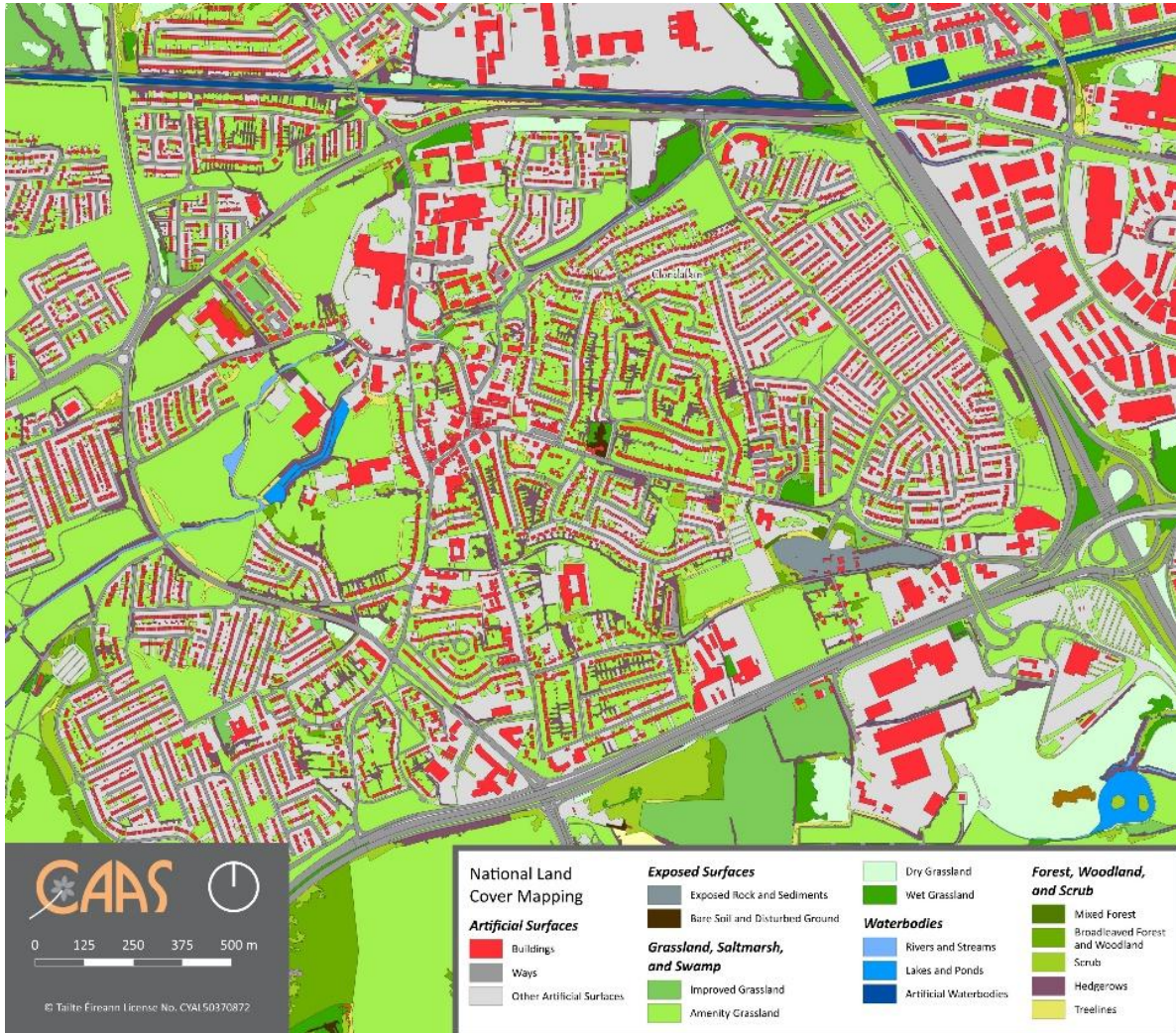
'Given the anticipated use as Town Center with high -density redevelopment, the incorporation of surface -based attenuation features such as swales or attenuation ponds may be constrained. Nevertheless, a strong emphasis should be placed on decentralised SuDS measures that can effectively manage runoff close to source. These may include green roofs and podium planting to reduce rainfall impact, tree -pit infiltration systems to promote local infiltration, and permeable paving for car parks or access areas to attenuate flows and improve water quality. Where feasible, landscaped zones or setback areas along the site's perimeter could accommodate bioretention planters or shallow rain gardens, contributing to both hydraulic control and visual amenity. Nevertheless, underground attenuation storage should be provided to capture excess runoff, with flow -controlled devices before connecting to the existing public stormwater network. Discharge from the site should be limited to the greenfield runoff equivalent or a minimum of 2 L/s, in line with CIRIA guidance.'

Explanatory Comment: To include present day flood risk mapping and strengthen the Justification Test appraisal for each opportunity site by having a 'Stormwater Management' section.



## Strategic Environmental Assessment

### Section 4.6 Biodiversity and Flora and Fauna

<b>Material Alteration Number:</b>	<b>MA - SEA 1</b>
Location in Draft SEA (Section)	Section 4.6
Figure or Table No. (if applicable)	N/A
<p><i>Add Táilte Éireann National Land Cover Map into the Strategic Environmental Assessment Environmental Report in section 4 and include a title for the map as follows:</i></p> <p><b>‘The Táilte Éireann National Land Cover Map shows land cover across the Clondalkin area, including artificial surfaces, grassland, waterbodies and hedgerows.’</b></p>	
 <p><b>National Land Cover Mapping</b></p> <p><b>Artificial Surfaces</b></p> <ul style="list-style-type: none"> <li>Buildings</li> <li>Ways</li> <li>Other Artificial Surfaces</li> </ul> <p><b>Exposed Surfaces</b></p> <ul style="list-style-type: none"> <li>Exposed Rock and Sediments</li> <li>Bare Soil and Disturbed Ground</li> </ul> <p><b>Grassland, Saltmarsh, and Swamp</b></p> <ul style="list-style-type: none"> <li>Improved Grassland</li> <li>Amenity Grassland</li> </ul> <p><b>Waterbodies</b></p> <ul style="list-style-type: none"> <li>Rivers and Streams</li> <li>Lakes and Ponds</li> <li>Artificial Waterbodies</li> </ul> <p><b>Dry Grassland</b></p> <ul style="list-style-type: none"> <li>Wet Grassland</li> </ul> <p><b>Forest, Woodland, and Scrub</b></p> <ul style="list-style-type: none"> <li>Mixed Forest</li> <li>Broadleaved Forest and Woodland</li> <li>Scrub</li> <li>Hedgerows</li> <li>Treelines</li> </ul> <p>0 125 250 375 500 m</p> <p>© Táilte Éireann License No. CYAL50370872</p>	

Explanatory Comment: To strengthen the environmental baseline analysis.

# **Appendix 1: Material Alteration 20, Mini Framework ‘*Tower Road / Main Street Junction*’**



# MINI FRAMEWORK FOR TOWER ROAD/ MAIN STREET JUNCTION

The mini-framework addresses the future development potential of the eastern frontage of Tower Road from the Tower Shopping Centre to the junction with Main Street to the south. The subject area is located within ACA 009 Clondalkin Village, with its associated discouraging of the amalgamation of adjoining plots. As such, the area is considered as three key potential development plots per the diagram opposite:

1. Tower Shopping Centre
2. The Dispensary Building
3. 04 Tower Road, Dolcan House & 9-10 Main Street

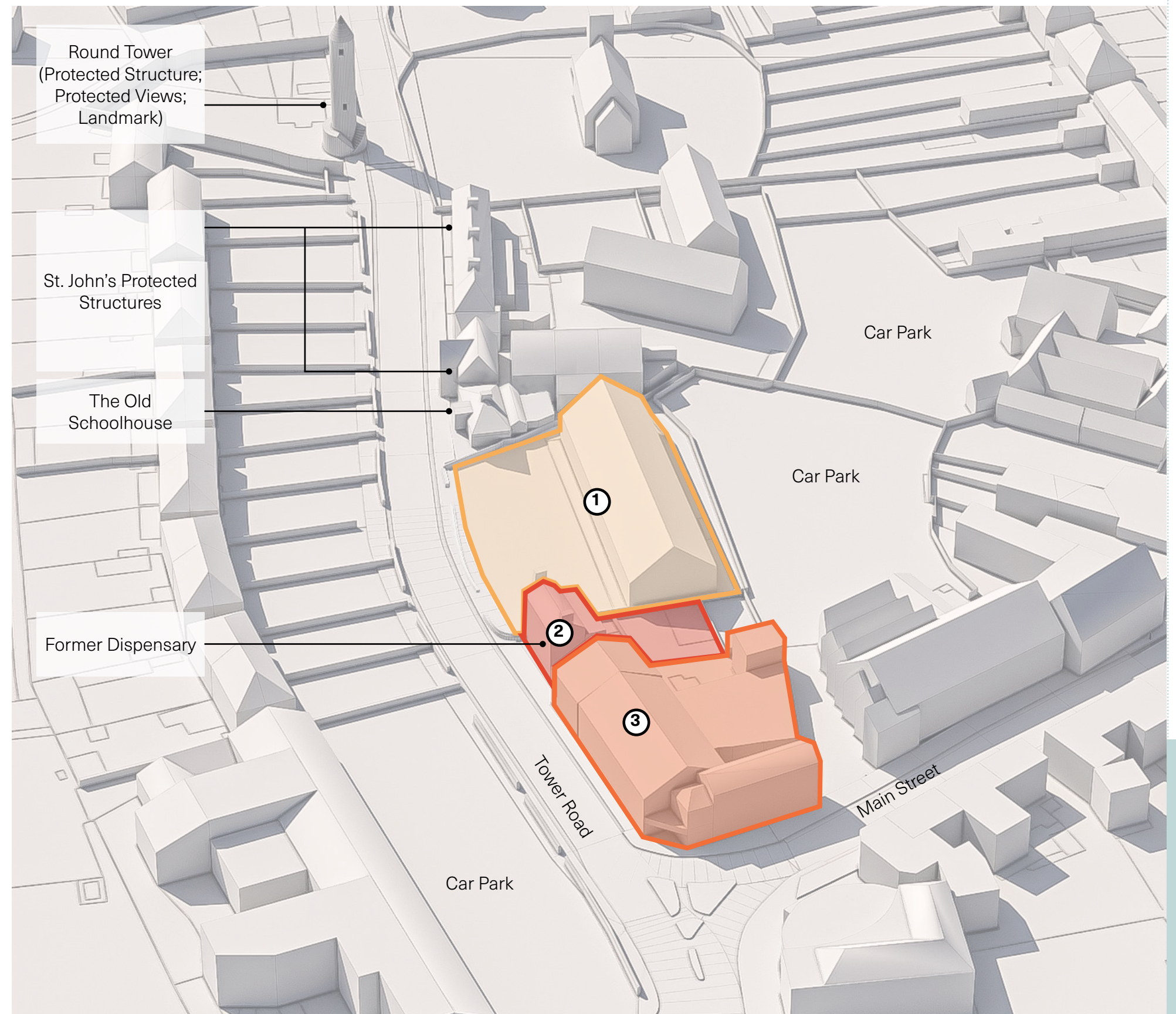
## Context

Collectively, the sites are well-located in the village centre area at the junction of two key streets and so in proximity to key transport connections and walkable to village and town centre uses. As such, intensification of use through redevelopment is supported in principle, in mixed-use forms that maintain ground floor commercial activity with street active frontages. Any such redevelopment would need to be sensitive to the particular historic character of the village centre setting.

## Setting

The sites are located within ACA 009 Clondalkin Village, in proximity to several Protected Structures and immediately adjacent to the Old Schoolhouse which is identified as a 'positive building' by the ACA Appraisal document.

Specific characteristics of the historic core that contribute positively to its character include glimpsed views and stepped roofscapes. The ACA notes that *'the irregular building line [...] that separate the buildings reveal traditional gables and hipped roof profiles'*. It notes that *'the simple form of the traditional vernacular forms, with vertical window openings on the upper forms and stepped roofscape [...] form part of the special character of the Village'*.





This suggests that while the development of contextually appropriate responsive built form for future proposals on each of the three sites will have certain design considerations in common, they will each need to respond to particular cues from the historic context.

Future redevelopment of the Tower Shopping Centre Site (1) will have some flexibility in bringing the building line out toward Tower Road within the current surface parking frontage. However, this will need to consider the context of the two 'positive buildings' by which the site is flanked, and also maintain a characteristic boundary wall treatment to Tower Road. Consolidating a new building line between these buildings will not be appropriate as it would conceal both the stone gable and steeply pitched roof of the protected Village National School in views from the south and the unusual gabled chimneystack of the Dispensary Building in views from the north.

The Dispensary Building (2) is itself identified as a 'positive building' within the ACA and described as '*an attractive 19th century vernacular building with pitched roof and gable chimneystacks*' in the ACA Appraisal Document. It is noted that signage clutter '*distracts from its visual amenity*' and that there are no historic shopfronts in the ACA. However, there are significant non-original alterations and additions to the rear of the Dispensary Building, suggesting that redevelopment of the site could be considered as long as the form of the original building is maintained, particularly as it relates to the exposed gable viewed from the north.

The partial urban block formed by Dolcan House and adjoining properties on Tower Road and Main Street (3) has a similar condition of a stepped building line revealing a characteristic steeply pitched gable when viewed from Main Street. The scale of the assembled site suggests there is potential for backlands infill and redevelopment, while the significant corner location suggests that additional height might be considered. However, such height would be modest and considered as a local marker for placemaking legibility only.



TOWER SHOPPING CENTRE FRONTAGE



PROTECTED STRUCTURE GABLE FROM SOUTH



DISPENSARY BUILDING GABLE FROM NORTH

## Connections

The village centre strategy suggests that the mini-framework area can facilitate future east-west connectivity across the village centre area. Two potential links are apparent that should not be prejudiced by future proposals.

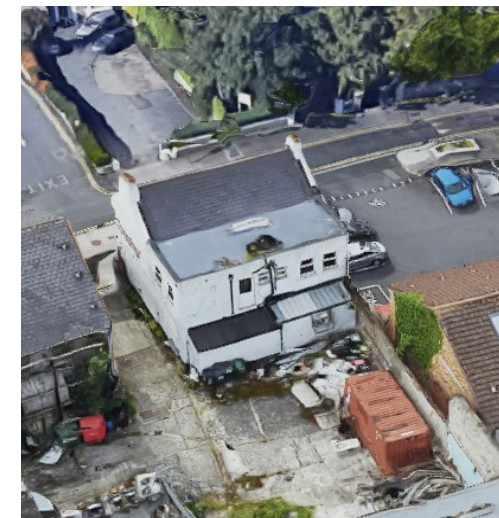
Firstly, the free-standing nature of the Dispensary Building should be maintained to protect its positive contribution to the streetscape in line with the ACA Appraisal Document. This results in a link through to the car-park area to the rear of the subject area that lines up with the existing lane to Moyle Park College that runs from the carpark along the edge of the retail parade. Preserving this link in future proposals retains the possibility of connecting to the adjacent vacant lands and ultimately to Clondalkin Leisure Centre.

Another connection is possible through the Tower Shopping Centre site, along either the north or southern edges. Like the Parade link, this would enable direct access from Tower Road to the nested parking areas within the urban block that could connect to Orchard Road and Pope Lane if future public realm proposals were to be developed.

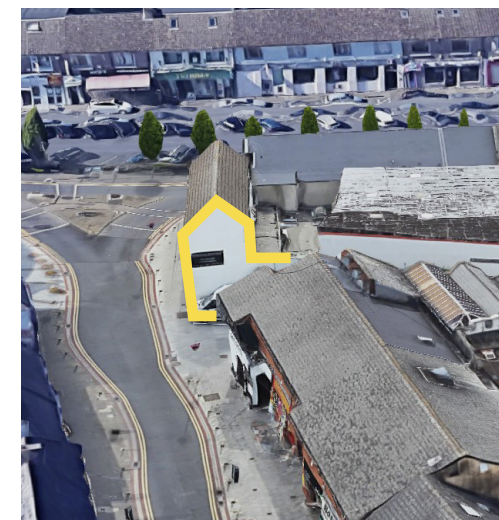
## Inclusivity & Variety

Given the location of these routes, it is not envisaged that they would find particular expression through the development of local marker heights to Tower Road. It will be important however for new connections to be attractive and well lit, with either active frontage or own-door entry where possible to animate the routes.

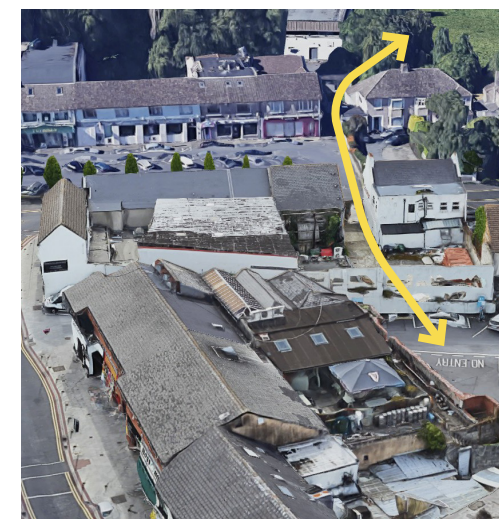
To this end, the existing blank boundary wall condition to the rear of the three sites is noted. Articulation of secondary massings with localised amplification of height could be considered to rear/backlands infill areas of the sites along this frontage to the nested car-parking areas where they aid future legibility, wayfinding and a sense of space in any future public realm interventions in the parking areas.



NONORIGINAL ALTERATIONS TO DISPENSARY BUILDING



STEPPED BUILDING LINE & REVEALED GABLE FROM MAIN STREET



POTENTIAL FUTURE LINK TO MOYLE PARK COLLEGE LANDS



Indicative Layout

The layout opposite is intended for illustrative purposes only to demonstrate the various opportunities suggested by contextual analysis of the subject area in line with the wider objectives of the village centre strategy within the urban design framework of the Local Planning Framework.

Tower Road/ Main Street Junction - Parameters for Development

- Key design guidance for any future development options should include:
- To preserve the character of the village and its setting, proposals will be required to demonstrate that proposed height, scale, and massing is responsive to the historic context and complements characteristic features of built form in the village centre and does not diminish its distinctiveness of place.
  - Prevailing heights in the immediate context and the sensitivity of adjoining positive buildings are such that no significant increases in building height are envisaged, with new development predominately in the 2-3 storey range and limited deployment of local marker heights to aid the legibility of future routes.
  - New development will complement the characteristic wall to window ratios and steep gables of existing development, and employ finishes and material complementary to the historic setting.
  - New development on the site of the Dispensary Building will maintain the positive building and focus on infill redevelopment to the rear of the plot and in the location of existing non-original alterations.
  - New development to the Tower Shopping Centre can consider redevelopment of the frontage to Tower Road to move the building line subject to contextual appropriateness, and in development of the backlands should support the development of future public links.
  - Redevelopment of assembled lots at Dolcan House should consider the stepped building line to Main Street and the retention of characteristic built form. Increased heights may be considered on this prominent corner, and a positive contribution to the streetscape should be made developing more visual interest to the boundary treatment to the carpark.



Tower Road/Main Street Junction Indicative Layout