

NOTICE OF PUBLIC CONSULTATION FOR PROPOSED VARIATION NO. 1 TO THE COUNTY DEVELOPMENT PLAN FOR THE DRAFT CLONDALKIN LOCAL PLANNING FRAMEWORK PLANNING AND DEVELOPMENT ACT, 2000 (AS AMENDED)

NOTICE UNDER SECTION 13 (2) OF THE PLANNING & DEVELOPMENT ACT 2000 (AS AMENDED)

South Dublin County Council, as planning authority, hereby gives notice pursuant to Section 13(2) of the Planning and Development Act 2000 (as amended), of Proposed Variation No. 1: Draft Clondalkin Local Planning Framework to the South Dublin County Development Plan 2022-2028.

Reason for Variation:

The Draft Clondalkin Local Planning Framework has been prepared to deliver on QDP14 Objective 3 of the South Dublin County Development Plan 2022-2028 (CDP) and consists of a written statement and associated objectives and maps. In delivering on the CDP objective, the draft plan is supported by a Local Transport Plan, Conservation Plan and Architectural Conservation Area Appraisals and by the following environmental reports:

- An Environmental Report as part of a Strategic Environmental Assessment pursuant to the European Strategic Environmental Assessment Directive (2001/42/EC) and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (as amended).
- An Appropriate Assessment (AA) screening determination pursuant to the EU Habitats Directive (92/43/EEC) and the Planning and Development Act 2000 (as amended).
- A Strategic Flood Risk Assessment (SFRA) Report in accordance with 'The Planning System and Flood Risk Management Guidelines for Planning Authorities'.

Information

The Proposed Variation which is the Clondalkin Draft Local Planning Framework and the accompanying documents can be viewed on the Council's consultation portal at <http://consult.sdublincoco.ie> for the period from **12:00pm Tuesday 26th August 2025 until 11:59pm Monday 29th September 2025 inclusive**.

The proposed Draft Clondalkin Local Planning Framework can also be viewed at Clondalkin Library and County Hall, Tallaght during normal opening hours (excluding public holidays).

Council staff will be available to answer queries during three drop-in clinics, two of which are at the Clondalkin Civic Offices, Ninth Lock Road, Clondalkin, D22 E9X5 at the following times:

- **Thursday 4th September 10:00am – 12:00noon**
- **Wednesday 10th September 2:00 – 4:00pm**

And a third drop-in clinic at the Round Tower Visitor Centre (Brú Chrónáin), Tower Road, Clondalkin, Dublin 22, D22 DV56 on:

- **Wednesday 17th September 6:30 – 8:30pm**

Council staff will also be available to answer general queries on the proposed Draft Local Planning Framework **between 10:00am-1:00pm on Tuesdays and Wednesdays** during the public consultation period, in Tallaght Council Offices, County Hall.

Submissions

Submissions and observations on the proposed Variation – the Clondalkin Draft Local Planning Framework - and the associated documents should be made in ONE medium only. Either online at: <http://consult.sdublincoco.ie> for the period from **12:00pm Tuesday 26th August 2025 until 11:59pm Monday 29th September 2025 inclusive**.

OR

Where a submission is in hard copy it can be made by post until **4:00pm on Monday 29th September 2025** addressed to:

- Senior Executive Officer, Forward Planning Section, Planning and Transport, South Dublin County Council, County Hall, Tallaght, Dublin 24, D24 A3XC.

Submissions or observations cannot be accepted in any other format or to any other online or postal address. Submissions and observations should state the name, address, and where relevant, the body represented of the person/group making the submission. Children, or groups of associations representing the interests of children, are entitled to make submissions or observations. All submissions and observations that are received up to the times set out above and that are addressed correctly and in the prescribed format will be taken into consideration before the making of the Variation – the Clondalkin Draft Local Planning Framework.

In accordance with Section 13(3A)(a) of the Planning and Development Act 2000, as amended, written submissions or observations received by a Planning Authority under this Section shall be published on the website of South Dublin County Council within 10 working days of its receipt.

Eoin Burke,
Director of Planning and Transport.

Web: www.sdcc.ie



FÓGRA MAIDIR LE COMHAIRLIÚCHÁN POIBLÍ I DTACA LE HATHRÚ BEARTAITHE UIMH. 1 AR AN BPLEAN FORBARTHA CONTAE DON DRÉACHTCHREAT UM PLEANÁIL ÁITIÚIL CHLUAIN DOLCÁIN

AN TACHT UM PLEANÁIL AGUS FORBAIRT, 2000 (ARNA LEASÚ)

FÓGRA FAOI ALT 13 (2) DEN ACHT UM PLEANÁIL & FORBAIRT 2000 (ARNA LEASÚ)

Tugann Comhairle Contae Átha Cliath Theas, mar údarás pleanála, fógra leis seo de bhun Alt 13(2) den Acht um Pleanáil agus Forbairt 2000 (arna leasú), i dtaobh Athrú Beartaithe Uimh.1: Dréachtchreat um Pleanáil Áitiúil Chluain Dolcáin ar Phlean Forbartha Chontae Átha Cliath Theas 2022-2028.

Cúis leis an Athrú:

Reítíodh Dréachtchreat um Pleanáil Áitiúil Chluain Dolcáin chun QDP14 Cuspóir 3 de Phlean Forbartha Chontae Átha Cliath Theas 2022-2028 (PFC) a bhaint amach agus is éard atá i gceist leis ná ráiteas i scríbhinn agus na cuspóirí agus léarscáileanna a ghabhann leis. Chun cuspóir PFC a bhaint amach, tacaíonn Plean Iompair Áitiúil, Plean Caomhnaithe agus Measúnuithe ar Limistéir Chaomhantais Ailtreachta leis an dréachtphlean, mar aon leis na tuarascálacha comhshaoil seo a leanas:

- Tuarascáil Chomhshaoil mar chuid de Mheasúnacht Straitéiseach Chomhshaoil de bhun Threoir Eorpach um Measúnacht Straitéiseach Chomhshaoil (2001/42/CE) agus na Rialacháin um Pleanáil agus Forbairt (Measúnacht Straitéiseach Chomhshaoil) 2004 (arna leasú).
- Cáipéis Measúnachta Cuí (MC) de bhun Threoir AE maidir le Gnáthóga (92/43/CEE), agus de bhun an Achta um Pleanáil Agus Forbairt 2000 (arna leasú).
- Tuarascáil ar Mheasúnú Straitéiseach Riosca i gcás Tuilte (MSRT) i gcomhréir le ‘An Córas Pleanála agus Treoirínte Bainistíochta Riosca i gcás Tuilte d’Údaráis Phleanála’.

Faisnéis

Is féidir breathnú ar an Athrú Beartaithe, arb ionann é agus Dréachtchreat um Pleanáil Áitiúil Chluain Dolcáin agus na cáipéisí lena mbaineann, ar thairseach chomhairliúcháin na Comhairle ag <https://consult.sdublincoco.ie/ga> sa tréimhse idir **12:00pm Dé Máirt an 26 Lúnasa 2025 agus 11:59pm Dé Luain an 29 Meán Fómhair 2025, an dá lá sin san áireamh.**

Is breathnú ar an Dréachtchreat beartaithe um Pleanáil Áitiúil Chluain Dolcáin freisin i Leabharlann Chluain Dolcáin agus i Halla an Chontae i dTamhlacht, le linn gnáthuaireanta oscailte (seachas laethanta saoire poiblí).

Beidh foireann na Comhairle ar fáil chun ceisteanna a fhreagairt le linn trí chlinic buail isteach, dhá cheann acu siúd a bheidh ar siúl in Oifigí Cathartha Chluain Dolcáin, Bóthar an Naoú Loc, Cluain Dolcáin, D22 E9X5 ag na hamanna seo a leanas:

- **Déardaoin, an 4 Meán Fómhair 10:00am – 12:00 meán lae**
- **Dé Céadaoin, an 10 Meán Fómhair 2:00 – 4:00pm**

Reachtálfar an tríú clinic buail isteach ag Ionad Cuairteoirí Chlogáis (Brú Chrónáin), Bóthar an Chloigthí, Cluain Dolcáin, Baile Átha Cliath 22, D22 DV56:

- **Dé Céadaoin, an 17 Meán Fómhair 6:30 – 8:30pm**

Beidh foireann na Comhairle ar fáil freisin le ceisteanna ginearálta a fhreagairt maidir leis an Dréachtchreat um Pleanáil Áitiúil atá beartaithe idir **10:00am-1:00pm Dé Máirt agus Dé Céadaoin** le linn thréimhse an chomhairliúcháin phoiblí, in Oifigí Comhairle Thamhlachta, Halla an Chontae.

Aighneachtaí

Ba cheart aighneachtaí agus barúlacha maidir leis an Athrú beartaithe – Dréachtchreat um Pleanáil Áitiúil Chluain Dolcáin - agus na cáipéisí lena mbaineann, a dhéanamh in aon mheán AMHÁIN. Ar líne ag: <https://consult.sdublincoco.ie/ga> sa tréimhse idir **12:00pm Dé Máirt an 26 Lúnasa 2025 agus 11:59pm Dé Luain an 29 Meán Fómhair 2025, an dá lá sin san áireamh.**

NÓ

Má tá aighneacht á leagan isteach i gcóip chrua is féidir í a sheoladh sa phost go dtí **4:00pm Dé Luain, an 29 Meán Fómhair 2025** chuig:

Príomhfheidhmeannach Sinsearach, Rannóg Pleanála Chun Cinn, Pleanáil agus Iompar, Comhairle Contae Átha Cliath Theas, Halla an Chontae, Tamhlacht, Baile Átha Cliath 24, D24 A3XC.

Ní féidir glacadh le haighneachtaí ná le barúlacha a leagtar isteach i bhformáid ar bith eile ná chuig aon seoladh ar líne nó seoladh poist eile. Sna haighneachtaí agus barúlacha ar fad, ba cheart go mbeadh ainm, seoladh, agus nuair is ábhartha, an comhlacht a bhfuil an té/an grúpa ag cur na haighneachta isteach ar a shon. Tá páistí, nó grúpaí, nó cumainn a oibríonn ar son leasanna páistí, i dteideal aighneachtaí nó barúlacha a dhéanamh. Cuirfear san áireamh gach aighneacht agus barúil a fhaightear laistigh de na tréimhsí a leagtar amach thuas agus a chuirtear chuig an seoladh ceart, san fhormaid cheart, sula gcuirfear i bhfeidhm an tAthrú – Dréachtchreat um Pleanáil Áitiúil Chluain Dolcáin.

I gcomhréir le hAlt 13(3A)(a) den Acht um Pleanáil agus Forbairt, 2000, arna leasú, déanfar aighneachtaí nó barúlacha a fhaigheann Údarás Pleanála i scríbhinn faoin Alt seo a fhoilsiú ar shuíomh gréasáin Chomhairle Contae Átha Cliath Theas laistigh de 10 lá ón uair a fhaightear iad.

Eoin De Burca,
Stiúrthóir Pleanála agus Iompair.

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