

South Dublin County Development Plan 2022-2028

Variation No. 2
NPF Implementation Housing Growth Requirements and Compact Settlement Guidelines

October 2026

SDCC
Comhairle Contae Átha Cliath Theas
South Dublin County Council

South Dublin 2022-2028
County Development Plan

Introduction

South Dublin County Council resolved to adopt Variation No. 2 to the South Dublin County Development Plan 2022-2028, with material alterations at a Special Council Meeting on Monday 19th October 2026, in accordance with Section 58(17) of the Planning and Development Act 2024.

Variation No. 2 to the South Dublin County Development Plan 2022-2028 responds to the recent changes in national planning policies guidelines, the publication of the National Planning Framework First Revision and the publication of Ministerial Guidelines published under Section 28 of the Planning and Development Act 2000 (as amended), including primarily:

- NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities, 2025 and
- Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities 2024.

How to Read this Document

This document sets out the changes to the adopted South Dublin County Development Plan 2022-2028 made by Variation no. 2. Deletions are illustrated in ~~red text strikethroughs.~~ The updated text is identified in green text. The changes resulting from Variation No.2 are demonstrated in order of chapters and layout of the current County Development Plan 2022-2028. Each amendment is introduced by a table heading with an original amendment reference number or material alteration reference, relevant section or sub-section of the Development Plan and relevant page(s) of the Development Plan.

The variation also includes for CE Amendments agreed by the elected members at the Special Council Meetings. Where these are minor modifications to the material alterations they are referenced under the MA reference. In some instances, they provide simply for edits to update references to more recent policy related to the variation and general reference to National Planning Statements and as such don't refer to a specific amendment or MA in the overview tables, shown as N/A.

Appendix A accompanying the document includes map changes to the development plan including the newly zoned lands and designated Future Strategic Long-Term Development Area.

As required under section 58(18), a copy of the development plan as varied will be made available for inspection at which time all green text will revert to normal black text, and ~~red strikethrough text~~ will be deleted from the Plan.

Chapter 1 Introduction, Strategic Vision and Climate Action

The table below sets out the summary of the changes as part of the Variation:

Amendment Ref No.	MA No	CDP Section	CDP Pg no.	Table / Figure / Policy / Objective if applicable	Proposed Change Summary
24	N/A	N/A	12	N/A	Amendment to infographic to reflect updated population number.
25	N/A	Section 1.0 Introduction	13	N/A	Additional text included to reference the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025).
N/A	N/A	Section 1.2 Statutory Context	15	N/A	Amendment to text to refer to the National Planning Statements.
N/A	N/A	Section 1.2 Statutory Context	16	N/A	Amendment to text to refer to the National Planning Statements.
26	N/A	Section 1.2 Statutory Context	16	N/A	Additional paragraph to state that the most up to date versions of legislation, Planning Guidelines or Policy document shall apply.
27	N/A	Section 1.9 Climate Action and the Role of the Development Plan	23	N/A	Additional text included to reference the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025).

Amendment (Amendment Ref. No. 24)
Amend Infographic on page 12 as follows:

~~299,793~~ 301,075 (2022 Current Population)

Amendment (Amendment Ref. No. 25)
Amend text in Section 1.0 (Page 13) as follows:

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

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

Amendment
Amend text in Section 1.2 (Page 15) as follows:

Core Strategy

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

Amendment
Amend text in Section 1.2 (Page 16) as follows:

Section 28 Guidelines and Section 25 National Planning Statements

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

Amendment (Amendment Ref. No. 26)
Insert new paragraph at the end of Section 1.2 (Page 16) as follows:

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

Amendment (Amendment Ref. No. 27)
Amend text in 4th paragraph of Section 1.9 (Page 23) as follows:

The policies and objectives set out in the Core Strategy and Settlement Strategy, Chapter 2 of this plan, have been framed in a manner to ensure consistency with the provisions of the NPF, and updated in line with the *National Planning Framework – First Revision* (April 2025) and the *NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities* ~~and RSES as required by Section 10 (2) of the Planning and Development Acts~~. This provides for a compact approach to growth with the aim of facilitating the delivery of climate resilient and sustainable communities throughout the County.

Chapter 2 Core Strategy and Settlement Strategy

The table below sets out the summary of the changes as part of the Variation:

Amendment Ref No.	MA No	CDP Section	CDP Pg no.	Table / Figure / Policy / Objective if applicable	Proposed Change Summary
28	N/A	Section 2.0 Introduction	28	N/A	Additional text included to reference the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025).
29	MA29.1	Section 2.2 Executive Summary	28, 29	N/A	Amendments to text to reflect updated population and housing numbers following making of variation.
30	N/A	Section 2.3 Statutory Context	29	N/A	Amendment to text to refer to the National Planning Framework First Revision (since 2025) and emerging National Planning Policies and Measures and National Planning Policy Guidance.
N/A	N/A	Section 2.4 Strategic Context	30	N/A	Additional text incorporated referring to Section 25 National Planning Statements including National Planning Policies and Measures set out under the Planning and Development Act 2024 (as amended).
31	N/A	Section 2.4.1 National Planning Framework (Project Ireland 2040)	30	N/A	Additional text included to reflect NPF revised targets for additional homes.
31	N/A	Section 2.4.1 National Planning Framework (Project Ireland 2040)	30	N/A	Update to footnote link.

31	N/A	Section 2.4.1 National Planning Framework (Project Ireland 2040)	31	Figure 1	Revised National Strategic Outcomes and Strategic Investment Priorities figure.
32	MA32.1	Section 2.4.2 Ministerial Guidelines	32	N/A	Amendments to text with the inclusion of updated policy documents.
33	N/A	Section 2.4.3 Eastern and Midland Regional Spatial and Economic Strategy 2019- 2031 (RSES)	35	N/A	Additional text added to reference RSES.
34	N/A	Section 2.5.1 South Dublin County Population - Baseline	37	N/A	Amended text to reflect updates in populations.
34	N/A	Section 2.5.1 South Dublin County Population - Baseline	37	Table 1	Table 1 modified with updated population statistics.
34	N/A	Section 2.5.1 South Dublin County Population - Baseline	38	Table 2	Table 2 amended with updated settlement population analysis.
35	N/A	Section 2.5.2 Population - Projections	38	N/A	Additional heading added to refer to population projections in effect at the time the Plan was made.
35	N/A	Section 2.5.2 Population - Projections	39	N/A	Inclusion of additional text to highlight updated population, NPF projections and NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities (2025) housing growth targets.
36	N/A	Section 2.5.3 South Dublin County Housing - Baseline	40	N/A	Further text incorporated to outline vacant housing stock update.

37	N/A	Section 2.5.4 Planning and Construction Activity	40	N/A	New sub-heading included.
37	N/A	Section 2.5.4 Planning and Construction Activity	43	Figure 7.1	Additional text included to illustrate development completions and housing under construction.
38	N/A	Section 2.5.5 Housing Supply Targets	43, 44	N/A	The inclusion of additional text to refer to 2022.
38	N/A	Section 2.5.5 Housing Supply Targets	44	Table 7.2, Table 7.3	Additional Tables included to reflect the NPF Implementation: Housing Growth Requirements Guidelines (2025).
39	N/A	Section 2.5.6 Development Plan Population and Housing Requirements	44	N/A	Section deleted.
40	N/A	Section 2.6 Core Strategy	45	N/A	Additional text added to highlight a review of housing growth requirements was conducted in an updated Settlement Capacity Audit.
41	N/A	Section 2.6.1 – Land Capacity Study	45, 46	Table 7.4	Amendments to text reflect approach to the revised housing growth targets.
42	MA42.1	Section 2.6.1 – Land Capacity Study	46, 47	Table 8	Amendments to Table 8 and associated text to reflect updated Future Strategic Long-Term Development Areas.
42	N/A	Section 2.6.1 – Land Capacity Study	47	Policy CS1	Amendment to Policy CS1 title.
42	MA17.1, MA17.2, MA18.1, MA42.2, MA42.3, MA42.4	Section 2.6.1 – Land Capacity Study	48	Policy CS3, CS3 Objective 1, CS3 Objective 2, CS3 Objective 3, CS3 Objective 4, CS3 SLO1,	Inclusion of Policy CS3 Objectives and SLOs.

				CS3 SLO2, CS3 SLO3, CS3 SLO4,	
43	N/A	Section 2.6.1 – Land Capacity Study	48	N/A	Amendments to text to identify update to current land capacity numbers.
43	N/A	Section 2.6.1 – Land Capacity Study	49, 50	Table 9, Table 10	Update to Table 9 to highlight updated capacity of undeveloped lands. Removal of Table 10.
44	N/A	Section 2.6.1 – Land Capacity Study	50, 51	Figure 9	Removal of land capacity sites text.
45	N/A	Section 2.6.2 Tiered Approach to Land Zoning	51, 52	N/A	Amendments to text explaining methodology to the tiered approach to land zoning.
46	N/A	Section 2.6.3 Planning Analysis	52	N/A	Amendments to text identifying the planning analysis approach to zoning changes.
47	N/A	Section 2.6.4 Deliverability Analysis	53, 54	Table 9.1, Table 9.2	Amendments to text on deliverability assessment and addition of Tables 9.1 and 9.2.
48	MA48.1	Section 2.6.4 Deliverability Analysis	54	Table 10, Figure 9	New section on Land Capacity and New Zoning Requirements added.
49	N/A	Section 2.6.5 Core Strategy – 2022-2028 Development Plan	54	N/A	Amendments to Core Strategy text.
49	MA49.1	Section 2.6.5 Core Strategy – 2022-2028 Development Plan	55	Table 11	Updating the Core Strategy Table.
50	MA2.1, MA3.1, MA4.1, MA7.1, MA7.2,	Section 2.7.1 Dublin City and Suburbs	72	Policy CS7, CS7 SLO2, CS7 SLO3, CS7 SLO4, CS7 SLO5, CS7 SLO6,	Inclusion of new SLOs under Policy CS7.

	MA9.1, MA11.1, MA14.1, MA16.1			CS7 SLO7, CS7 SLO8, CS7 SLO9, CS7 SLO10, CS7 SLO11	
51	MA5.1	Section 2.7.2 Self Sustaining Growth Towns / Self-Sustaining Town	73, 74	Policy CS8, CS8 SLO2	Inclusion of a new SLO under Policy CS8.
51	MA1.1, MA65.1	Section 2.7.2 Self Sustaining Growth Towns / Self-Sustaining Town	74, 75, 76	Policy CS9, CS9 SLO5, CS9 SLO6	Inclusion of new SLOs under Policy CS9.

Amendment (Amendment Ref. No. 28)
Amend text in Section 2.0 (Pg 28) as follows:

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

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

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

Amendment (Amendment Ref. No. 29 and MA29.1)
Amend text in Section 2.2 (Pg 28, 29) as follows:

This Core Strategy and Settlement Strategy quantitatively demonstrates how much land is required to meet the residential and employment needs of ~~an additional~~ ~~45,005 people~~ a growing population up to 2028. To provide for th~~is~~e level of growth envisaged when the Plan was adopted in 2022 and the increased housing growth requirements set out in ~~line with~~ National policy in 2025, a need for ~~23,730~~19,570 new homes between 2022~~the~~ ~~Census year 2016~~ to 2028 within the County has been identified.

Taking account of completed units between ~~2017~~2022 and Q3 202~~1~~5 (~~6,554~~7,931 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 ~~15,576 units~~11,699 new homes between 202~~2~~5 and 2028 set by the *NPF Implementation: Housing Growth Requirements Guidelines*.

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

The SCA forecasts that of the current zoned land capacity, 9,613 new dwellings on approximately 160 hectares of land could

be delivered to the end of 2028 on a business-as-usual model. This equates to an anticipated shortfall of 2,000 dwellings to the 2028 baseline housing growth requirements in the *NPF Implementation: Housing Growth Requirements Guidelines*.

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

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

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

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

- ~~The housing target for South Dublin County, as set by Ministerial Guidelines and the NPF Road Map, is 15,576 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 990ha with the potential for 42,570 units. However, by excluding Long Term Strategic Lands the land capacity reduces to 428ha with the potential to accommodate 21,490 units.~~

- ~~An Infrastructure Assessment was carried out for these lands in 2021 as preparation for the Plan which identified the capacity of lands in Tier 1 (that is, zoned and serviced) which has a total of 11,597 homes and in Tier 2 (that is, zoned and serviceable within the lifetime of the plan) which has 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 found that there is 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.~~

Amendment (Amendment Ref. No. 30)
Amend 2nd paragraph of Section 2.3 (Pg 29) as follows:

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

Amendment
Amend Section 2.4 (Pg 30) as follows:

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

→ *Project Ireland* 2040*: National Planning Framework*;

→ *The Eastern and Midlands Regional Spatial and Economic Strategy* 2019-2031, including the Dublin Metropolitan Area Strategic Plan; and

→ Section 28 Ministerial Guidelines including Specific Planning Policy Requirements outlined under Section 28(1) of The Act.

→ Section 25 National Planning Statements including National Planning Policies and Measures set out under the Planning and Development Act 2024 (as amended).

Amendment (Amendment Ref. No. 31)
Amend text in Section 2.4.1 (Pg 30) as follows:

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

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

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

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

Amendment (Amendment Ref. No. 31)
Replace external link at footnote (Pg 30) with the following:

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

Amendment (Amendment Ref. No. 31)
Replace existing infographic in Figure 1 (Pg 31) with the following:



Figure 1: National Strategic Outcomes and Strategic Investment Priorities, Source: NPF First Revision (April 2025) ~~2018~~

Amendment (Amendment Ref. No. 32 and MA32.1)
Add/amend bullet points in Section 2.4.2 (Pg 32) as follows:

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

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

Amendment (Amendment Ref. No. 33)
Insert text as last paragraph in Section 2.4.3 (Pg 35) as follows:

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

Amendment (Amendment Ref. No. 34)
Amend text of Section 2.5.1 (Pg 37) as follows:

South Dublin County experienced continued population growth over the last 10-20 years. ~~While the rate of growth reduced between 2002 and 2006, the years thereafter have contributed to~~ There has been an overall increase of +26.06% (+62,240 persons) between 2002 and 2022, as illustrated under Table 1.

Understanding the spatial pattern of growth provides a picture of the pressures on existing need for infrastructure / services. Table 2 illustrates the growth in population ~~in the urban settlements and rural areas (rural areas are outside urban / town areas and population of towns with less than 1,500 persons)~~ between 2006 and 20~~16~~22 within the County.

The historic trend shows that South Dublin County has grown by ~~+12.9% or 31,832~~+13.5% or 35,870 persons over ~~a ten~~an eleven-year period. However, despite this general growth, there was an overall decline in rural population between 2011 and 20~~16~~22. ~~This trend follows national and international movement of people from rural to urban areas.~~ This is primarily due to the expansion of urban settlements to encompass previously rural areas.

Amendment (Amendment Ref. No. 34)

Amend Table 1 (Pg 37) as follows:

Table 1: South Dublin County Population (persons) Trend 2002-~~2016~~ *2022*, CSO

Year	Population	Change (No.)	Change (%)
2002	238,835	+20,107	+9.19%
2006	246,935	+8,100	+3.39%
2011	265,205	+18,270	+7.39%
2016	278,767	+13,562	+5.11%
2022	301,075	+22,308	+8%
2002-~~2016~~ *2022*	-	~~+39,932~~ *+62,240*	~~+16.72%~~ *+26.06%*

Amendment (Amendment Ref. No. 34)

Replace existing Table 2 (Pg 38) with the following:

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

Settlement / Area	2006	2011	2016	2022	2022 % share of County	06 – 22 Change (No.)	06-22 Change (%)
South Dublin County[3]	246,935	265,205	278,767	301,075	100%	+54,140	+21.9%
Urban	240,607	259,729	273,215	296,173	98.34%	+55,566	+23.1%

Dublin City and Suburbs[4]	235,306	251,505	262,638	281,282	93.41%	+45,976	+19.5%
Saggart	868	2,144	3,133	4,573	1.52%	+3,705	+426.8%
Rathcoole	2,927	3,421	4,351	5,792	1.92%	+2,865	+97.9%
Newcastle	1,506	2,659	3,093	4,526	1.50%	+3,020	+200.5%
Rural	6,328	5,476	5,552	4,902	1.63%	-1,426	-22.5%

Amendment (Amendment Ref. No. 35)
Amend text of Section 2.5.2 (Pg 38) as follows:

2.5.2 Population – Projections

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

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

Amendment (Amendment Ref. No. 35)
Insert text after last paragraph of Section 2.5.2 (Pg 39) as follows:

Revised Population Projections (2025)

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

The *National Planning Framework – First Revision (2025)* provides revised national, regional and city level population projections to 2040. The *NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities (2025)* translates these into average annual housing growth requirements for each local authority. Population projections at a local authority level via the RSES are not yet available as the RSESs have not yet been updated to reflect the Revised NPF.

Amendment (Amendment Ref. No. 36)
Insert paragraph at the end of Section 2.5.3 after Table 6 (Pg 40) as follows:

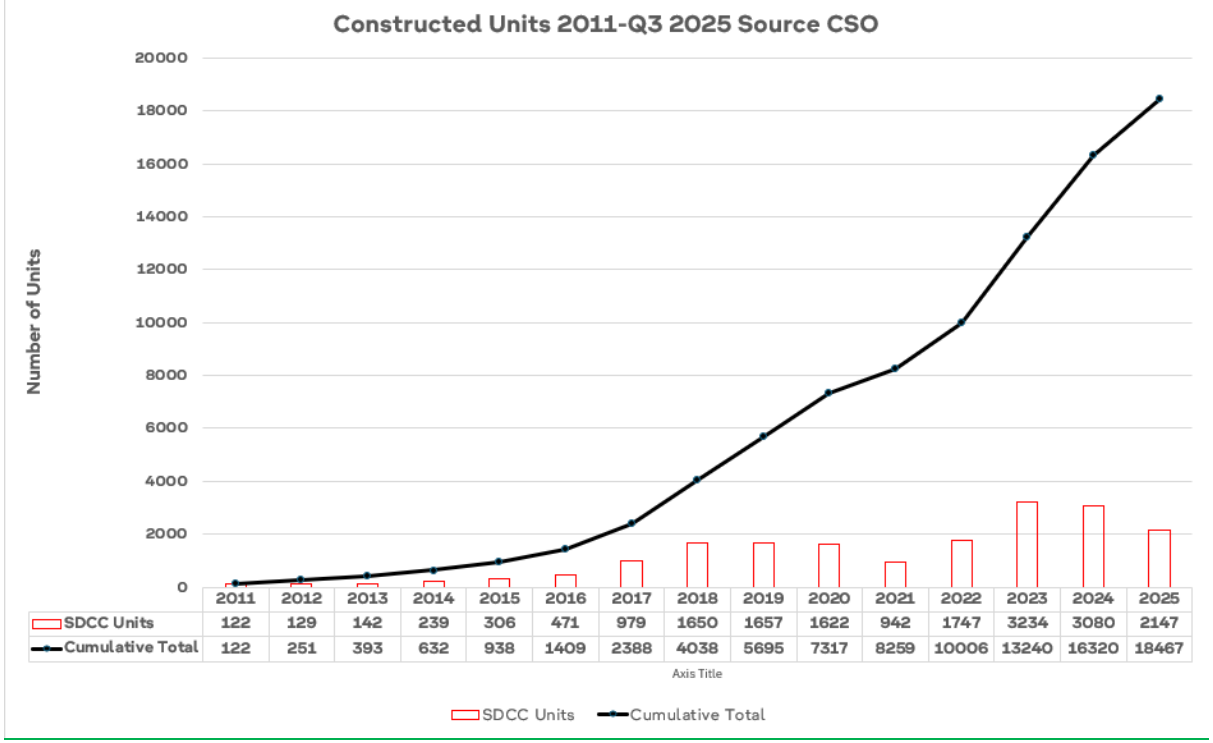
In 2022, there were 106,074 residential units within South Dublin County. Of this figure, 3,899 units were vacant representing 3.68%. This represents an increase in South Dublin County's housing stock by 7,867 since 2016 (an increase of 7.81%) and a slight increase in the vacant housing stock, noting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

Amendment (Amendment Ref. No. 37)
Insert sub-heading ahead of first paragraph of Section 2.5.4 (Pg 40) as follows:

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

Amendment (Amendment Ref. No. 37)
Insert text and figure after last paragraph of Section 2.5.4 (Pg 43) as follows:

Planning and Construction Activity (2025)



	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
SDCC Units	122	129	142	239	306	471	979	1650	1657	1622	942	1747	3234	3080	2147
Cumulative Total	122	251	393	632	938	1409	2388	4038	5695	7317	8259	10006	13240	16320	18467

Figure 7.1: Constructed Units in SDCC and Cumulative Total 2011 – Q3 2025, Source: CSO[1]

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

Amendment (Amendment Ref. No. 38)
Amend text of Section 2.5.5 (Pg 43, 44) as follows:

2.5.5 Housing Supply Targets

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

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

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

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

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

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

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

Amendment (Amendment Ref. No. 38)
Insert new sub-heading and text after last paragraph of Section 2.5.5 (Pg 44) as follows:

Revised Housing Growth Requirements (2025)

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

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

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

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

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

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

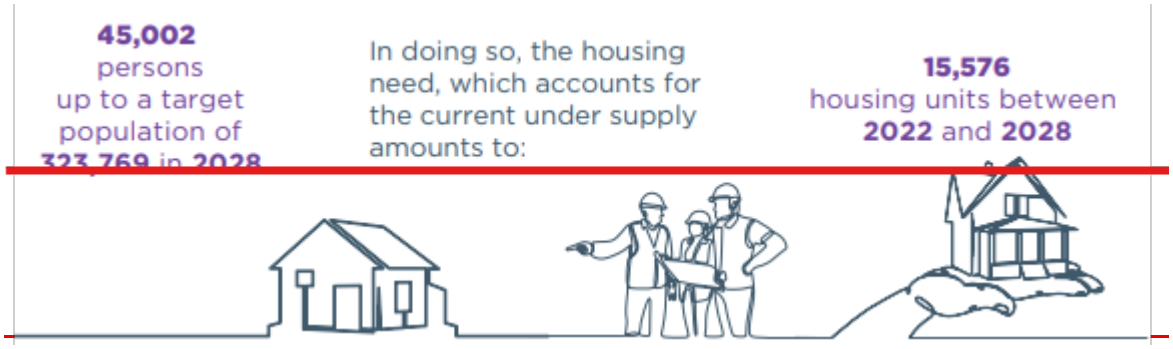
Table 7.3: Housing growth requirement and maximum additional provision for South Dublin County Council, 2025

Housing Growth Requirement (No. of dwellings equivalent)	**2025-28**	**2029-30**	**2031-34**	**2035-40**
Annual baseline housing growth target	3,270	3,270	3,270	2,414
Cumulative baseline housing growth target (less completed in Q1 and Q2 2025)	11,699	18,239	31,319	45,803
Maximum additional provision (50% above baseline requirement)	5,850	9,120	15,660	22,902
Maximum Housing Growth Requirement and Additional Provision	17,549	27,359	46,979	68,705

Amendment (Amendment Ref. No. 39)
Delete Section 2.5.6 in full (Pg 44), including infographic, as follows:

~~**2.5.6 Development Plan Population and Housing Requirements**~~

~~Based on the population targets and housing need set out within National and Regional planning policy, the Development Plan must accommodate an additional:~~



~~The combination of the additional housing units required alongside the population growth indicates an anticipated reduction in average household size for the overall County. By 2028, with a total population of 323,769 persons and a total housing stock of 118,632 houses, the household size will be an average of 2.73 per house. This is a reduction from 2.99 in 2016 and is consistent with the downward national trend of household size, from 2.75 in 2016 to 2.5 in 2040, outlined in the National Planning Framework.~~

~~It is noted that there is variation above and below the household size depending on the typologies of extant planning permission, as well as demographic and household composition in each neighbourhood area whether urban or rural. This average household size has informed the population distribution as part of the Settlement Strategy, informed by the Core Strategy, as set out in the next section.~~

Amendment (Amendment Ref. No. 40)
Insert text at end of Section 2.6 (Pg 45) as follows:

Following the publication of the National Planning Framework - First Revision 2025 and the *NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities* (2025) which translated national housing targets to housing growth requirements at a local authority level, the planning authority undertook a review of the adequacy of existing zoned lands under

the current County Development Plan 2022-2028 to cater for the new housing growth requirements and the potential for 'additional provision' as set out in Appendix 1 of the Guidelines. There was a particular focus on the likelihood that lands identified for residential development within the plan will come forward for development within the remaining period of the plan. This review included an updated Settlement Capacity Audit (SCA) on existing lands zoned for residential development.

Amendment (Amendment Ref. No. 41)
Replace text after first paragraph (Pg 45, 46), as follows:

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

~~A Land Capacity analysis was carried out by the Planning Department to calculate the potential yield of undeveloped land (RES, RES-N, TC, REGEN, VC, DC, LC and SDZ) zoned in the 2016-2022 County Development Plan.~~

~~The capacity figure has been prepared in the context of Section 28 Ministerial Guidelines promoting higher densities, especially near existing and proposed public transport services as set out in the 'Sustainable Residential Development in Urban Areas' (2009), 'Sustainable Urban Housing: Design Standards for New Apartments' Guidelines (2020) (the 'Apartment Guidelines') and 'Urban Development and Building Heights Guidelines for Planning Authorities' (2018).~~

~~The potential yield of undeveloped lands excludes units built and 1600 units estimated to be built between Q3 2021 and Q3 2022 since the previous capacity audit in 2015. Since then, 6,554 units have been built. These figures form part of the Core Strategy Table 11 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 990 hectares with capacity to accommodate: 42,570 residential units. This equates to an average of 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 21,490 units on 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 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 undeveloped land in each settlement and neighbourhood area, identifying greenfield and brownfield lands, is contained within Table 9.~~

The *NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities* (2025) require planning authorities to ensure that there is sufficient zoned land within the current Development Plan to meet the **revised** housing growth requirements and to consider as an immediate priority the suitability of lands for development over a 12 year plus period (to encompass the remaining period of the current adopted plan and the lifespan of the new 10-year development plan).

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

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

SCA assessed the development potential of all relevant currently zoned lands in the 2022-2028 County Development Plan (including RES, RES-N, REGEN, TC, DC, LC, VC and SDZ lands).

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

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

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

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

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

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

The SCA identified 21,695 dwellings across 282 hectares are estimated to be long-term zoned land capacity, reflecting lands

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

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

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

Table 7.4 Zoned Land Capacity and Status as of Q3 2025

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

[2] Strategic Development Areas

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

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

Amendment (Amendment Ref. No. 42 and MA42.1)
Amend text and tables (replace Table 8 with new Table 8) under 'Strategic Long Term Development Areas (SDAs)' (Pg 46, 47) as follows:

Existing Strategic Long-Term Development Areas (Existing SDAs)

As indicated above, South Dublin County has strategic long term development potential within the Strategic Development Zones (SDZs) and zoned regeneration areas. ~~The SDAs also include the Strategic Residential Reserve 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 8 below illustrates the remaining unit capacity of these lands from 202~~2~~5.

~~**Table 8: Total Land Capacity within Strategic Development Areas**~~

~~**Settlement**~~	~~**Strategic Development Zones (SDZs)**~~	~~**Overall Unit Capacity from 2022**~~	~~**Total Land (Hectares)**~~	
			~~**Brownfield**~~	~~**Greenfield**~~

~~**Dublin City and Suburbs (Within and Contiguous)**~~	~~Adamstown SDZ Planning Scheme~~	~~5,240~~	~~0~~	~~80~~
	~~Clonburris SDZ Planning Scheme~~	~~7,730-11,098~~	~~0~~	~~252~~
	~~City Edge lands~~	~~*~~	~~267~~	~~13~~
	~~Tallaght Local Area Plan (Regen Lands)~~	~~8,400 - 11,144~~	~~108~~	~~0~~
	~~Sub-Totals of SDAs~~	~~-~~	~~375 (51%)~~	~~345 (49%)~~
~~**Rathcoole**~~	~~West Rathcoole Strategic Residential Reserve~~	~~70-80~~		~~2~~
~~**Totals**~~		~~**21,440 - 27,562**~~	~~**722**~~	

~~*** Final figure will be subject to the City Edge Local Area Plan / statutory plan.**~~

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

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

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

Significant areas of these lands have been excluded from the land capacity over the Development Plan period except where it is considered a percentage of development can occur within that timeframe. ~~Of~~ The total capacity for the SDA lands~~, approximately 150 ha providing for more than 7500 units has been~~ identified as being deliverable over the remaining Development Plan period ~~and~~ is included in the land capacity figures in Table 9. This figure for SDA lands is informed by an understanding of the pipeline and potential for housing delivery on Council owned lands, historical trends of housing delivery on SDA lands within South Dublin and by delivery of similarly designated sites within the region.

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

Having regard to the numerous variants, the need for developing a plan-led approach to these strategic lands is critical to their successful growth in a manner which contributes towards Quality Design and Healthy Placemaking in line with the provisions of Chapter 5 of this plan. In this regard, SDZ schemes are in place for Adamstown and Clonburris. Tallaght Town Centre is subject to a Local Area Plan adopted in 2020, extended in 2025 to align with the expiry of this Development Plan.

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

Future Strategic Long-Term Development Areas (Future SDAs)

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

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

The following locations are identified as Future SDAs:

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

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

Amendment (Amendment Ref. No. 42)
Amend title of Policy CS1, page 47, as follows:

Policy CS1: Existing Strategic Development Areas

Amendment (Amendment Ref. No. 42, MA17.1, MA17.2, MA18.1, MA42.2, MA42.3 and MA42.4)
Insert new Policy CS3 after Policy CS2 Objective 2, page 48, as follows:

Policy CS3: Future Strategic Long-Term Development Areas
To progress a plan-led approach to Future Strategic Long-Term Development Areas ('Future SDAs') to provide for the long-term housing growth and other land use requirements of the County beyond the current Development Plan period (subject to future rezoning) at the following locations: • Belgard Road West • Adamstown South and West • Grange Castle / R136
CS3 Objective 1: To commence preparatory studies and analysis of the Future SDAs, as identified on the development plan maps, to understand the existing land uses and ecological sensitivities and to inform the preparation of future proposals for rezoning to meet the needs of the County through an holistic approach to plan making. The exact lands to be brought forward as future rezoning may change according to the outcome of these studies.
CS3 Objective 2: To ensure that future plan-led holistic development of the Future SDAs is not compromised by premature development.
CS3 Objective 3: To ensure development of Future SDAs (subject to rezoning) for residential and other uses will be in accordance with an approved plan-led approach, such as a

Priority Area Plan or otherwise equivalent appropriate mechanism, which will align housing delivery, including investigating the feasibility of providing a minimum of 20% of units as fully accessible and identifying a unit target to be designed for specialist housing units in accordance with the relevant SDCC Housing Delivery Action Plan, with, inter alia, climate action objectives, supporting infrastructure, sustainable transport options, educational and community facilities, public open space, green infrastructure networks, cultural heritage and no net loss of important ecological features as surveyed, identified and mapped by a qualified ecologist.
CS3 Objective 4: To include an Area-Based Transport Assessments (ABTA) in cooperation with the NTA and Transport Infrastructure Ireland (TII) as part of the plan-led approach to Future SDAs.
CS3 SLO1: To protect and enhance the Green Infrastructure Corridor along the western boundary with Kildare and protect the Grand Canal Corridor pNHA as part of any future development proposals for these lands to the south and west of Adamstown SDZ. Appropriate ecologically informed buffers for GI corridor and the Grand Canal pNHA will form part of any such proposal.
CS3 SLO2: To carry out a study of the lands at Grange Castle / R136 to identify their future reallocation for alternative uses while retaining a 18 hole municipal golf course function within the lands and considering flood risk assessment, existing green infrastructure and riparian corridors.
CS3 SLO3: The Area-Based Transport Assessment for these lands shall include an assessment of DART+ Southwest, Luas to Lucan, road infrastructure and existing

bus services serving Adamstown and Clonburris at the early stages of the ABTA process for the purpose of identifying transport options for assessment at the later stages of the ABTA regarding sufficiency to serve existing and future transport demand scenarios.
CS3 SLO4: To ensure that the plan-led approach for any future Strategic Development Area within Adamstown South and West (Outer) includes investigation of the need for an additional rail station and appropriate community, recreation, and leisure infrastructure to serve the lands, including an evidence based assessment of the need for a public swimming pool, a multi-sport campus comprising indoor and outdoor facilities, a Garda Station, and health facilities having regard to any deficits that may exist in the surrounding area and to the needs of the relevant stakeholders, and where considered such infrastructure is required, the appropriate delivery mechanisms for same.

Amendment (Amendment Ref. No. 43)
Amend text on page 48 as follows:

Current Land Capacity ~~and Zoning Requirements~~

~~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 21,490 units on 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.~~

~~Based on the housing capacity of existing undeveloped zoned land in South Dublin County, there was no requirement to zone additional land to serve the needs of population and housing targets set by the Ministerial Guidelines and the NPF Roadmap described under Sections: 2.3 (Statutory Context), 2.4 (Strategic Context - National, Regional and Ministerial Planning Policy), and 2.5 (Population and Housing Data) of this Chapter.~~

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

Amendment (Amendment Ref. No. 43)
Delete Table 9 (Pg 49) and 10 (Pg 50) and replace with new Table 9 as follows:

~~Table 9~~: ~~Capacity of undeveloped lands within South Dublin~~

~~Greenfield sites~~						~~Brownfield sites~~					
~~Settlement Type~~	~~Settlement Name~~	~~Residential (HA)~~		~~Residential (Units)~~		~~Mixed-Use (HA)~~		~~Mixed-Use (Units)~~		~~Total Potential (HA)~~	~~Total Potential (Units)~~
	~~Tallaght~~	~~22.5~~	~~0~~	~~661~~	~~0~~	~~0~~	~~25.43~~	~~0~~	~~2,767~~	~~48~~	~~3,428~~
	~~Naas Road / Ballymount (City Edge)~~	~~0~~	~~0~~	~~0~~	~~0~~	~~0~~	~~21.73~~	~~0~~	~~1,123~~	~~21.73~~	~~1,123~~

	~~Templegoue, Walkinstown, Rathfarnham, Firhouse~~	~~91.5~~	~~0~~	~~3,946~~	~~0~~	~~0~~	~~11.88~~	~~0~~	~~890~~	~~103.38~~	~~4,836~~
	~~Clondalkin, Clonburris and Grange Castle~~	~~4.05~~	~~10.84~~	~~286~~	~~798~~	~~70.39~~	~~17.62~~	~~2,660~~	~~1,355~~	~~101.9~~	~~5,099~~
	~~Lucan, Adamstown, Palmerstown~~	~~5.92~~	~~0.36~~	~~464~~	~~20~~	~~39.62~~	~~16.93~~	~~1,099~~	~~1,226~~	~~62.83~~	~~2,809~~
	~~Citywest~~	~~31.54~~	~~2.64~~	~~1,884~~	~~159~~	~~2.45~~	~~2.25~~	~~245~~	~~135~~	~~38.88~~	~~2,423~~
~~**Sub-total of Dublin City and Suburbs**~~		~~155.51~~	~~13.84~~	~~7,241~~	~~977~~	~~112.46~~	~~95.84~~	~~4,044~~	~~7,496~~	~~377.65~~	~~19,718~~
~~**Self-Sustaining Growth Town:**~~		~~15.94~~	~~1.42~~	~~557~~	~~50~~	~~0~~	~~1.12~~	~~0~~	~~39~~	~~18.48~~	~~646~~
~~Newcastle~~											
~~**Self-Sustaining Growth Town:**~~		~~21.22~~	~~1.13~~	~~699~~	~~39~~	~~1.94~~	~~0~~	~~0~~	~~68~~	~~24.29~~	~~806~~
~~Rathcoole~~											
~~**Self-Sustaining Town:**~~		~~5.77~~	~~0.27~~	~~271~~	~~10~~	~~0~~	~~1.13~~	~~0~~	~~39~~	~~7.17~~	~~320~~
~~Saggart~~											
~~**Sub-total of Towns**~~		~~42.93~~	~~2.82~~	~~1,527~~	~~99~~	~~1.94~~	~~2.25~~	~~0~~	~~146~~	~~49.94~~	~~1,772~~
~~**Sub-total of Urban Area**~~		~~198.44~~	~~16.66~~	~~8,768~~	~~1,076~~	~~114.4~~	~~98.09~~	~~4,004~~	~~7,642~~	~~427.59~~	~~21,490~~
~~**Combined Totals**~~		~~**215.1**~~		~~**9,844**~~		~~**212.49**~~		~~**11,646**~~			
~~**A - Total Capacity South Dublin County**~~						-		-		~~427.59~~	~~21,490~~
~~**B - Housing Need for South Dublin County (Q3 2022 - Q3 2028)**~~						-		-		-	~~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 County Dublin (Q3 2022 – Q3 – 2028) (B minus C)**~~						-		-		-	~~15,576~~

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

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.

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 / Ballymount (City Edge)	-	0	0	0	0	0	0	0	0	0	
	Templegoue, Walkinstown, Rathfarnham, Firhouse	-	0	0	0	0	0	0	0	0	0	

	~~Clondalkin, Clonburris and Grange Castle~~	~~-~~	~~0~~	~~0~~	~~0~~	~~0~~	~~0~~	~~0~~	~~0~~	~~0~~	~~0~~	
	~~Lucan, Adamstown, Palmerstown~~	~~Ash Park Court~~	~~.036~~	~~0~~	~~0~~	~~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~~	
~~Total of Additional Zone~~		~~d 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)~~

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

Greenfield sites				Brownfield sites			
Settlement Type	**Settlement Name**	**Residential and Mixed-Use (HA)**		**Residential and Mixed-Use (Units)**		**Total Potential (HA)**	**Total Potential (Units)**
	Tallaght	24.3	41.5	821	4,938	65.8	5,759
	Naas Road / Ballymount (City Edge)	1.1	63.5	129	7,694	64.6	7,823

	Templegoue, Walkinstown, Rathfarnham, Firhouse	64.1	9.6	2,329	786	73.7	3,115
	Clondalkin, Clonburris and Grange Castle	186.3	22.7	9,777	1,117	209.0	10,894
	Lucan, Adamstown, Palmerstown	52.6	9.9	3,433	717	62.5	4,150
	Citywest	30.6	0.3	1,955	13	30.9	1,968
Sub-total of Dublin City and Suburbs		359.0	147.5	18,444	15,265	506.4	33,709
Self-Sustaining Growth Town:		18.9	1.7	531	67	20.6	598
Newcastle							
Self-Sustaining Growth Town:		17.8	3.2	579	132	21.0	711
Rathcoole							
Self-Sustaining Town:		6.9	0.8	353	40	7.7	393
Saggart							
Sub-total of Towns		43.6	5.7	1,463	239	49.3	1,702
Sub-total of Urban Area		402.6	153.2	19,907	15,504	555.7	35,411
A - Total Capacity South Dublin County				-		555.7	35,411

Amendment (Amendment Ref. No. 44)
Delete text on page 50 and delete Figure 9, page 51 (to be replaced further down) as follows:

~~**Land Capacity Sites**~~

~~The below map illustrates the extent of the total housing capacity sites of 42,570 on 990 Hectares on available already zoned land.~~

Amendment (Amendment Ref. No. 45)
Amend text of Section 2.6.2, page 51 and 52 as follows:

2.6.2 Tiered Approach to Land Zoning

~~An Infrastructural Assessment of the available developable lands was undertaken guided by the requirements under NPO 72a of the NPF. Further detail of the assessment is set out under Appendix 2A of the Development Plan.~~

~~NPO 72a requires Planning Authorities to apply a standardised, tiered approach to differentiate between; i) zoned land that is serviced (Tier 1); and ii) zoned land that is serviceable within the life of the Plan (Tier 2) (Appendix E of the National Planning Framework, 2040).~~

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

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

~~Tier 1 lands had the potential to accommodate: 11,597 units on c.196 hectares and Tier 2 lands had the potential to accommodate: 12,133 units on c.281 hectares.~~

~~Based on known construction activity and an estimated delivery up to Q3 2022 (when the Plan comes into effect) the total capacity of Tier 1 and Tier 2 lands is 21,490 units.~~

~~Following from the above it is noted that the NPF specifically discusses the prioritising of development lands and states that there are many other planning considerations relevant to land zoning beyond the provision of basic enabling infrastructure including overall planned levels of growth, location, suitability for the type of development envisaged, availability of and proximity to amenities, schools, shops or employment, accessibility to transport services, and so on.~~

~~It is set out that weighing up these factors, together with the availability of infrastructure, will assist planning authorities in determining an order of priority to deliver planned growth and development.~~

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

The purpose of the infrastructure assessment is primarily to:

- Identify the strategic infrastructure projects that are of significance to the growth of the County and to the wider region,
- Identify the infrastructure requirements necessary to support growth at a local Neighbourhood Area level, and

- In accordance with NPO 101 of the Revised NPF, apply a tiered approach to sites to differentiate between Tier 1 zoned land that is serviced and Tier 2 zoned land that is serviceable within the life of the plan.

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

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

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

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

Amendment (Amendment Ref. No. 46)
Amend text of Section 2.6.3, page 52 as follows:

2.6.3 Planning Analysis

Ahead of the Development Plan being adopted in 2022 and further to the Infrastructural Assessment carried out at that time, ~~Having established that all existing lands zoned within the County fall within Tier 1 or Tier 2 and to inform an order of priority to deliver planned growth and development in line with the NPF~~, a further planning analysis was carried out. This assessed existing zoned lands in respect of their ability to contribute towards National Strategic Outcomes relating to compact growth, enhanced

regional accessibility, sustainable mobility, climate action and a transition to a low carbon and climate resilient society. (Appendix 2 refers).

~~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.~~

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

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

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

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

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

Amendment (Amendment Ref. No. 47)

Amend text of Section 2.6.4, page 53 and 54, as follows:

2.6.4 Deliverability Analysis

~~As set out above, all existing zoned lands within the County were either Tier 1 or Tier 2 and were capable of contributing towards the achievement of the considered NSOs. consideration is also given to ensuring that the delivery of housing to meet the needs of current and future population in line with national targets during the course of the plan period can be sustainably achieved.~~

~~In this regard the balance between the deliverability of units and avoiding an overly rigid identification of specific capacity lands forms a key part of the Core Strategy. The approach taken considers the need to promote compact growth in a balanced way within each neighbourhood area according to its role and function within the settlement hierarchy.~~

~~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 9,613 units representing a total of 61.7% of units being within the SDZs and Regeneration Lands (47.7% at 7,500) and within Fortunestown (14% at 2,113). In addition, a further allocation of 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 14,527 units, or 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 totaling 1,050 units (7%), providing for an overall total allocation of 15,576 units.~~

~~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:~~

- ~~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 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 (for example, raising of funding, potential market changes) or that permissions may not be implemented at all during their lifetime; and~~
- → ~~Larger developments (SHDs) comprise a significant element of permitted units throughout the County and delivery has been limited to certain neighbourhood areas to date.~~

~~This presents a challenge which the Council is closely monitoring and in recognition of the above, a flexible approach to provide for delivery has been incorporated into the Plan through Objective CS3 Objective 3. This will ensure an adequate supply of suitable lands come forward to complement the Council's supply pipeline and achieve the housing supply targets.~~

~~Therefore, while the County has an excess of zoned land required to~~ To deliver the supply targets ~~this~~ it is considered necessary to facilitate a choice in sites that come forward recognising that not all sites may be available within the plan period~~. The analysis carried out identified that such lands are serviced (Tier 1) and / or serviceable (Tier 2) and achieve a medium to high planning score. As a result, they have the potential to contribute towards sustainable development, ensuring that any obstacles to delivery in one area or site can be overcome by provision within another site or area. This will ensure sufficient lands are available to meet the supply targets identified.~~

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

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

In this regard the balance between the deliverability of units and avoiding an overly rigid identification of specific capacity lands forms a key part of the Core Strategy. The Development Plan, when adopted in 2022, prioritised growth of undeveloped lands across the Neighbourhood Areas with a focus on compact growth and past construction and deliverability. While there was an

excess of zoned lands to meet the housing targets at that time, it was recognised that it was necessary to provide choice and flexibility having regard to numerous deliverability challenges.

The challenge of deliverability of zoned lands is recognised in the *NPF Implementation Housing Growth Requirements Guidelines* (2025): *"Where the planning authority considers that lands may not come forward for development within the remaining period of the existing plan, it may be necessary to consider the zoning of alternative lands where there is capacity to deliver housing in the short to medium term."*

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

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

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

This presents a challenge which the Council recognises and seeks to address through a flexible approach to provide for delivery has been incorporated into the Plan through Objective CS3 Objective 3. The Council's Active Land Management monitoring of

construction and planning activity against Core Strategy figures throughout the County at a settlement level is also key to ensuring a flexible approach and alignment with National and Regional Planning Policy.

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

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

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

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

Greenfield sites				Brownfield sites			
Settlement Type	**Settlement Name**	**Residential and Mixed-Use (HA)**		**Residential and Mixed-Use (Units)**		**Total Potential (HA)**	**Total Potential (Units)**
	Tallaght	6.0	10.2	202	1,217	16.2	1,419

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

Amendment (Amendment Ref. No. 48 and MA48.1)
Insert new sub-section after Section 2.6.4 and before Section 2.6.5, page 54 as follows:

2.6.4(a) Land Capacity and New Zoning Requirements

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

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

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

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

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

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

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

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

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

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

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

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

Greenfield sites	Brownfield sites

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

Saggart						
Sub-total of Towns	**43**	**6.5**	**1,145**	**116**	**49.5**	**1,261**
Sub-total of Urban Area	**118**	**31**	**5,165**	**1,735**	**149**	**6,900**

Land Capacity Sites

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

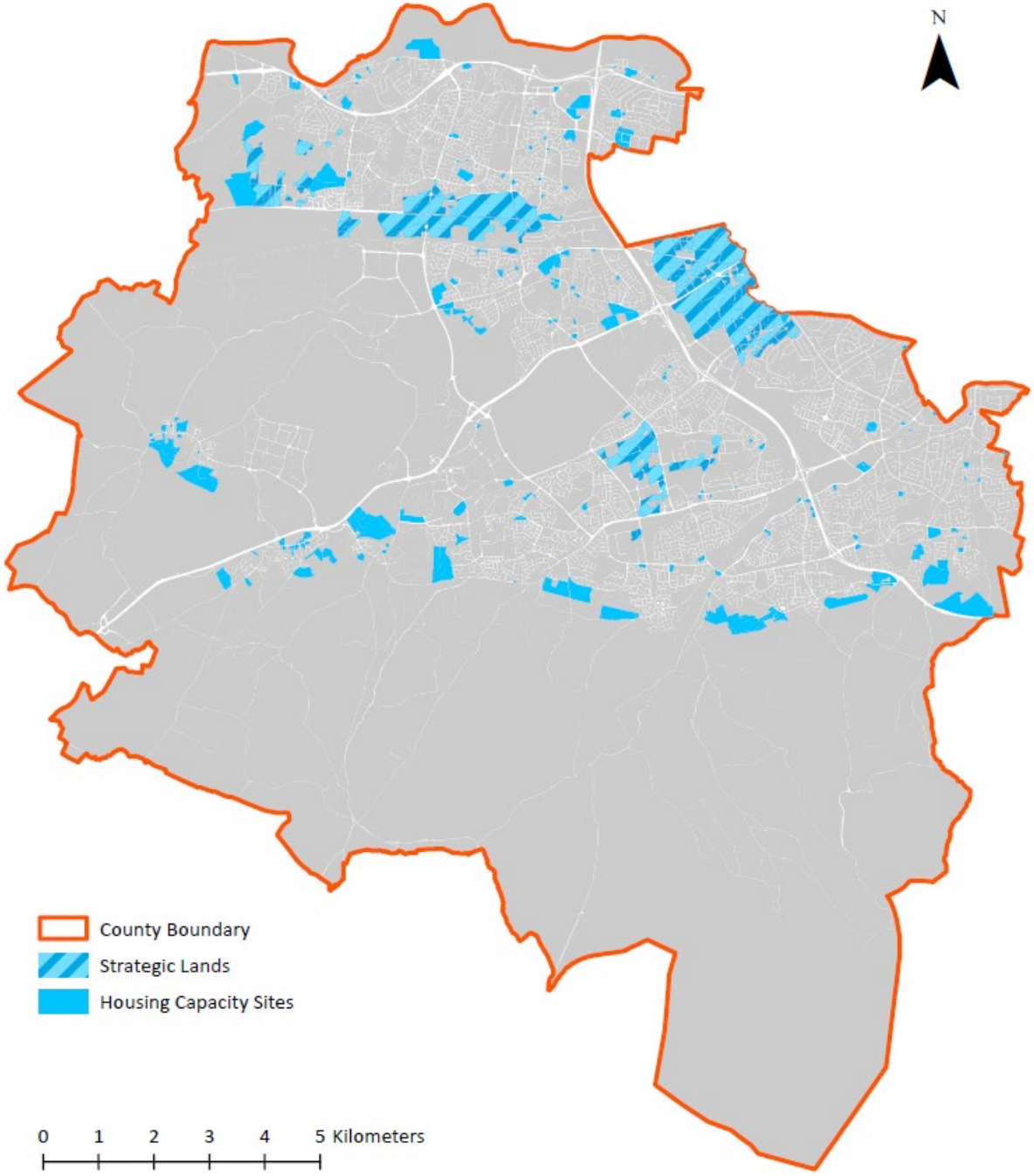

N
County Boundary
Strategic Lands
Housing Capacity Sites
0 1 2 3 4 5 Kilometers

Figure 9: Housing Capacity Sites (Note, this map will be updated when incorporated into the updated CDP, please see Appendix A for newly zoned / designated SDA lands).

Amendment (Amendment Ref. No. 49)
Amend text in Section 2.6.5, page 54 as follows:

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

In line with the above, the Core Strategy figures set out in Table 11 factors in forecast delivery of sites where housing is under construction, sites with planning permission but not commenced, zoned available lands (including newly zoned lands as of Variation No. 2 in 2026) and a proportion of deliverable units in Existing SDAs. ~~built units alongside sites under construction, sites with planning permission but not commenced, a proportion of deliverable units within the strategic long-term development areas (SDZs and Regeneration lands which may include Tier 2 lands in areas such as Clonburris where funding to service such lands has been allocated) and sites allocated government funding.~~

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

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

Amendment (Amendment Ref. No. 49 and MA49.1)

Replace existing Table 11, page 55, with new Table 11 as follows:

Table 11: Core Strategy Table 2022-2028

Settlement Type	Neighbourhood Area / Settlement Name	2016 persons	2016 units and share (%)	Estimated Built 2016 to Q4 2020 and share (%)	Total Land (HA) 2022-2028	Total Housing (Units) 2022–2028 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%)	39.84	1,865 (12%)	26,780 (22%)	76,525 (24%)	+5,175 (7%)
	Naas Road / Ballymount (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%)	50.39	1,677 (11%)	32,206 (27%)	85,264 (26%)	+7,098 (9%)
	Clondalkin, Clonburris and Grange Castle	44,500	14,869 (16%)	200 (3%)	119.78	5,189 (33%)	20,454 (17%)	55,206 (17%)	+10,706 (24%)
	Lucan, Adamstown, Palmerstown	59,000	19,069 (20%)	1,625 (28%)	80.85	2,673 (17%)	24,039 (20%)	68,483 (21%)	+9,483 (16%)
	Citywest	8,238	2,503 (3%)	1,164 (20%)	64.12	2,113 (14%)	6,502 (5%)	15,900 (5%)	+7,662 (93%)
Sub-Total		**262,638**	**89,420 (94%)**	**5,454 (93%)**	**375**	**14,527 (93%)**	**111,402 (93.7%)**	**304,726 (93%)**	**42,088 (+16%)**
Self-Sustaining Growth Town:		3,093	1,109 (1%)	100 (2%)	25.81	398 (3%)	1,847 (2%)	4,187 (2%)	+1,094 (35%)
Newcastle									

Self-Sustaining Growth Town: Rathcoole	4,351	1,599 (2%)	250 (4%)	21.18	487 (3%)	2,429 (2%)	5,690 (2%)	+1,339 (31%)
Self-Sustaining Town: Saggart	3,133	1,142 (1%)	85 (1%)	5.57	165 (1%)	1,323 (1%)	3,587 (1%)	+494 (14%)
Sub-Total of Towns	10,577	3,850 (4%)	435 (7%)	52.56	1,050 (7%)	5,599 (5%)	13,464 (5%)	+2,887 (26.7%)
Urban Aggregate	273,215	93,270 (98%)	5,914	428	15,576 (100%)	117,001 (98.3%)	318,190 (98%)	+44,910 (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**	**428**	**15,576**	**118,623**	**323,769**	**45,002 (+16%)**

* Percentages are rounded to the nearest whole number.

Note: The density figures set out in Table 11 provide for an average density of 40-50 units per hectare within Dublin City and Suburbs and a density of 30-35 units per hectare outside of the City and Suburbs.

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.

Table 11: Core Strategy Table Q4 2025 to 2028

Greenfield sites	Brownfield sites

Settlement Type	Settlement Name	Residential and Mixed-Use (HA)		Residential and Mixed-Use (Units)		Total Potential (HA)	Total Potential (Units)
Dublin City and Suburbs	Tallaght	14.5	10.2	439	1,217	24.7	1,656
	Naas Road / Ballymount (City Edge)	0	5.5	0	672	5.5	672
	Templegoue, Walkinstown, Rathfarnham, Firhouse	23.4	2.3	991	135	25.8	1,126
	Clondalkin, Clonburris and Grange Castle	64.8	17.8	3,471	798	82.7	4,269
	Lucan, Adamstown, Palmerstown	78.8	18.7	4,844	1,574	97.5	6,418
	Citywest	8.3	0.1	528	4	8.4	532
Sub-total of Dublin City and Suburbs		189.8	54.7	10,274	4,399	244.5	14,673
Self-Sustaining Growth Town:		25.4	7.0	598	135	32.4	733

Newcastle						
Self-Sustaining Growth Town: Rathcoole	**5.0**	**0.5**	**166**	**22**	**5.5**	**188**
Self-Sustaining Town: Saggart	**25.9**	**0.6**	**889**	**30**	**26.5**	**919**
Sub-total of Towns	**56.4**	**8.1**	**1,653**	**187**	**64.5**	**1,840**
Total Urban Area	**246.2**	**62.8**	**11,928**	**4,585**	**309**	**16,513**

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

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

Amendment (Amendment Ref. No. 50, MA2.1, MA3.1, MA4.1, MA7.1, MA7.2, MA9.1, MA11.1, MA14.1 and MA16.1)
Amend Policy CS7 text and insert new Specific Local Objectives (SLOs) under Policy CS7 as follows:

Policy CS7: Consolidation Areas within and contiguous to the Dublin City and Suburbs Settlement

CS7 SLO2:
Development on RES zoned lands at Finnstown Castle shall comply with the following:

1. Development may not commence until Dart+ Southwest has commenced construction.
2. An infrastructure masterplan shall be submitted to the planning authority as part of a planning application for residential development, addressing the water and wastewater network upgrades as necessary to serve the subject lands while demonstrating that the needs of zoned lands in the surrounding area, including Clonburris SDZ, are not compromised. To be agreed with Uisce Éireann in advance of submission of a planning application.
3. Through appropriate studies or otherwise and having regard to the cumulative development potential around and including the subject lands, planning applications for residential development on the subject lands shall be informed by and address, inter alia:
    a. Retention and enhancement of the hedgerow and tree line on the north-western boundary of the site as recorded on 1st Edition OS maps,
    b. A Social Infrastructure Audit and provision within development proposals to address any needs identified,
    c. A Transport and Traffic Assessment detailing the impact of the

proposed development and measures to alleviate its impact,

d. A Design Statement outlining how the proposal responds to the setting and special interest of the Protected Structure and its curtilage,
e. A Public Open Space Audit to inform proposals for public open space and recreational facilities, and
f. Provision for direct active travel connections from the subject lands into Adamstown SDZ.

CS7 SLO3:

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

1. Development may not commence until Dart+ Southwest has commenced construction.
2. An infrastructure masterplan shall be submitted to the planning authority as part of a planning application for residential development, addressing the water and wastewater network upgrades as necessary to serve the subject lands while demonstrating that the needs of zoned lands in the surrounding area, including Clonburris SDZ, are not compromised. To be agreed with Uisce Éireann in advance of submission of a planning application.
3. A masterplan for the lands, integrated with the existing parameters of the Adamstown SDZ Planning Scheme, shall be prepared by the planning authority or in consultation with, and approved by, the planning authority in advance of the submission of a planning application for residential development on the subject lands. Having regard to the cumulative development potential around and including the subject lands, the masterplan shall be informed by and address, inter alia:
    a. Retention and enhancement of the east-west hedgerow in the northern part of the site as recorded on 1st Edition OS maps, unless required for wider movement needs,
    b. A Social Infrastructure Audit and provision within development proposals to address any needs identified,

c. A Transport and Traffic Assessment detailing the impact of the proposed development and measures to alleviate its impact,
d. A Public Open Space Audit to inform proposals for public open space and recreational facilities,
e. Provision for future infrastructure and access connections to lands to the south and west, including reservation for a future vehicular bridge over the railway line, unless determined otherwise in writing by the planning authority; and
f. Ensure adequate educational capacity for sites adjacent to Adamstown are catered for in consultation with the Department of Education and Youth.

CS7 SLO4:

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

1. Development may not commence until Dart+ Southwest has commenced construction.
2. Development may not commence until Tobermaclugg Park, a phasing requirement of the Adamstown SDZ Planning Scheme, has commenced construction.
3. An infrastructure masterplan shall be submitted to the planning authority as part of a planning application for residential development, addressing the water and wastewater network upgrades as necessary to serve the subject lands while demonstrating that the needs of zoned lands in the surrounding area, including Clonburris SDZ, are not compromised. To be agreed with Uisce Éireann in advance of submission of a planning application.
4. A masterplan for the lands, integrated with the existing parameters of the Adamstown SDZ Planning Scheme, shall be prepared by the planning authority or in consultation with, and approved by, the planning authority in advance of the submission of a planning application for residential development on the subject lands. Having regard to the cumulative development potential around

and including the subject lands, the masterplan shall be informed by and address, inter alia:

a. Retention and enhancement of the north-south hedgerow as recorded on 1st Edition OS maps, unless required for wider movement needs,
b. Retain woodland as area of importance for wildlife and a key stepping stone in the wider ecological network; any interventions in or adjacent to the woodland should be informed by an EcIA and generally support the maintenance of such habitat as a refuge for wildlife,
c. Lighting design and implementation should be informed by ecological surveys and seek to minimise impacts on wildlife via sensitive design in line with Institute of Lighting Practice Note 23/8 and any superseding guidance,
d. Ensure compliance with G13 (Riparian Corridors) in relation to any watercourses on site,
e. A Social Infrastructure Audit and provision within development proposals to address any needs identified, and to provide the planning framework to address social infrastructure and proactively engage with the relevant state agencies,
f. A Transport and Traffic Assessment detailing the impact of the proposed development and measures to alleviate its impact, informed by options which can be demonstrated as being capable of being delivered as part of development, phased or otherwise, to provide access to high-capacity public transport as defined in the Sustainable Residential Development and Compact Settlement Guidelines,
g. A Public Open Space Audit to inform proposals for public open space and recreational facilities, having regard to environmental sensitivities and ensuring the provision of an appropriate balance of passive and active amenity in the public open space; and
h. Ensure adequate educational capacity for sites adjacent to Adamstown are catered for, in consultation with the Department of Education and Youth.

CS7 SLO5: Development on RES zoned lands on Edmondstown Road shall comply with the following: a. A local centre to serve the day-to-day needs of surrounding residents shall be provided unless otherwise agreed in writing by the planning authority, b. A Design Statement shall be prepared as part of a planning application for the subject lands outlining how the proposal responds to the setting and special interest of the Protected Structure and its curtilage, c. Retention and enhancement of the existing hedgerows as recorded on 1st Edition OS mapping, d. Any road upgrades required to facilitate public transport to serve proposed residential development on these lands shall be delivered to provide for public transport improvements in advance of occupation of any units and measures to ensure the extension of public transport to this area and further north as far as the lands south of the M50 agreed with the NTA.
CS7 SLO6: To ensure that any future development has regard to the boundary with and protection of the amenity and function of Edmondstown Golf Course.
CS7 SLO7: Development on RES zoned lands between Elder Heath and Kiltipper Road shall comply with the following: 1. A Transport and Traffic Assessment shall be carried out and submitted to the planning authority as part of a planning application for residential development on the subject lands, addressing access to and from the subject lands, measures to alleviate the impact of the proposed development on the surrounding road network, proposals to upgrade Kiltipper Road where necessary and active travel links from the subject lands to the surrounding area, and

2. Existing hedgerows shall be retained insofar as possible within development proposals and the north-south hedgerow representing the townland boundary of Oldbawn-Killinarden shall be protected.
CS7 SLO8: In tandem with, or prior to, development of the RES zoned lands to the south of Coldcut Road at the Dublin City Services Sports and Social Club, details as to how public access, permeability and recreational facilities will be improved on the remaining OS zoned lands shall be agreed with the planning authority.
CS7 SLO9: A phasing and delivery plan for the REGEN zoned lands between the N7 and Knockmeenagh Lane shall be prepared by the planning authority or in consultation with, and approved by, the planning authority in advance of a planning application for development on the subject lands. It shall be integrated with adjoining land uses, deliver on the parameters of the Knockmeenagh Framework site in the Clondalkin Local Planning Framework, including an evidence-based investigation of the potential for delivery of an all weather pitch on the lands in addition to the Artificial Grass Pitch Programme, and include a transport and movement plan, in liaison with TII, NTA and landowners and agreement with TII and the NTA.
CS7 SLO10: To ensure that any planning application on these lands adequately addresses vehicular access from the existing road network having regard to the need to protect the residential amenity of the adjoining area and safeguard the function of the national road network.
CS7 SLO11: a. Residential development on these lands shall have regard to the requirements of the Department of Education and Youth and any planning application on this site shall be accompanied by evidence that sufficient primary and secondary

school capacity is available in the wider area to serve existing and proposed development.
b. Ensure that future masterplans and development proposals for residential development within Liffey Valley MRC maximises opportunities for basement or undercroft car parking provision where feasible, to minimise the extent of surface-level parking and maximise the availability of land for public open space, community facilities, active travel infrastructure, landscaping, biodiversity measures and high-quality public realm.
c. Residential development on these lands shall include the provision of a multi-purpose community centre unless otherwise agreed by the Planning Authority.

Amendment (Amendment Ref. No. 51 and MA5.1)
Insert new Specific Local Objective (SLOs) under Policy CS8 as follows:

CS8 SLO2:

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

a. An Ecological Impact Assessment to ascertain usage of the site and surrounding lands by mobile species, EcIAs to be undertaken by appropriately experienced and qualified ecologists and prepared in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine (CIEEM, 2018) and any superseding guidance;

b. Lighting design and implementation should be informed by ecological surveys and seek to minimise impacts on wildlife through sensitive design in line with Institute of Lighting Practice Note 23/8 and any superseding guidance;

c. Transport and Traffic Assessment detailing the impact of the proposed development and measures to alleviate its impact;

d. Provision for a direct active travel link through the subject lands between Mill Road and Garter Lane;

e. A site-specific FRA addressing both the ornamental surface water features within the site and the unmodelled watercourse to the south;

f. An analysis of the existing water features to include for their incorporation as part of wider nature-based solutions to surface water management where feasible and appropriate; and

g. Provision for a community centre / sports hall of approximately 1500sqm, or as agreed with the Planning Authority.

Amendment (Amendment Ref. No. 51, MA1.1 and MA65.1)
Insert new Specific Local Objectives (SLOs) under Policy CS9 as follows:

CS9 SLO5:

Development on RES-N zoned land south of Ballynakelly shall be in accordance with a masterplan for the lands to be prepared by, or in consultation with, the planning authority and approved by the Council in advance of the submission of a planning application for residential development which provides for, inter alia:

1.Delivery of a public park of a minimum of 2 hectares in tandem with, or prior to, development of the site,

2.Reservation of a secondary school site of 3 hectares unless otherwise agreed in writing by the planning authority having regard to the requirements of the Department of Education and Youth,

3.Active travel connections to the existing Taobh Chnoic Park and land to the east; and

4.Use of the existing unfinished structure on site in an early phase of development in a sustainable manner which is compatible with neighbouring residential uses, with consideration given to the facilitation of uses such as sports / community space where feasible.

CS9 SLO6:

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

Chapter 5 Quality Design and Healthy Placemaking

The table below sets out the summary of the changes as part of the Variation:

Amendment Ref No.	MA No	CDP Section	CDP Pg no.	Table / Figure / Policy / Objective if applicable	Proposed Change Summary
52	N/A	Section 5.2.7 Density and Building Heights	199	Table 5.1	Amendments to text to reference the Sustainable Residential Development and Compact Settlement Guidelines (2024) and insertion of a new Table.
53	N/A	Section 5.2.7 Density and Building Heights	201	Policy QDP8	Amendments to Policy to reference the Sustainable Residential Development and Compact Settlement Guidelines (2024).
N/A	MA68.1	Section 5.2.7 Density and Building Heights	201	QDP8 Objective 2	Amendments to Objective to reference the Sustainable Residential Development and Compact Settlements Guidelines (2024) and Planning Design Standards for Apartments – Guidelines for Planning Authorities (2025).

Amendment (Amendment Ref. No. 52)
Amend text in Section 5.2.7 from the second paragraph as follows:

National Policy Objective ~~13~~ 22 of the Revised NPF requires the inclusion of planning policy provisions and standards *'including in particular building height and car parking to be based on performance criteria that seek to achieve well-designed high-quality outcomes in order to achieve targeted growth'. ~~Such standards shall be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected~~'.*

Residential Density

The *Sustainable Residential Development and Compact Settlement Guidelines* (2024) set policy and guidance in relation to residential density, including provision of ranges, expressed as 'dwellings per hectare' (dph), in various settlement categories and different area types within those settlements. The area types and the recommended net density ranges relevant to South Dublin County are outlined in Table 3.1 and 3.3 of the Guidelines. Section 3.4 of the Guidelines provide that the recommended density ranges should be further refined based on:

- consideration of centrality and accessibility to services and public transport; and
- considerations of character, amenity and the natural environment.

The applicable density ranges in a South Dublin County context are outlined here in Table 5.1 and are aligned with the *Sustainable Residential Development and Compact Settlement Guidelines (2024)*. In relation to "Metropolitan Towns", the centres of the settlements of Newcastle, Rathcoole and Saggart do not meet the characteristics of the "Metropolitan Towns (>1,500 population) – Centre and Urban Neighbourhoods" area type in the Guidelines as they are historic villages where the zoning is intended to support the protection and conservation of the special character of the traditional villages. The "Metropolitan Towns (>1,500

population) - Suburban / Urban Extension" area type and density range are appropriate for the entirety of these settlements, including the centres.

Table 5.1 Appropriate density ranges as per the Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024)

Settlement Category	**Area Type and Description**	**Density Range (Net)**	**Applicable Areas within SDCC**
Dublin City and Suburbs	**City – Urban Neighbourhoods** i. the compact medium density residential neighbourhoods around the city centre that have evolved overtime to include a greater range of land uses, ii. strategic and sustainable development locations, iii. town centres designated in a statutory development plan, and iv. lands around existing or planned high-capacity	50-250 dph shall generally be applied.	'Regen', 'TC', 'MRC' and 'SDZ' zoned lands, subject to statutory plans / schemes. The existing statutory plans for these areas, and forthcoming for City Edge, further refine densities within those areas on a plan-led basis based on considerations of centrality and accessibility to

	public transport nodes or interchanges[1]. - all within the city and suburbs area. These are highly accessible urban locations with good access to employment, education and institutional uses and public transport.		services and public transport, character, amenity and the natural environment.
	City – Suburban/Urban Extension Suburban areas are the lower density car-orientated residential suburbs constructed at the edge of cities in the latter half of the 20th and early 21st century, while urban extension refers to the greenfield lands at the edge of the existing built-up footprint that are zoned for residential or mixed-use (including residential) development	40-80 dph shall generally be applied. Densities of up to 150 dph shall be open for consideration at 'accessible' suburban / urban extension locations.	All other areas within or directly contiguous to the Dublin City and Suburbs boundary not covered by the 'City – Urban Neighbourhood' area type.
Metropolitan Towns and Villages (>1,500 population)	**Suburban/Urban Extension** Suburban areas are the low-density car-orientated residential areas constructed at the edge of the town,	35-50 dph shall generally be applied.	'VC', 'Res' and 'Res-N' zoned lands within or directly contiguous to

[1] Defined in Table 3.8 of the 'Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024)'

	while urban extension refers to greenfield lands at the edge of the existing built-up footprint that are zoned for residential or mixed-use (including residential) development.	Densities of up to 100 dph shall be open for consideration at 'accessible' suburban / urban extension locations.	the settlement boundaries of Newcastle, Rathcoole and Saggart.

Section 3.3.6 of the *Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities* (2024) identifies exceptions to the recommended density ranges.

Plot Ratio and Mixed-use Density

Dwellings per hectare (dph) is generally a useful tool for measurement of intensity of land-use in primarily residential developments. In mixed-use town centre and regeneration areas where a range of uses are encouraged, both within the area and within individual development sites, plot ratio can be a more effective measurement of intensity of use, scale of buildings and urban design outcomes. It provides flexibility to measure a range of housing options and non-residential uses.

Tallaght Town Centre LAP area and City Edge are two such high-density regeneration areas within South Dublin where the current plan/framework uses plot ratio as the primary measurement of density. This approach assists in ensuring that development achieves the urban design outcomes for the scale of building, public realm, streets and mix of uses envisaged in these areas suitable to the emerging character of the area; that there is flexibility to accommodate a mix of uses; and that infrastructure/services can be planned for the anticipated quantum of workers, as well as residents, based on floor area targets.

Building Height

The *Urban Development and Building Height Guidelines* (2018) expand on the requirements of the NPF by setting relevant planning criteria for considering increased building height to achieve greater densities in various but principally urban city-centre locations and suburban and wider town locations. To ensure compliance at local level with the overarching planning policy requirements at national level, SPPR1 states:

"In accordance with Government policy to support increased building height and density in locations with good public transport accessibility, particularly town / city cores, planning authorities shall explicitly identify, through their statutory plans, areas where increased building height will be actively pursued for both redevelopment, regeneration and infill development to secure the objectives of the National Planning Framework and Regional Spatial and Economic Strategies and shall not provide for blanket numerical limitations on building height."

In response to such policy provisions and guidelines, in particular SPPR1, this plan is accompanied by South Dublin County's Building Height and Density Guide (Appendix 10).

South Dublin County's Building Height and Density Guide (BHDG)

The *Sustainable Residential Development and Compact Settlements Guidelines* (2024) and the Building Height and Density Guide (BHDG) for South Dublin County form~~s~~ the primary policy basis and toolkit**s** to employ the delivery of increased building height and density within the County in a proactive but considered manner.

South Dublin's Building Height and Density Guide ~~The guide~~ contains a detailed set of performance-based criteria for the assessment of developments of greater density and increased height.

Amendment (Amendment Ref. No. 53)
Amend Policy QDP8 in Section 5.2.7 as follows:

Adhere to the requirements set out in the *Urban Development and Building Height Guidelines* (2018) issued by the DHLGH through the implementation of the Assessment Toolkit set out in the South Dublin County's Building Heights and Density Guide 2021 and taking due account of the requirements set out in the *Sustainable Residential Development and Compact Settlements Guidelines* (2024).

Amendment (MA68.1)
Amend QDP8 Objective 2 in Section 5.2.7 as follows:

QDP8 Objective 2:
In accordance with NPO35, SPPR1 and SPPR3, to proactively consider increased building heights on lands zoned Regeneration (Regen), Major Retail Centre (MRC), District Centre (DC), Local Centre (LC), Town Centre (TC) and New Residential (Res-N) and on sites demonstrated as having the capacity to accommodate increased densities in line with the locational criteria of the *Sustainable Residential Development and Compact Settlements Guidelines* (2024) and *Planning Design Standards for Apartments – Guidelines for Planning Authorities* (2025) (or Planning Design Standards for Apartments National Planning Statement, as applicable) and the Urban Design Manual – Best Practice Guidelines (2009), where it is clearly demonstrated by means of an urban design analysis carried out in accordance with the provisions of South Dublin County's Building Height and Density Guide that it is contextually appropriate to do so.

Chapter 6 Housing

The table below sets out the summary of the changes as part of the Variation:

Amendment Ref No.	MA No	CDP Section	CDP Pg no.	Table / Figure / Policy / Objective if applicable	Proposed Change Summary
54	N/A	Section 6.0.1 Planning Policy Context	201	N/A	Updating bullet point to reflect the National Planning Framework First Revision (2025).
N/A	MA68.2, MA68.3	Section 6.1 Housing Strategy and Interim Housing Need and Demand Assessment	224, 225	H1 Objective 12, H1 Objective 13	Amendments to objective to reference the Planning Design Standards for Apartments – Guidelines for Planning Authorities (2025).
55	MA55.1	Section 6.2 Supply of Housing	225	N/A	Amendments to text to reflect the updated Core Strategy unit numbers.
N/A	N/A	Section 6.7.4 Internal Residential Accommodation	235	H10 Objective 1	Amendments to objective to add reference to National Planning Statements.
56	N/A	Section 6.8.1 Infill, Backland, Subdivision and Corner Sites	238	H13 Objective 8	Inclusion of a new objective under Policy H13.

Amendment (Amendment Ref. No. 54)
Replace existing bullet point on Pg 201 as follows:

~~NPO 32 - To target the delivery of 550,000 additional households to 2040 (Nationally).~~

NPO 42 (Revised NPF) – To target the delivery of housing to accommodate approximately 50,000 additional homes per annum to 2040.

Amendment (MA68.2 and MA68.3)
Amend objectives under Policy H1 as follows:

H1 Objective 12:
Proposals for residential development shall provide a minimum of 30% 3-bedroom units, a lesser provision may be acceptable where it can be demonstrated that:

- → there are unique site constraints that would prevent such provision; or
- → that the proposed housing mix meets the specific demand required in an area, having regard to the prevailing housing type within a 10-minute walk of the site and to the socioeconomic, population and housing data set out in the Housing Strategy and Interim HNDA; or
- → the scheme is a social and / or affordable housing scheme.

Note: ~~Build to Rent (BTR)~~ Apartment residential developments shall comply with the ~~*Sustainable Urban Housing: Design Standards for New Apartments (2020)*~~ *Planning Design Standards for Apartments – Guidelines for Planning Authorities* (2025) (or any relevant superseding ~~Section 28 Ministerial Guidelines~~ National Planning Statement).

H1 Objective 13:

To support the provision of a mix of tenure types across the County in creating suitable accommodation for all in promoting sustainable and mixed income communities and discourage an over proliferation of a single tenure (whether private owner occupier, private rental, social rental or affordable purchase and rental) within any local area (within a 10-minute walking distance) or Local Electoral Area, ~~in line with~~ having regard to the ~~*Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (December 2020)*~~ *Planning Design Standards for Apartments – Guidelines for Planning Authorities (2025) (or the superseding Planning Design Standards for Apartments National Planning Statement, as applicable)* and the provisions of the Housing Strategy and Interim HNDA or any subsequent future Regional based HNDA.

Amendment (Amendment Ref. No. 55 and MA55.1)
Amend first paragraph of Section 6.2 as follows:

The Core Strategy in Chapter 2 identifies capacity for approximately ~~21,490~~16,513 units which are serviced and / or serviceable the lifetime of the Plan period. The Housing Need for the County is ~~15,576~~ 11,699 new homes ~~up~~ from 2025 to 2028. ~~When the homes on the sites already under construction are taken account of there is land required to provide for 13,138 new homes over the Plan period.~~

Amendment
Amend objective under Policy H10 as follows:

H10 Objective 1:
To promote the provision of high-quality houses and apartments / duplexes within sustainable neighbourhoods by

achieving the appropriate quantitative and qualitative standards, in accordance with Ministerial Guidelines or National Planning Statements and as set out in Chapter 12: *Implementation and Monitoring*.

Amendment (Amendment Ref. No. 56)
Insert new objective under Policy H13 as follows:

H13 Objective 8:

To proactively encourage the inclusion of residential uses as part of development or redevelopment proposals on DC and LC zoned lands while maintaining the primary retail and service-led mixed-use function of those centres.

Chapter 7 Sustainable Movement

The table below sets out the summary of the changes as part of the Variation:

Amendment Ref No.	MA No	CDP Section	CDP Pg no.	Table / Figure / Policy / Objective if applicable	Proposed Change Summary
N/A	MA67.1	Section 7.7.1 Strategic Road Network	276	SM4 SLO1	Amendments to objective to state that development shall be phased in accordance with the delivery of supporting transport infrastructure.
22, 23	MA22.1	Section 7.7.2 New Street and Road Proposals	279	Table 7.5	Additional road proposals and upgrades.
N/A	MA68.4, MA68.5	Section 7.10 Car Parking	288	SM7 Objective 12, SM7 Objective 13	Inclusion of additional objectives under Policy SM7.

Amendment (MA67.1)
Amend objective under Policy SM4 as follows:

SM4 SLO1:

To ensure that development on these lands at Whitechurch/Edmondstown is facilitated through a comprehensive transport needs assessment, to identify all necessary transport infrastructure, its preferred location, and the appropriate delivery mechanisms in consultation with relevant stakeholders. The transport needs assessment shall have regard to existing environmental sensitivities in the area. Development of the subject lands shall be phased in accordance with the delivery of supporting transport infrastructure, including road upgrades, public transport services, and active travel facilities, to the satisfaction of the Planning Authority.

Amendment (Amendment Ref No. 22, 23 and MA22.1)
Insert the following to Table 7.5:

Road	**Description**	**Function**
Link between Edmondstown Road and Whitechurch Road	New road / street and associated junction upgrades connecting Edmondstown Road and Whitechurch Road.	To provide an active travel and vehicular connection between Edmondstown Road and Whitechurch Road providing access to the residential lands between the two roads. The alignment to be incorporated into a masterplan-led design approach to development of the residential lands.
Edmondstown Road Upgrade	Upgrade of existing road.	To enhance pedestrian, cycling and public transport facilities and access to newly developed residential lands.

Amendment (MA68.4 and MA68.5)
To include new objectives in Policy SM7 as follows:

SM7 Objective 12:
To carry out a review, including public consultation, of the implementation of car parking policy, including provision, management and ancillary infrastructure within the context of the Sustainable Residential and Compact Settlement Guidelines (or as may be superseded). The review to consider necessary and appropriate parking levels for dwellings including one car parking space per dwelling.

SM7 Objective 13:
To investigate and research the potential of shared car storage and sustainable transport hubs to promote behavioural change to sustainable modes and reduce car ownership and dependency and promote their provision as part of compact residential developments.

Chapter 8 Community Infrastructure and Open Space

The table below sets out the summary of the changes as part of the Variation:

Amendment Ref No.	MA No	CDP Section	CDP Pg no.	Table / Figure / Policy / Objective if applicable	Proposed Change Summary
57	N/A	Section 8.7 Parks and Public Open Space	306	N/A	Amendments to text to incorporate the Parks and Open Space Strategy (2025).
58	N/A	Section 8.7.2 Public Open Space Hierarchy	310	Table 8.1	Amendment to text under Smaller Residential Open Space section of Table 8.1.
59	N/A	Section 8.7.3 Quantity of Public Open Space	311	Table 8.2	Amendments to text reflecting the updates set out in the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024).
60	N/A	Section 8.7.5 Quality of Public Open Space	313	N/A	Amendments to text to include guidelines set out in the Sustainable Residential Development and Compact Settlements Guidelines (2024)

Amendment (Amendment Ref. No. 57)
Amend text in second paragraph on Pg 306 as follows:

A number of strategies relevant to public open space, parks and recreation have been prepared by the Council including the *TeenSpace Programme* (2021),~~and~~ the *Sports Pitch Strategy* (2020) and the *Parks and Open Space Strategy* (2025). The *Parks and Open Spaces Strategy* ~~is being prepared in parallel to the~~ was in preparation while the County Development Plan was being drafted and ~~will be~~ was subsequently subject to a separate public consultation process~~, with a draft expected in 2022~~ resulting in its presentation to members in 2025. The County Development Plan contains policies and objectives which align with and complement these documents.

Amendment (Amendment Ref. No. 58)
Amend text in Table 8.1 under 'Smaller Residential Open Spaces' as follows:

These smaller open spaces are up to 0.2ha (2000 sq m) in size. They are usually provided as the smaller areas of public open space within a residential development but do not include grass verges, narrow strips of planting or incidental or 'left over' open space. They provide informal play / recreation activities usually for smaller children and have a visual and social function also. 'Amenity Green Spaces' as defined in the Parks and Open Space Strategy include smaller residential open spaces.

Amendment (Amendment Ref. No. 59)
Amend text in Section 8.7.3 on Pg 311 and Table 8.2 as follows:

8.7.3 Quantity of Public Parks and Public Open Space

South Dublin County has a wide variety of public open space distributed throughout the County. The aggregate area covered by these different types of public open space in the County is over 1500 hectares with the spaces varying greatly in size, function and landscape character. In addition to the larger parks, the residents of South Dublin County also have access to extensive areas of smaller residential open spaces which have a more informal amenity function, contribute to green corridors and enhance the overall visual amenity of an area.

The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) provide guidance in relation to the provision of public open space and corridors within the plan area and recommend that *"The level of provision should take account of the needs of the planned population, protected zones, landscape character and statutory obligations to protect certain habitats and biodiversity. Ideally, all residents within a settlement will have access to a multi-functional public open space within walking distance of their home."* The Development Plan should include objectives relating to the provision of:

a) Regional, district and local level public parks and greenways.
b) Public open space provided as part of new development proposals.

In terms of development standards for housing, the Guidelines distinguish between "public open space in residential schemes" and "public parks". In this regard, the Development Plan standards and objectives aim to ensure that provision is made in new development proposals for a hierarchy of multifunctional public parks, public open spaces and corridors that are accessible and provide for the recreational needs of the planned population, while also creating space for nature and ecosystem services.

~~The~~ SDCC's overall standard for public open space, including public parks, is 2.4 hectares per 1,000 population. This will be applied to all developments with a residential element. Within that standard, there are specified percentages as set out in Table 8.2 which must, as a minimum, be provided on site. Only in exceptional defined circumstances, as set out in the objectives below, will flexibility be provided for.

Table 8.2: Minimum Public Parks and Public Open Space Standards

Land Use	Public Open Space and Public Parks Standards (minimum)
Overall Standard	2.4 Ha per 1,000 Population

New Residential Development on Lands Zone RES-N	Minimum 15% of net site area
New Residential Development on Lands in Other Zones including mixed use	Minimum 10% of net site area
~~Institutional Lands / 'Windfall' Sites~~	~~Minimum 20% of site area~~
'Sensitive Sites'	General minimum 20% of gross site area, but to be determined by the Council based on context and site-specific considerations

~~Institutional lands or 'windfall sites' generally comprise large institutional buildings set in open space that in some cases may already be available as an amenity to the wider community. The Sustainable Residential Developments in Urban Areas, Guidelines for Planning Authorities (2009) require these sites to be developed in such a manner as to retain their open character and recommend that 20% of the site area should be set aside for open space.~~

The *Sustainable Residential Development and Compact Settlements Guidelines* (2024) recognise that in the case of sites that contain significant heritage, landscape or recreational features and sites that have specific nature conservation requirements, a higher proportion of public open space may need to be retained. In such 'Sensitive Sites', the Council's minimum requirement of public parks and public open space applied to new developments in such areas will generally be a minimum of 20% of the gross site area; however, this shall be determined on a site-specific basis in the context of the quality and provision of existing or proposed open space in the wider area. This includes institutional lands and 'windfall' sites which are often characterised by a large private or institutional building set in substantial open lands and which in some cases may be accessible as an amenity to the wider community. Any proposals for higher density residential development must take into account the objective of retaining the "open character" of these lands, while at the same time ensuring that an efficient use is made of the land.

Amendment (Amendment Ref. No. 60)
Insert text in first paragraph of Section 8.7.5 on Pg 313 as follows:

The provision of high quality public open space that is appropriately designed, located and maintained is a key element of placemaking. Public open space should have active and passive recreational value and should enhance the identity and amenity of an area. ~~The Sustainable Residential Developments in Urban Areas, Guidelines for Planning Authorities (2009) require Planning Authorities to put a greater emphasis on the quality of public open space.~~ The *Sustainable Residential Development and Compact Settlements Guidelines* (2024) recommend that the availability of accessible and high quality public open spaces within all settlements that are part of a wider GBI network will be important in creating sustainable settlements. Public open spaces should be designed to cater for a range of active and passive recreational needs (including play, physical activity, active travel, cultural uses and community gardens and allotments, as appropriate to the context) and to conserve and restore nature and biodiversity.

Chapter 9 Economic Development and Employment

The table below sets out the summary of the changes as part of the Variation:

Amendment Ref No.	MA No	CDP Section	CDP Pg no.	Table / Figure / Policy / Objective if applicable	Proposed Change Summary
61	N/A	Section 9.5.2 Liffey Valley Shopping Centre	362	N/A	Amendment to text to facilitate residential uses within the Major Retail Centre.
61	N/A	Section 9.5.2 Liffey Valley Shopping Centre	362	EDE10 Objective 1	Amendment to objective to provide for residential land uses within the Major Retail Centre.
N/A	MA68.6	Section 9.5.2 Liffey Valley Shopping Centre	363	EDE10 Objective 4	Amendment to objective to recognise the Major Retail Centre as a place in which people can work, live and visit.

Amendment (Amendment Ref No. 61)
Amend text in Section 9.5.2 as follows:

Liffey Valley Shopping Centre is designated as a Major Retail Centre (MRC). This reflects the Level 2 Retail designation under the regional retail hierarchy set out in the RSES. The established shopping centre use allows for complementary leisure, retail warehouse and commercial land uses. A Major Retail Centre zoning objective applies to this area (see also Chapter 12: Implementation and Monitoring). On-going redevelopment of the shopping centre is taking place with new and expanded retail offer and improved transport mobility measures. The centre will develop as a key public transport hub, works for which will be completed within the life of this County Development Plan. This will provide opportunity for the centre to further expand its offering, to facilitate residential uses as part of a more mixed-use centre and to take advantage of the opportunities provided by the vacant sites within the area.

Amendment (Amendment Ref No. 61)
Amend Objective 1 under Policy EDE10 as follows:

EDE10 Objective 1:
To support Liffey Valley as a Major Retail Centre (MRC) and allow for the growth of the existing shopping centre and complementary leisure / entertainment, retail warehouse, ~~and~~ commercial and residential land uses.

Amendment (MA68.6)
Amend Objective 4 under Policy EDE10 as follows:

EDE10 Objective 4:
To promote a high standard of urban design in the Major Retail Centre that contributes to the creation of safe and attractive spaces and creates desirable places within which to work, **live** and visit.

Chapter 12 Implementation and Monitoring

The table below sets out the summary of the changes as part of the Variation:

Amendment Ref No.	MA No	CDP Section	CDP Pg no.	Table / Figure / Policy / Objective if applicable	Proposed Change Summary
16	N/A	Section 12.2.1 Land Use Zoning Tables	434, 435	Table 12.8	Update to the use classes related to Zoning Objectives.
N/A	MA68.7	12.5.2 Design Considerations and Statements	464, 465	N/A	Amendments to text to refer to Residential Development and Sustainable Compact Settlement Guidelines 2024 and Planning Design Standards for Apartments – Guidelines for Planning Authorities' (2025).
61	N/A	Section 12.5.3 Density and Building Heights	466	N/A	Amendments to text aligning with the Sustainable Residential Development and Compact Settlement Guidelines (2024).
61	N/A	Section 12.5.3 Density and Building Height	466	N/A	Amendments to text referring to the Compact Settlement and Residential Density Guidelines.
N/A	MA68.8	12.6.1 Mix of Dwelling Types	471, 472	N/A	Amendments to text removing reference to SPPR of the Sustainable Urban Housing Design Standards for New Apartments, Guidelines for Planning Authorities (2020).
N/A	MA68.9	12.6.1 Mix of Dwelling Types	472, 473	N/A	Amendments to text to refer to Planning Design Standards for Apartments – Guidelines for Planning Authorities (2025).
N/A	MA68.10	12.6.4 Build-to-Rent / Shared Living Accommodation	474	N/A	Amendments to title and text to include SPPR 8 of the Planning Design Standards for Apartments – Guidelines for Planning Authorities (2025) or NPPM 8 of the Planning Design Standards.

62	MA62.1	12.6.7 Residential Standards	475	N/A	Amendments to text to refer to Residential Development and Sustainable Compact Settlement Guidelines 2024 and Planning Design Standards for Apartments – Guidelines for Planning Authorities' (2025).
62	N/A	12.6.7 Residential Standards	475, 476	Table 12.20	Amendments to text and table to align with SPPR 2 of the Sustainable Residential Development and Compact Settlements Guidelines (2024).
62	MA68.11	12.6.7 Residential Standards	476	Table 12.21	Amendments to text and table to align with Planning Design Standards for Apartments Guidelines for Planning Authorities (2025).
N/A	MA68.12	12.6.7 Residential Standards	478	N/A	Amendments to text to align with SPPR 4 of the Apartments Guidelines (2025) or NPPM 4 of the Planning Design Standards for Apartments National Planning Statement.
N/A	MA68.13	12.6.7 Residential Standards	478	N/A	Amendments to text to align with SPPR 5 of the Apartments Guidelines (2025) or NPPM 5 of the Planning Design Standards for Apartments National Planning Statement.
62	N/A	12.6.7 Residential Standards	478, 479	N/A	Amendments to text referring to separation distance set out in the Sustainable Residential Development and Compact Settlements Guidelines (2024).
62	MA68.14	12.6.7 Residential Standards	479, 480	N/A	Amendments to text to align with SPPR 3 of the Apartments Guidelines (2025) or NPPM 3 of the Planning Design Standards for Apartments National Planning Statement.
N/A	MA68.15	12.6.7 Residential Standards	480	N/A	Amendments to text referencing the Planning Design Standards for Apartments Guidelines for Planning Authorities (2025).
N/A	MA68.16	Section 12.11.3 Waste Management	519	N/A	Amendments to text referencing the Planning Design Standards for Apartments Guidelines for Planning Authorities (2025).

Amendment (Amendment Ref. No. 16)
Amend text in Table 12.8 as follows:

Table 12.8: Zoning Objective 'MRC': 'To protect, improve and provide for the future development of a Major Retail Centre'

Use Classes Related to Zoning Objective	
Permitted in Principle	Advertisements and Advertising Structures, Betting Office, Car Park, Childcare Facilities, Community Centre, Enterprise Centre, Funeral Home, Garden Centre, Hotel / Hostel, Housing for Older People, Live-Work Units, Motor Sales Outlet, Offices less than 100 sq m, Off-Licence, Open Space, Petrol Station, Public House, Public Services, Recreational Facility, Recycling Facility, Residential, Restaurant / Café, Retail Warehouse, Service Garage, Shop-Local, Shop-Major Sales Outlet, Shop-Neighbourhood, Veterinary Surgery, Wholesale Outlet, Traveller Accommodation, Work-Live Units.
Open for Consideration	Allotments, Bed & Breakfast, Conference Centre, Crematorium, Cultural Use, Data Centre, Doctor / Dentist, Education, Embassy, Guest House, Health Centre, Home Based Economic Activities, Hospital, Industry-Light, Nightclub, Nursing Home, Office-Based Industry, Offices 100 sq m-1,000 sq m, Offices over 1,000 sq m, Outdoor Entertainment Park, Place of Worship, Primary Health Care Centre, Residential Institution, Retirement Home, Social Club, Sports Club / Facility, Stadium, Transport Depot, Warehousing
Not Permitted	Abattoir, Aerodrome / Airfield, Agriculture, ~~Bed & Breakfast,~~ Boarding Kennels, Camp Site, Caravan Park-Residential, Cemetery, ~~Community Centre,~~ Concrete / Asphalt Plant in or

	adjacent to a Quarry, ~~Conference Centre, Embassy,~~ Fuel Depot, ~~Guest House,~~ Heavy Vehicle Park, ~~Home Based Economic Activities, Housing for Older People,~~ Industry-Extractive, Industry-General, Industry-Special, ~~Live-Work Units, Nursing Home, Office-Based Industry, Offices over 1,000 sq m,~~ Refuse Landfill / Tip, Refuse Transfer Station, ~~Residential, Residential Institution, Retirement Home,~~ Rural Industry-Food, Science and Technology Based Enterprise, Scrap Yard, ~~Traveller Accommodation,~~ Wind Farm~~, Work-Live Units~~.

Amendment (MA68.7)
Amend the bullet point in Section 12.5.2 under the sub-section Design Statements as follows:

In line with the provisions of Policy QDP7 Objective 1, all medium to-large scale and complex planning applications (30 + residential units, commercial development over 1,000 sq m or as otherwise required by the Planning Authority) shall be accompanied by a Design Statement. The Design Statement should address contextual and urban design issues and clearly explain the design process, the design options considered and the rationale behind the adopted design development strategy. A Design Statement should consist of:

- → A detailed analysis of the proposal and statement based on the 12 design criteria set out in the 'Urban Design Manual' (2009) and reflected in the South Dublin County Council's Building Height and Design Guide as follows;



- → Detailed design including materials and external finishes which should have regard to the policy, objectives and provisions of the South Dublin County Development Plan 2022-2028. In particular the guidance, and performance-based design criteria set out in the South Dublin County's Building Height and Density Guide must be incorporated with due regard being had to relevant Ministerial Guidelines including the 'Urban Design Manual' (2009); ~~'Sustainable Residential Development in Urban Areas' (2009)~~ Residential Development and Sustainable Compact Settlement Guidelines 2024; 'Urban Development and Building Height – Guidelines for Planning Authorities' (2018); and ~~'Design Standards for New Apartments – Guidelines for Planning Authorities' (2020)~~ 'Planning Design Standards for Apartments – Guidelines for Planning Authorities' (2025) ~~or as may be superseded~~ (or superseding Planning Design Standards for Apartments National Planning, as applicable).
- → A statement or Quality Audit addressing street design as outlined within the Design Manual for Urban Roads and Streets.
- → Any departures within the proposed development from the guidance set out in the Building Height and Density Guide for South Dublin County (Appendix 10) shall be clearly highlighted in the Design Statement.

Amendment (Amendment Ref. No. 61)
Insertion of new paragraph in Section 12.5.3, Pg 466 as follows:

Relevant density ranges applied to a South Dublin County context from the *Sustainable Residential Development and Compact Settlement Guidelines (2024)* are outlined in Table 5.1, Section 5.2.7 of Chapter 5.

In line with the provisions of the South Dublin Building Heights and Density Guide, development proposals for increased building heights and densities shall be accompanied by a contextual analysis by which the suitability or otherwise of different density and height levels can be assessed with reference to the receiving environment of the proposed development (see Section 5.2.7 and Appendix 10).

Amendment (Amendment Ref. No. 61)
Amend last paragraph in Section 12.5.3, Pg 466 as follows:

This process of analysis ~~shall~~should be considered alongside the provisions set out in the *Compact Settlement and Residential Density Guidelines* and any accompanying Urban Design Manual ~~'Urban Design Manual – A Best Practice Guide' (2009) which forms a key component in the design and planning processes for higher density and larger scale development proposals~~.

Amendment (MA68.8)
Amend first paragraph in Section 12.6.1, Pgs 471-472 as follows:

The overall dwelling mix in residential schemes should provide for a balanced range of dwelling types and sizes to support a variety of household types. On smaller infill sites, the mix of dwellings should contribute to the overall dwelling mix in the locality. ~~SPPR 1 of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2020) states that residential development may include up to 50% one-bedroom~~

~~or studio type units (with no more than 20-25% of the total proposed development as studios) and there shall be no minimum requirement for apartments with three or more bedrooms.~~

Amendment (MA68.9)
Amend text in Section 12.6.1 under the sub-heading Unit Mix, Pgs 472-473 as follows:

Proposals for residential development shall provide a minimum of 30% 3 bedroom units, a lesser provision may be acceptable where it can be demonstrated that:

- → there are unique site constraints that would mitigate against such provision; or
- → that the proposed housing mix meets the specific demand required in an area, having regard to the prevailing housing type within a 10-minute walk of the site and to the socio-economic, population and housing data set out in the Housing Strategy and Interim HNDA; or
- → the scheme is a social and / or affordable housing scheme.

~~Build to Rent (BTR)~~ Apartment residential developments shall comply with ~~the Sustainable Urban Housing: Design Standards for New Apartments (2020)~~ Planning Design Standards for Apartments – Guidelines for Planning Authorities (2025) ~~or as may be superseding~~ or superseding National Planning Statement, as applicable.

Unit mix should also provide for:

- → As part of the Housing Quality Assessment ~~defined under Section 6 of the Sustainable Urban Housing: Design Standards for New Apartments (2020)~~ a detailed breakdown of the quantum of proposed unit types including the split between 1-bed, 2-bed, and 3-bed plus and which is in accordance with the minimum 30% 3-bed units outlined above, or as may be applicable under the Planning Design Standards for Apartments – Guidelines for Planning Authorities (2025) or the Planning Design Standards for Apartments National Planning Statement, as applicable;

- → A statement demonstrating how the scheme has been designed for / and could be adapted in the future for older people / persons with a disability / or lifetime homes, on a site or floor plan that:
  - → Are designed and located having regard to the needs of older people and / or persons with a disability;
  - → Are designed having regard to the concept of lifetime adaptable and / or multi-generational homes.
  - → In new identified residential areas, it is appropriate that schemes include a mix of house type and where a scheme is solely houses, smaller units of less than 3-bed providing for multi-generational homes, must be provided, subject to urban design and ensuring efficient use of urban land.

Amendment (MA68.10)
Amend title and text in Section 12.6.4, Pg 474 as follows:

12.6.4 ~~Build-to-Rent / Shared Living Accommodation~~ Purpose Built Student Accommodation

~~Build-to-Rent (BTR) accommodation consists of purpose-built, long-term rental apartment accommodation that incorporates dedicated residential amenities and facilities.~~

~~All proposed BTR accommodation must comply with SPPR 7 and SPPR 8 as set out in the Apartment Guidelines.~~

~~Shared accommodation consists of purpose-built and managed accommodation where individual rooms are rented within an overall development that includes access to shared or communal facilities and amenities.~~

~~In line with the SPPR 9 of the Apartment Guidelines, there shall be a presumption against granting planning permission for shared accommodation / co-living development unless the proposed development is required to meet specific demand identified under the Housing Need and Demand Assessment.~~

SPPR 8 of the Planning Design Standards for Apartments – Guidelines for Planning Authorities (2025) or NPPM 8 of the Planning Design Standards for Apartments National Planning Statement (as applicable) relates to student accommodation and is to provide flexibility in respect of single study bedrooms without en-suite bathrooms, and

setting minimum space standards for kitchen, dining, and living areas serving 10 and 12 persons. The provisions SPPR 8 or NPPM 8 are based on key aspects of *The Design Guide for State Sponsored Student Accommodation* (May 2025) published in May 2025, that reflects best practices and supports the efficient delivery of state sponsored student accommodation, and also to inform the planning and design of off-campus forms of student accommodation that are led by the private sector.

Amendment (Amendment Ref No.62 and MA62.1)
Amend text in Section 12.6.7 Residential Standards, Pg 475 as follows:

- → *Quality Housing for Sustainable Communities Guidelines,* DEHLG (2007);
- → ~~The Guidelines for Planning Authorities on *Sustainable Residential Development in Urban Areas* (2009), the companion *Urban Design Manual – A Best Practice Guide,* DEHLG (2009);~~ The *Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, 2024;*
- → ~~*Sustainable Urban Housing: Design Standards for New Apartments (2020),*~~ *Planning Design Standards for Apartments – Guidelines for Planning Authorities (2025) or Planning Design Standards for Apartments National Planning Statement, as applicable.*

To demonstrate compliance with the housing and apartment standards set out below, all planning applications shall be accompanied by a Schedule of Accommodation and Housing Quality Assessment document ~~in line with Section 6 of the Sustainable Urban Housing: Design Standards for New Apartments, (2020)~~ For apartment development this shall be in line with Planning Design Standards for Apartments Guidelines for Planning Authorities (2025) or the Planning Design Standards for Apartments National Planning Statement, as applicable;

Amendment (Amendment Ref No.62)
Amend text in Section 12.6.7 under sub-heading Housing, Pgs 475-476 as follows:

Housing

All houses must comply with or exceed the minimum floor area standards contained in the Quality Housing for Sustainable Communities Guidelines, DEHLG (2007), or as may be superseded, as shown in the table below and should also be designed to provide adequate room sizes that create good quality and adaptable living spaces.

Proposals for new houses must meet the minimum private open space standards outlined in SPPR 2 of the *Sustainable Residential Development and Compact Settlements Guidelines* (2024), or as may be superseded, as shown in Table 12.20.

~~Development proposals for housing must be required to accord with or exceed the minimum private open space standards set out in the table below.~~ Generally, Private Open Space for housing should be located behind the front building line of the house and be designed to provide for adequate private amenity.

Table 12.20: Minimum Standards for Housing and Open Space

Type of Unit	**House Size**	**~~Open Space~~**	**Private Open Space**	**Max Semi-Private (in lieu)**
One bedroom	50 sq m	~~48 sq m~~	20 sq.m	10 sq.m
Two bedrooms	80 sq m	~~55 sq m~~	30 sq.m	15 sq.m
Three bedrooms	92 sq m	~~60 sq m~~	40 sq.m	20 sq.m
Four bedrooms or more	110 sq m	~~70 sq m~~	50 sq.m	25 sq.m

Housing applications which propose optional extensions shall indicate on the drawings the extent of such and demonstrate compliance with the above standards in new residential schemes.

Private open space must form part of the curtilage of the house and be designed to provide a high standard of external amenity space in one or more usable areas. Open spaces may take the form of traditional gardens or patio areas at ground level, and / or well designed and integrated terraces and/or balconies at upper level. The open space must be directly accessible from the unit it serves and a principal area of open space should be directly accessible from a living space.

A further reduction below the minimum standard may be considered acceptable where an equivalent amount of high quality semi-private open space is provided in lieu of the private open space, subject to at least 50 percent of the area being provided as private open space (see Table 12.20). The planning authority should be satisfied that the compensatory semi-private open space will provide a high standard of amenity for all users and that it is well integrated and accessible to the housing units it serves.

Semi-private open space is distinct from public open space. In accordance with the *Sustainable Residential Development and Compact Settlements Guidelines* (2024), semi-private open space may be provided in lieu of private open space as part of a more flexible design approach. Semi-private spaces shall be for the exclusive use of the residents of a housing development and be directly accessible and integrated into the development. They should be secure and usable spaces with a range of suitable landscape features to meet the needs of intended residents.

For building refurbishment schemes on sites of any size or urban infill schemes on smaller sites (sites of up to 0.25ha) the private open space standard may be relaxed in part or whole, on a case-by-case basis, subject to overall design quality and proximity to public open space in accordance with *Sustainable Residential Development and Compact Settlements Guidelines* (2024).

Amendment (Amendment Ref No.62 and MA68.11)
Amend text in Section 12.6.7 under sub-heading Apartments, Pg 476 as follows:

An apartment refers to a self-contained residential unit in a multi-unit building with grouped or common access and may comprise duplex units. For the purposes of clarity, all apartment floor area measurements should be internal wall-to-wall dimensions.

All apartments shall comply with the Planning Design Standards for Apartments Guidelines for Planning Authorities (2025) Specific Planning Policy Requirements (SPRRs), or the National Planning Policies and Measures (NPPMs), as applicable. ~~the standards set out under Appendix 1, and general contents of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, DECLG (2020) (Apartment Guidelines).~~

The contents of the Guidelines have been incorporated below and the minimum floor areas set out ~~in Table 3.21 in line~~ within SPPR ~~3~~ 2 of the Apartments Guidelines (2025), noting that these are the same as in the draft Planning Design

Standards for Apartments National Planning Statement NPPM 2. The requirements of other relevant development standards including, but not limited to: minimum floor areas and width for kitchens, floor to ceiling heights, bedrooms public open space, private and communal space, play space, safety and security, acoustic and privacy standards, which must also be complied with are set out below: ~~and within the Apartment Guidelines~~.

Table 12.21: Minimum Standards for Apartments

Type Of Unit	Apartment	Private Open Space	Communal Open Space	Storage
Studio	~~37~~32 sq m	4 sq m	4 sq m	3 sq m
One Bedroom	45 sq m	5 sq m	5 sq m	3 sq m
Two Bedrooms (3 Persons)	63 sq m	6 sq m	6 sq m	5 sq m
Two Bedrooms (4 Persons)	73 sq m	7 sq m	7 sq m	6 sq m
Three Bedrooms (4 Persons)	76 sq m	7 sq m	7 sq m	6 sq m
Three Bedrooms (5 Persons)	90 sq m	9 sq m	9 sq m	9 sq m

Amendment (MA68.12)
Amend text in Section 12.6.7 under sub-heading Floor to Ceiling Height, Pg 478 as follows:

In line with SPPR ~~5~~4 of the Apartments Guidelines (2025) or NPPM 4 of the Planning Design Standards for Apartments National Planning Statement (as applicable), ~~ground level apartment floor to ceiling heights shall be a minimum of 2.7m and shall be increased in certain circumstances, particularly where necessary to facilitate a future change of use to a commercial use. For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise discretion on a case-by-case basis, subject to overall design quality.~~ ground level apartment floor to ceiling heights shall be a minimum of 2.7m. For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise discretion on a case-by case basis, subject to overall design quality.

Amendment (MA68.13)
Amend text in Section 12.6.7 under sub-heading Lift and Stair Cores, Pg 478 as follows:

In line with SPPR ~~6~~ 5 of the Apartments Guidelines (2025) or NPPM 5 of the Planning Design Standards for Apartments National Planning Statement (as applicable)~~ a maximum of 12 apartments per floor per core may be provided in apartment schemes. This maximum provision may be increased for building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, subject to overall design quality and compliance with building regulations.~~ there shall be no requirement within statutory plans or within an individual scheme in respect of a minimum number of units per floor per core.

Amendment (Amendment Ref. No. 62)
Amend text in Section 12.6.7 under sub-heading Separation Distances and Block Layout, Pg 478-479 as follows:

All proposals for residential development, particularly apartment developments and those over three storeys high, shall provide for acceptable separation distances between blocks to avoid negative effects such as excessive overlooking, overbearing and overshadowing effects and provide sustainable residential amenity conditions and open spaces.

Section 10 of the Urban Design Manual (2009) addresses privacy and amenity and sets out that rather than establishing a minimum window-to-window standard, the aim should be to assess the impact on privacy of each layout and home design based on:

- → The site's location and residents' expected levels of privacy
- → The size of the windows – both those overlooking and overlooked
- → Changes in level between overlooking windows
- → Ability to screen/partially obscure views through design

~~In this regard and as a benchmark for development, a minimum clearance distance of circa 22 metres, in general, is required between opposing windows, including in the case of apartments up to three storeys in height. In taller blocks, a greater separation distance may be prescribed having regard to the layout, size, and design.~~

~~Reduced distances will be considered in respect of higher density schemes or compact infill sites where innovative design solutions are used to maintain a high standard of privacy in line with the provisions of the Urban Design Manual as detailed above.~~

~~In all instances where the benchmark separation distance is not being met, the applicant shall submit a daylight availability analysis for the proposed development and detail appropriate design measures to reduce undue overlooking.~~

In accordance with the *Sustainable Residential Development and Compact Settlements Guidelines* (2024), when considering a planning application for residential development, a separation distance of at least 16 metres between opposing windows serving habitable rooms at the rear or side of houses, duplex units and apartment units, above ground floor level shall be maintained.

Separation distances below 16 metres may be considered acceptable in circumstances where there are no opposing windows serving habitable rooms and where suitable privacy measures have been designed into the scheme to prevent undue overlooking of habitable rooms and private amenity spaces.

In all cases, the obligation will be on the project proposer to demonstrate to the satisfaction of the planning authority that residents will enjoy a high standard of amenity and that the proposed development will not have a significant negative impact on the amenity of occupiers of existing residential properties.

Amendment (Amendment Ref No.62 and MA68.14)
Amend text in Section 12.6.7 under sub-heading Dual Aspect, Pg 479-480 as follows:

Dual aspect apartments should have openable windows on two or more walls which provides a view in more than just one direction. The use of windows, indents or kinks on single external elevations, in apartment units which are otherwise single aspect apartments, is not considered acceptable and / or sufficient to be considered dual aspect and these units, will be assessed as single aspect units. Preferably, the windows may be opposite one another, or adjacent around a corner. In line with SPPR ~~4~~**3** of the Apartment Guidelines or NPPM 3 of the Planning Design Standards for Apartments National Planning Statement (as applicable) the minimum number of dual aspect apartments that may be provided in any single apartment scheme, the following shall apply:

- ~~There shall be a minimum of 33% dual aspect units required in more 'central and accessible urban locations', where it is necessary to achieve a quality design in response to the subject site characteristics and ensure good street frontage,~~
- ~~In 'suburban or intermediate locations' it is an objective that there shall generally be a minimum of 50% dual aspect apartments in a single scheme,~~
- ~~For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise further discretion to consider dual aspect unit provision at a level lower than the 33% minimum outlined above on a case-by-case basis, but subject to the achievement of overall high design quality in other aspects,~~
- A minimum of 25% of units within a development shall be required to be dual aspect. Statutory plans shall not specify minimum requirements that exceed the requirements of this Specific Planning Policy Requirement.
- For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise further discretion to consider dual aspect unit provision at a level lower than the 25%

minimum outlined above on a case-by-case basis, but subject to the achievement of overall high design quality in other aspects.

And the following should be considered as part of design:

- → Where single aspect apartments are provided, the number of south facing units should be maximised, with west or east facing single aspect units also being acceptable,
- → North facing single aspect apartments may be considered, where overlooking a significant amenity such as a public park, garden or formal space, or a water body or some other amenity feature,
- → Particular care is needed where windows are located on lower floors that may be overshadowed by adjoining buildings.

Amendment (MA68.15)
Amend text in Section 12.6.7 under sub-heading Building Lifestyle Report, Pg 480 as follows:

As such, planning applications for apartment developments shall include a building lifecycle report. The contents of this, in line with the ~~Sustainable Urban Housing: Design Standards for New Apartments (2020) includes~~ Planning Design Standards for Apartments Guidelines for Planning Authorities (2025) or the Planning Design Standards for Apartments National Planning Statement (as applicable) includes:

Amendment (MA68.16)
Amend text to the second bullet point under "(ii) Design and Siting of Refuse storage Recycling and Bring Facilities in Developments" in Section 12.11.3, Pg 519 as follows:

→ Provision for the storage and collection of waste materials shall be in accordance with the guidelines for waste storage facilities in the relevant Regional Waste Management Plan and the design considerations contained in ~~Section 4.8 and 4.9 of the guidelines Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, DHLGH (2020)~~ Planning Design Standards for Apartments Guidelines for Planning Authorities (2025) or the relevant section of the Planning Design Standards for Apartments National Planning Statement (as applicable). Refuse storage for houses should be externally located, concealed / covered and adequate to cater for the size and number of bins normally allocated to a household. For terraced houses, the most appropriate area for bins to be stored is to the front of the house, which should be located in well-designed enclosures that do not to detract from visual amenity;

Appendix 1 Statement of Compliance with Section 28 Guidelines

The table below sets out the summary of the changes as part of the Variation:

Amendment Ref No.	MA No	CDP Section	CDP Pg no.	Table / Figure / Policy / Objective if applicable	Proposed Change Summary
63	MA63.1	Appendix 1 Statement of Compliance with Section 28 Guidelines	N/A	N/A	Amendments to text to reflect updated legislation, planning guidelines and policy documents.
63	MA68.17	Appendix 1 Statement of Compliance with Section 28 Guidelines	N/A	Table 1	Amendments to Table 1 to reflect updated legislation, planning guidelines and policy documents.
N/A	MA68.18	Appendix 1 Statement of Compliance with Section 28 Guidelines	N/A	Table 3	Amendments to Table 3 to reflect the implementation of SPPRs under the Apartments Guidelines (2025).
63	MA68.19	Appendix 1 Statement of Compliance with Section 28 Guidelines	N/A	Table 5	Inclusion of new Table to highlight the implementation of SPPRs under the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024).
63	N/A	Appendix 1 Statement of Compliance with Section 28 Guidelines	N/A	Table 6	Inclusion of new Table to highlight the implementation of policies and objectives of the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025)

Amendment (Amendment Ref. No. 63 and MA63.1)
Amend text under introduction as follows:

The required statement pertaining to the South Dublin County ~~Council~~ Development Plan ~~2016 – 2022~~ 2022-2028 is as below under the following tables:

Table 1: List of Section 28 Ministerial Guidelines

Table 2: Implementation of SPPRs under the Building Height Guidelines

Table 3: Implementation of SPPRs under the Apartment Guidelines (2025) or NPPMs under the *Planning Design Standards for Apartments National Planning Statement* (as applicable)

Table 4: Implementation of SPPRs under the Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change

Table 5: Implementation of SPPRs under the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)

Table 6: Implementation of Policies and Objectives of the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025)

Where policy objectives and supporting text in the written statement of the Development Plan refer to specific legislation, Planning Guidelines or Policy documents and in the event that new or updated versions of these are published it shall be taken as read that the most up to date versions shall apply where legislation dictates that they override existing the existing policy objectives.

Amendment (Amendment Ref. No. 63 and MA68.17)
Amend Table 1 as follows:

Table 1: List of Section 28 Ministerial Guidelines and National Planning Statements

Section 28 Guidelines and Section 25 National Planning Statements	**Implementation**
NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025)	Chapter 2 Core Strategy and Settlement Strategy and Appendix 2 (Part 3) (Settlement Capacity Methodology) implement the housing growth requirements set out in the Guidelines and provide for sufficient residential land capacity.
Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)	Chapter 2 Core Strategy and Settlement Strategy and Chapter 12 Development Management implement the policies and objectives of these Guidelines.
Development Plans - Guidelines for Planning Authorities (2022)	Chapter 2 Core Strategy and Settlement Strategy and Appendix 2 (Part 3) implement the requirements of these Guidelines including

	evidence-based land supply, infrastructure-led planning and tiering of lands.
Housing Supply Target Methodology for Development Planning, (2020)	Chapter 2 Core Strategy and Settlement Strategy and Appendix 2b setting out the Methodology applied by South Dublin County Council.
~~**Sustainable Urban Housing, Design Standards for New Apartments: Guidelines for Planning Authorities (2020) – (Apartment Guidelines)**~~ **Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025 or the Planning Design Standards for Apartments National Planning Statement (as applicable)**	Chapter 6 Housing and Chapter 12 Implementation and Monitoring have the relevant policies and objectives of these Guidelines and also comply with the SPPRs contained within (See below Table 3 for SPPR compliance). It is noted that these chapters generally align with the NPPMs in the draft Planning Design Standards for Apartments National Planning Statement.
DHPLG Design Manual for Urban Roads and Streets (2019)	Chapter 7 Sustainable Movement and Chapter 12 Implementation and Monitoring implement the relevant policies and objectives of these Guidelines.
Urban Development and Building Heights: Guidelines for Planning Authorities (2018) – (Building Height Guidelines)	Appendix 10 South Dublin's Building Height and Design Guide sets out a strategy which implements the relevant policies and objectives of these Guidelines and complies with

	the 4 SPPRs contained within (See below for SPPR compliance).

Amendment (MA68.18)
Amend Table 3 as follows:

Table 3: Implementation of SPPRs under the ~~Apartment Guidelines~~ Apartments Guidelines (2025)

SPPR Number and Description	**Implementation**
~~SPPR 1:~~ ~~Housing developments may include up to 50% one-bedroom or studio type units (with no more than 20-25% of the total proposed development as studios) and there shall be no minimum requirement for apartments with three or more bedrooms. Statutory development plans may specify a mix for apartment and other housing developments, but only further to an evidence-based Housing Need and Demand Assessment (HNDA), that has been agreed on an area, county, city or metropolitan area basis and incorporated into the relevant development plan(s).~~ **Specific Planning Policy Requirement 1** (A) With the exception of social housing	A Housing Strategy and Interim HNDA has been prepared (See Appendix 11) and has demonstrated that there is a requirement to incorporate 30% 3-bedroom units, unless justified in order to cater for the housing needs of the existing and future population in the County. Policy H1 Objective 13 and Section 12.5.2 of Chapter 12 Implementation and Monitoring set out objectives and requirements in relation to mix. This complies with SPPR 1.

developments, social/affordable housing provided for under Part V the Act or schemes to provide housing for older persons where a specific mix of unit sizes may be required, such as in accordance with a Housing Need and Demand Assessment (HNDA), there shall be no restrictions within statutory plans in relation to the mix of unit sizes or types to be provided within apartment developments. There shall be no minimum or maximum requirements for apartments with a certain number of bedrooms. (B) Where any such restriction or requirement is set out within a statutory plan, this Specific Planning Policy Requirement shall apply to any single apartment scheme and there shall be no restriction in relation to the mix of unit sizes or types and there shall be no minimum requirements for apartments with a certain number of bedrooms within the development, except in the circumstances set out above.	
~~SPPR 2:~~ ~~For all building refurbishment schemes on sites of any size, or urban infill schemes on sites of up to 0.25ha:~~ ~~• Where up to 9 residential units are proposed, notwithstanding SPPR 1, there~~	Section 6.8 of the Housing Chapter and Section 12.~~5.8~~ 6.7 of the Implementation and Monitoring Chapter 12 relate to building refurbishment schemes. The policies and standards set out in the

~~shall be no restriction on dwelling mix, provided no more than 50% of the development (i.e. up to 4 units) comprises studio-type units;~~ ~~• Where between 10 to 49 residential units are proposed, the flexible dwelling mix provision for the first 9 units may be carried forward and the parameters set out in SPPR 1, shall apply from the 10th residential unit to the 49th;~~ ~~• For schemes of 50 or more units, SPPR 1 shall apply to the entire development;~~ ~~All standards set out in this guidance shall generally apply to building refurbishment schemes on sites of any size, or urban infill schemes, but there shall also be scope for planning authorities to exercise discretion on a case-by-case basis, having regard to the overall quality of a proposed development.~~ **Specific Planning Policy Requirement 2** The following minimum apartment floor areas shall apply and statutory plans shall not specify minimum floor areas that exceed the minimum floor areas set out below: • Studio apartment (1 person) • 1-bedroom apartment (2 persons) • 2 bedroom apartment (3 persons) • 2-bedroom apartment (4 persons)	Development Plan comply with SPPR 2.

• 3-bedroom apartment (4 persons) 32sq.m 45 sq.m 63 sq.m 73 sq.m 76 sq. m • 3-bedroom apartment (5 persons) 90 sq.m The floor area parameters set out above shall generally apply to apartment schemes and do not apply to purpose-built and managed student housing.	
~~SPPR 3:~~ ~~Minimum Apartment Floor Areas:~~ ~~• Studio apartment (1 person) 37 sq.m~~ ~~• 1-bedroom apartment (2 persons) 45 sq.m~~ ~~• 2-bedroom apartment (4 persons) 73 sq.m~~ ~~• 3-bedroom apartment (5 persons) 90 sq.m~~ **Specific Planning Policy Requirement 3** In relation to the minimum number of dual aspect apartments that may be provided in any single apartment scheme, the following shall apply: (i) A minimum of 25% of units within a development shall be required to be dual aspect. Statutory plans shall not specify minimum requirements that exceed the requirements of this Specific Planning Policy Requirement. **(ii)** For building refurbishment	Section 12.~~5.4~~6.7 of Chapter 12 Implementation and Monitoring sets the standards outlined under SPPR 3. The standards set out in of the Development Plan comply with SPPR 3.

schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise further discretion to consider dual aspect unit provision at a level lower than the 25% minimum outlined above on a case-by-case basis, but subject to the achievement of overall high design quality in other aspects.	
~~SPPR 4:~~ ~~In relation to the minimum number of dual aspect apartments that may be provided in any single apartment scheme, the following shall apply:~~ ~~i. A minimum of 33% of dual aspect units will be required in more central and accessible urban locations, where it is necessary to achieve a quality design in response to the subject site characteristics and ensure good street frontage where appropriate in.~~ ~~ii. In suburban or intermediate locations it is an objective that there shall generally be a minimum of 50% dual aspect apartments in a single scheme.~~ ~~iii. For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha , planning authorities may exercise further discretion to consider dual aspect unit provision at a level lower~~	Section 12.~~5.4~~6.7 of Chapter 12 Implementation and Monitoring sets the standards outlined under SPPR 4. The standards set out in the Development Plan comply with SPPR 4.

~~than the 33% minimum outlined above on a case-by-case basis, but subject to the achievement of overall high design quality in other aspects.~~ **Specific Planning Policy Requirement 4** Ground level apartment floor to ceiling heights shall be a minimum of 2.7m. For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise discretion on a case-by case basis, subject to overall design quality.	
~~SPPR 5:~~ ~~Ground level apartment floor to ceiling heights shall be a minimum of 2.7m and shall be increased in certain circumstances, particularly where necessary to facilitate a future change of use to a commercial use. For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise discretion on a case-by-case basis, subject to overall design quality.~~ **Specific Planning Policy Requirement 5** There shall be no requirement within statutory plans or within an individual scheme in respect of a minimum number of units per floor per core.	Section 12.~~5.4~~6.7 of Chapter 12 Implementation and Monitoring sets the standards outlined under SPPR 5. The standards set out in the Development Plan comply with SPPR 5.

~~SPPR 6:~~ ~~A maximum of 12 apartments per floor per core may be provided in apartment schemes. This maximum provision may be increased for building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, subject to overall design quality and compliance with building regulations.~~ **Specific Planning Policy Requirement 6** The provision of new Communal, Community and Cultural facilities within apartment schemes shall only be required in specific locations identified within the development plan and shall not be required on a blanket threshold-based approach in individual apartment schemes.	Section 12.~~5.4~~6.7 of Chapter 12 Implementation and Monitoring sets the standards outlined under SPPR 6. The standards set out in the Development Plan comply with SPPR 6.
~~SPPR 7:~~ ~~BTR development must be:~~ ~~a) Described in the public notices associated with a planning application specifically as a 'Build-To-Rent' housing development that unambiguously categorises the project (or part of thereof) as a long- term rental housing scheme, to be accompanied by a proposed covenant or legal agreement further to which appropriate planning conditions may be attached to any grant of permission to~~	Section 12.~~5.5~~6.4 of Chapter 12 Implementation and Monitoring sets the standards outlined under SPPR 7. The standards set out in the Development Plan comply with SPPR 7.

~~ensure that the development remains as such. Such conditions include a requirement that the development remains owned and operated by an institutional entity and that this status will continue to apply for a minimum period of not less than 15 years and that similarly no individual residential units are sold or rented separately for that period;~~ ~~b) Accompanied by detailed proposals for supporting communal and recreational amenities to be provided as part of the BTR development. These facilities to be categorised as:~~ ~~i. Resident Support Facilities - comprising of facilities related to the operation of the development for residents such as laundry facilities, concierge and management facilities, maintenance / repair services, waste management facilities, etc.~~ ~~ii. Resident Services and Amenities – comprising of facilities for communal recreational and other activities by residents including sports facilities, shared TV / lounge areas, work / study spaces, function rooms for use as private dining and kitchen facilities, etc.~~	

Specific Planning Policy Requirement 7 There shall be a presumption against granting planning permission for shared accommodation/co-living development unless the proposed development is required to meet specific demand identified by a local planning authority further to a Housing Need and Demand Assessment (HNDA) process.	
~~SPPR 8:~~ ~~Specific Planning Policy Requirement 8 For proposals that qualify as specific BTR development in accordance with SPPR 7:~~ ~~(i) No restrictions on dwelling mix and all other requirements of these Guidelines shall apply, unless specified otherwise;~~ ~~(ii) Flexibility shall apply in relation to the provision of a proportion of the storage and private amenity space associated with individual units as set out in Appendix 1 and in relation to the provision of all of the communal amenity space as set out in Appendix 1, on the basis of the provision of alternative, compensatory communal support facilities and amenities within the development. This shall be at the discretion of the planning authority. In all cases the obligation will be on the project proposer to demonstrate the overall quality of the facilities provided and that residents will enjoy an enhanced overall standard of~~	Section 12.~~5.5~~6.4 of Chapter 12 Implementation and Monitoring sets the standards outlined under SPPR 8. The standards set out in the Development Plan comply with SPPR 8.

~~amenity;~~ ~~(iii) There shall be a default of minimal or significantly reduced car parking provision on the basis of BTR development being more suitable for central locations and / or proximity to public transport services. The requirement for a BTR scheme to have a strong central management regime is intended to contribute to the capacity to establish and operate shared mobility measures.~~ ~~(iv) The requirement that the majority of all apartments in a proposed scheme exceed the minimum floor area standards by a minimum of 10% shall not apply to BTR schemes; (v) The requirement for a maximum of 12 apartments per floor per core shall not apply to BTR schemes, subject to overall design quality and compliance with building regulations.~~ **Specific Planning Policy Requirement 8** (A) (i) There shall be no requirement or restriction in relation to the provision of en-suite bathrooms for single study bedrooms within Purpose Built Student Accommodation schemes. (ii) The minimum required area for a single study bedroom without en-suite facilities is 8 sq.m and the	

minimum required area for a single study bedroom with en-suite facilities is 11.5 sq.m; and statutory plans may not set out minimum required areas that exceed the minimum required areas set out within this SPPR. (iii) The minimum space requirements for kitchen/dining/living areas serving 10 and 12 persons are 3.6 sq.m and 3.3 sq.m per person, respectively; and statutory plans may not set out minimum required areas that exceed the minimum required areas set out within this SPPR. (B) Where any other requirement or restriction is set out within a statutory plan, this Specific Planning Policy Requirement shall apply to any single student accommodation scheme.	
~~SPPR 9:~~ ~~There shall be a presumption against granting planning permission for shared accommodation / co-living development unless the proposed development is either:~~ ~~(i) required to meet specific demand identified by a local planning authority further to a Housing Need and Demand Assessment (HNDA) process; or,~~	~~Section 12.5.56.4 of Chapter 12 Implementation and Monitoring sets the standards outlined under SPPR 98. The standards set out in the Development Plan comply with SPPR 98.~~

~~(ii) on the date of publication of these updated Guidelines, a valid planning application to a planning authority, appeal to An Bord Pleanála, or strategic housing development (SHD) planning application to An Bord Pleanála, in which case the application or appeal may be determined on its merits.~~	

Amendment (Amendment Ref. No. 63 and MA68.19)
Add new Table 5 as follows:

Table 5: Implementation of SPPRs under the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)

SPPR Number and Description	Implementation
SPPR 1 – Separation Distances: It is a specific planning policy requirement of these Guidelines that statutory development plans shall not include an objective in respect of minimum separation distances that exceed 16 metres between opposing windows serving habitable rooms at the rear or side of houses, duplex units or apartment units above ground floor level. When considering a planning	Chapter 12 Implementation and Monitoring sets the standards outlined under SPPR 1.

application for residential development, a separation distance of at least 16 metres between opposing windows serving habitable rooms at the rear or side of houses, duplex units and apartment units, above ground floor level shall be maintained. Separation distances below 16 metres may be considered acceptable in circumstances where there are no opposing windows serving habitable rooms and where suitable privacy measures have been designed into the scheme to prevent undue overlooking of habitable rooms and private amenity spaces. There shall be no specified minimum separation distance at ground level or to the front of houses, duplex units and apartment units in statutory development plans and planning applications shall be determined on a case-by-case basis to prevent undue loss of privacy. In all cases, the obligation will be on the project proposer to demonstrate to the satisfaction of the planning authority or An Bord Pleanála that residents will enjoy a high standard of amenity and that the proposed development will not have a significant negative impact on the amenity of occupiers of existing residential properties.	

This SPPR will not apply to applications made in a Strategic Development Zone until the Planning Scheme is amended to integrate changes arising from the SPPR. Refer to Section 2.1.2 for further detail.	
SPPR 2 - Minimum Private Open Space Standards for Houses: It is a specific planning policy requirement of these Guidelines that proposals for new houses meet the following minimum private open space standards: 1 bed house 20 sq.m 2 bed house 30 sq.m 3 bed house 40 sq.m 4 bed + house 50 sq.m A further reduction below the minimum standard may be considered acceptable where an equivalent amount of high quality semi-private open space is provided in lieu of the private open space, subject to at least 50 percent of the area being provided as private open space (see Table 5.1 below). The planning authority should be satisfied that the	Chapter 12 Implementation and Monitoring sets the standards outlined under SPPR 2. It is noted that the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2023) have been superseded by the Planning Design Standards for Apartments Guidelines (2025) which in turn will be superseded by the forthcoming Planning Design Standards for Apartments National Planning Statement.

compensatory semi-private open space will provide a high standard of amenity for all users and that it is well integrated and accessible to the housing units it serves. Apartments and duplex units shall be required to meet the private and semiprivate open space requirements set out in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities 2023 (and any subsequent updates). For building refurbishment schemes on sites of any size or urban infill schemes on smaller sites (e.g. sites of up to 0.25ha) the private open space standard may be relaxed in part or whole, on a case-by-case basis, subject to overall design quality and proximity to public open space In all cases, the obligation will be on the project proposer to demonstrate to the satisfaction of the planning authority or An Bord Pleanála that residents will enjoy a high standard of amenity. This SPPR will not apply to applications made in a Strategic Development Zone until the Planning Scheme is amended to integrate changes arising from the SPPR. Refer to Section 2.1.2 for further detail.	

SPPR 3 – Car Parking: It is a specific planning policy requirement of these Guidelines that: (iii) In city centres and urban neighbourhoods of the five cities, defined in Chapter 3 (Table 3.1 and Table 3.2) car-parking provision should be minimised, substantially reduced or wholly eliminated. The maximum rate of car parking provision for residential development at these locations, where such provision is justified to the satisfaction of the planning authority, shall be 1 no. space per dwelling. (iii) In accessible locations, defined in Chapter 3 (Table 3.8) car- parking provision should be substantially reduced. The maximum rate of car parking provision for residential development, where such provision is justified to the satisfaction of the planning authority, shall be 1.5 no. spaces per dwelling. (iii) In intermediate and peripheral locations, defined in Chapter 3 (Table 3.8) the maximum rate of car parking provision for residential development, where such provision is justified to the satisfaction of the planning authority, shall be 2 no.	Including SPPR 3 in this variation requires a more comprehensive piece of work. SPPR 3 currently overrides the current provisions of the plan. SPPR 3 will be addressed in full at the CDP review stage.

spaces per dwelling Applicants should be required to provide a rationale and justification for the number of car parking spaces proposed and to satisfy the planning authority that the parking levels are necessary and appropriate, particularly when they are close to the maximum provision. The maximum car parking standards do not include bays assigned for use by a car club, designated short stay on–street Electric Vehicle (EV) charging stations or accessible parking spaces. The maximum car parking standards do include provision for visitor parking. This SPPR will not apply to applications made in a Strategic Development Zone until the Planning Scheme is amended to integrate changes arising from the SPPR. Refer to Section 2.1.2 for further detail.	
SPPR 4 – Cycle Parking and Storage: It is a specific planning policy requirement of these Guidelines that all new housing schemes (including mixed-use schemes that include housing) include safe and secure cycle storage facilities to meet the needs of residents and visitors.	Chapter 12 Implementation and Monitoring sets the standards outlined under SPPR 4.

The following requirements for cycle parking and storage are recommended: (ii) Quantity – in the case of residential units that do not have ground level open space or have smaller terraces, a general minimum standard of 1 cycle storage space per bedroom should be applied. Visitor cycle parking should also be provided. Any deviation from these standards shall be at the discretion of the planning authority and shall be justified with respect to factors such as location, quality of facilities proposed, flexibility for future enhancement/ enlargement, etc. It will be important to make provision for a mix of bicycle parking types including larger/heavier cargo and electric bikes and for individual lockers. (ii) Design – cycle storage facilities should be provided in a dedicated facility of permanent construction, within the building footprint or, where not feasible, within an adjacent or adjoining purpose-built structure of permanent construction. Cycle parking areas shall be designed so that cyclists feel safe. It is	

	best practice that either secure cycle cage/compound or preferably locker facilities are provided.	

Amendment (Amendment Ref. No. 63)
Add new Table 6 as follows:

Table 6: Implementation of Policies and Objectives of the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025)

Policy and Objectives Description	Implementation
Policy and Objective 1: It is a policy and objective of these Guidelines that the housing growth requirements for each planning authority set out in Appendix 1 are reflected in the relevant City or County Development Plan, subject to consistency with the policies and objectives of the National Planning Framework – First Revision (2025), relevant Ministerial Guidelines issued under Section 28 of the Planning and Development Act 2000 (as amended), relevant Government policy, and the undertaking of necessary environmental assessments.	Chapter 2 Core Strategy and Settlement Strategy incorporates the housing growth requirements set out in the Guidelines and demonstrate that sufficient residential land capacity is provided.

Policy and Objective 2: It is a policy and objective of these Guidelines that 'additional provision' of up to 50% over and above the housing growth requirement for each local authority set out in Appendix 1 is reflected within the relevant City or County Development Plan, subject to consistency with the policies and objectives of the National Planning Framework – First Revision (2025), relevant Ministerial Guidelines issued under Section 28 of the Planning and Development Act 2000 (as amended), relevant Government policy, and the undertaking of necessary environmental assessments.	Chapter 2 Core Strategy and Settlement Strategy provide for sufficient additional and alternative lands to achieve the baseline housing requirements and includes 'additional provision' to provide for flexibility to ensure housing supply is achieved.
Policy and Objective 3: It is a policy and objective of these Guidelines that planning authorities should use all available means to ensure that the objectives of these Guidelines are incorporated within development plans as quickly as possible through the variation of the current adopted development plan. Where a planning authority is undertaking a development plan review under the Act of 2000 or preparing a new development plan under the Act of 2024, a parallel process of varying the	The Development Plan has been amended via Variation No. 2 to incorporate the policies and objectives of the Guidelines through updates to the Core Strategy, Settlement Capacity, residential land supply and associated evidence base, ensuring alignment with national housing policy and

current adopted development plan, as appropriate, should be undertaken. The policies and objectives of these Guidelines should not be reflected in Local Area Plans without also being reflected within the relevant development plan.	housing growth requirements.



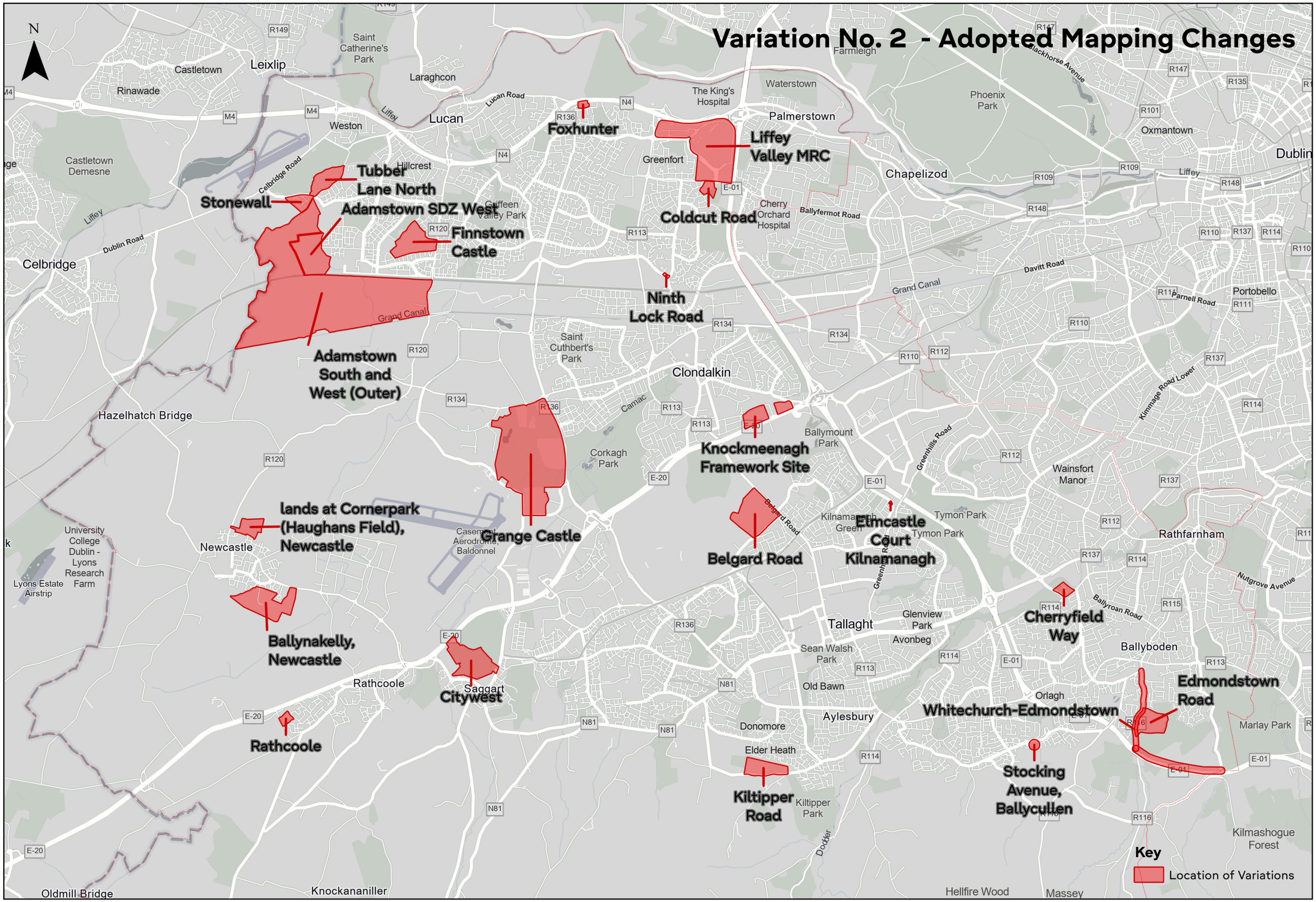
South Dublin County Development Plan 2022-2028

Variation No. 2 - Appendix A - Map Changes

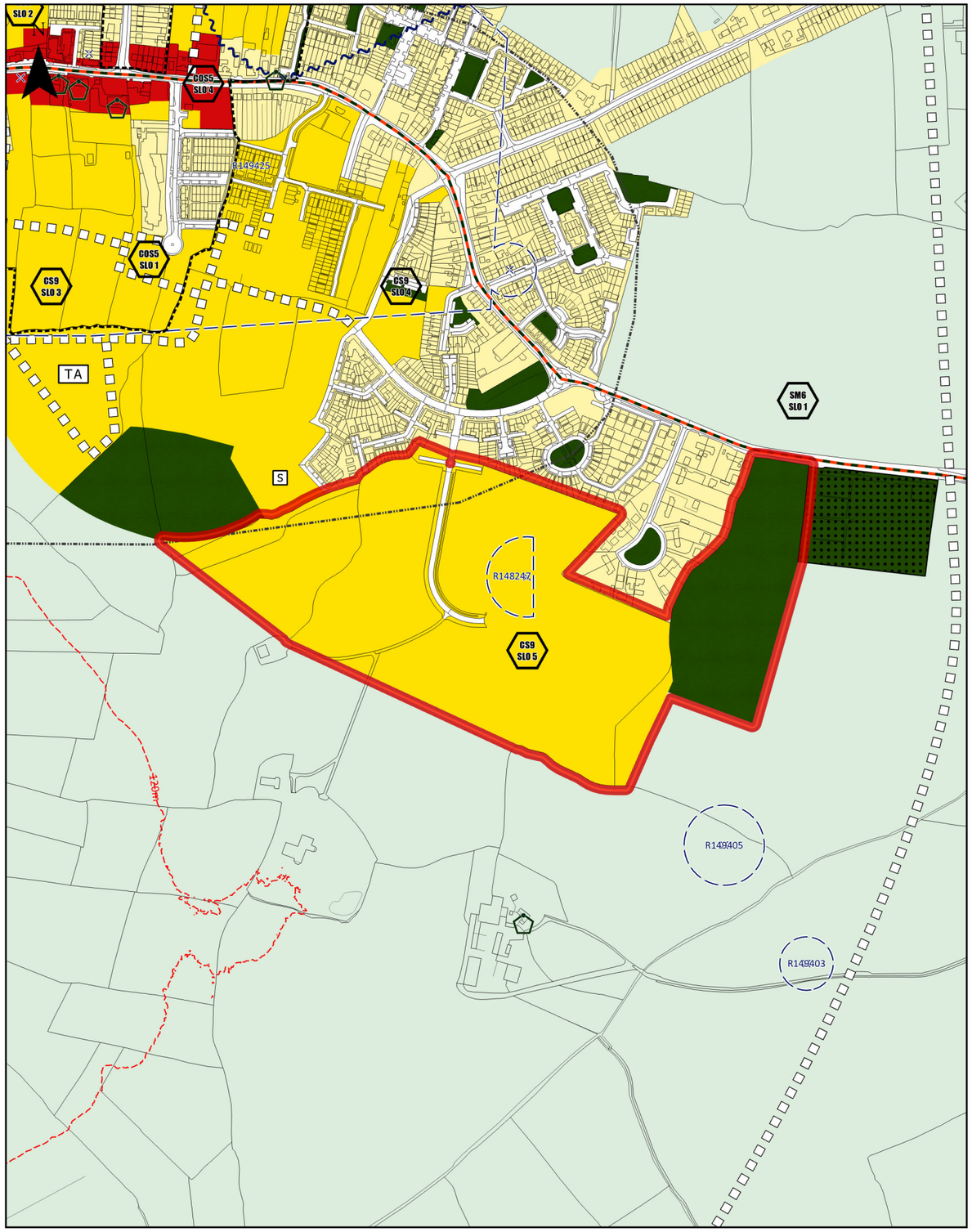
SDCC
Comhairle Contae Átha Cliath Theas
South Dublin County Council

South Dublin 2022-2028
County Development Plan

Variation No. 2 - Adopted Mapping Changes



Amendment Ref. No. 1 Ballynakelly, Newcastle



Key

Variation Location

Specific Local Objective

Road Proposal -- 6 Year

Future Long Term Strategic Lands Designation

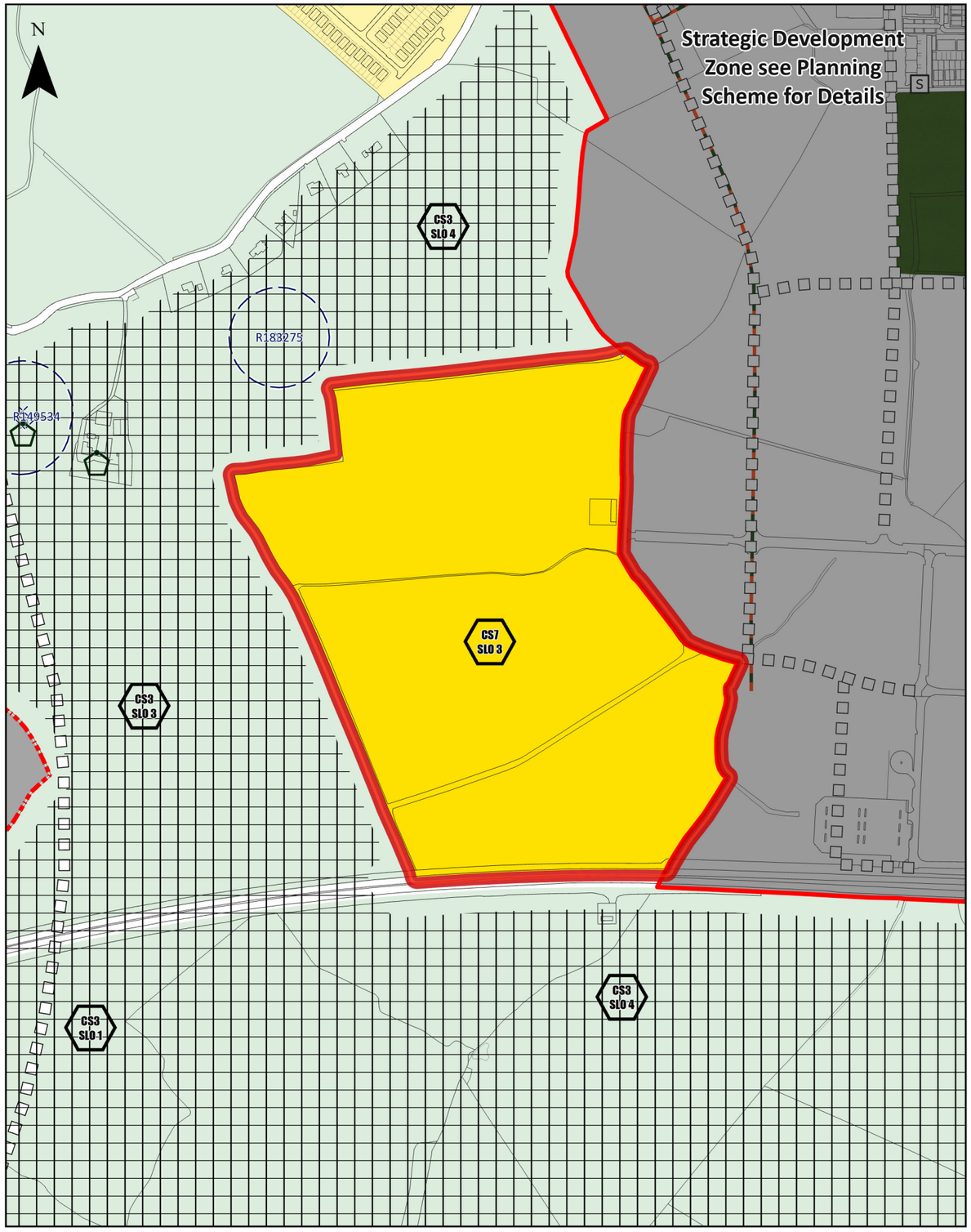
S — Proposed School

Use Zoning Objectives

Objective RES	To protect and/or improve residential amenity
Objective RES-N	To provide for new residential communities in accordance with approved area plans
Objective REGEN	To facilitate enterprise and/or residential-led regeneration subject to a development framework or plan for the area incorporating phasing and infrastucture delivery.
Objective MRC	To protect, improve and provide for the future development of a Major Retail Centre
Objective RW	To provide for and consolidate retail warehousing
Objective EE	To provide for enterprise and employment related uses
Objective OS	To preserve and provide for open space and recreational amenities
Objective HA (LV, DV, DM)	To protect and enhance the outstanding natural character and amenity of the Liffey Valley, Dodder Valley and Dublin Mountains areas
Objective RU	To protect and improve rural amenity and to provide for the development of agriculture
SRR	To protect and safeguard strategic residential reserve lands for potential future residential growth beyond the lifetime of the plan

0 500 1,000 Meters

Amendment Ref. No. 2 Adamstown SDZ West



0 500 1,000 Meters

Key

Variation Location

Specific Local Objective

Road Proposal -- 6 Year

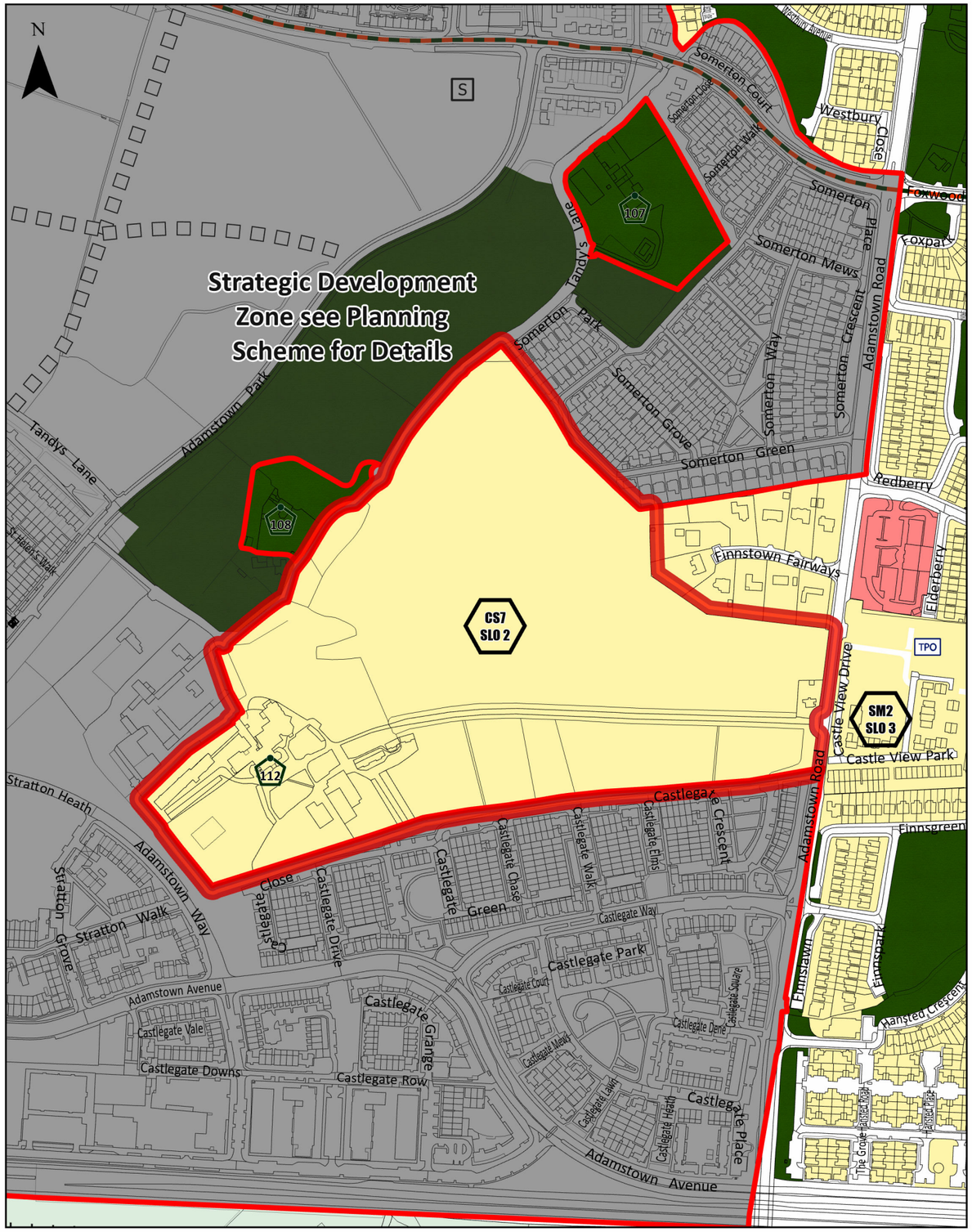
Future Long Term Strategic Lands Designation

S Proposed School

Use Zoning Objectives

Objective RES	To protect and/or improve residential amenity
Objective RES-N	To provide for new residential communities in accordance with approved area plans
Objective REGEN	To facilitate enterprise and/or residential-led regeneration subject to a development framework or plan for the area incorporating phasing and infrastucture delivery.
Objective MRC	To protect, improve and provide for the future development of a Major Retail Centre
Objective RW	To provide for and consolidate retail warehousing
Objective EE	To provide for enterprise and employment related uses
Objective OS	To preserve and provide for open space and recreational amenities
Objective HA (LV, DV, DM)	To protect and enhance the outstanding natural character and amenity of the Liffey Valley, Dodder Valley and Dublin Mountains areas
Objective RU	To protect and improve rural amenity and to provide for the development of agriculture
SRR	To protect and safeguard strategic residential reserve lands for potential future residential growth beyond the lifetime of the plan

Amendment Ref. No. 3 Finnstown Castle



Key

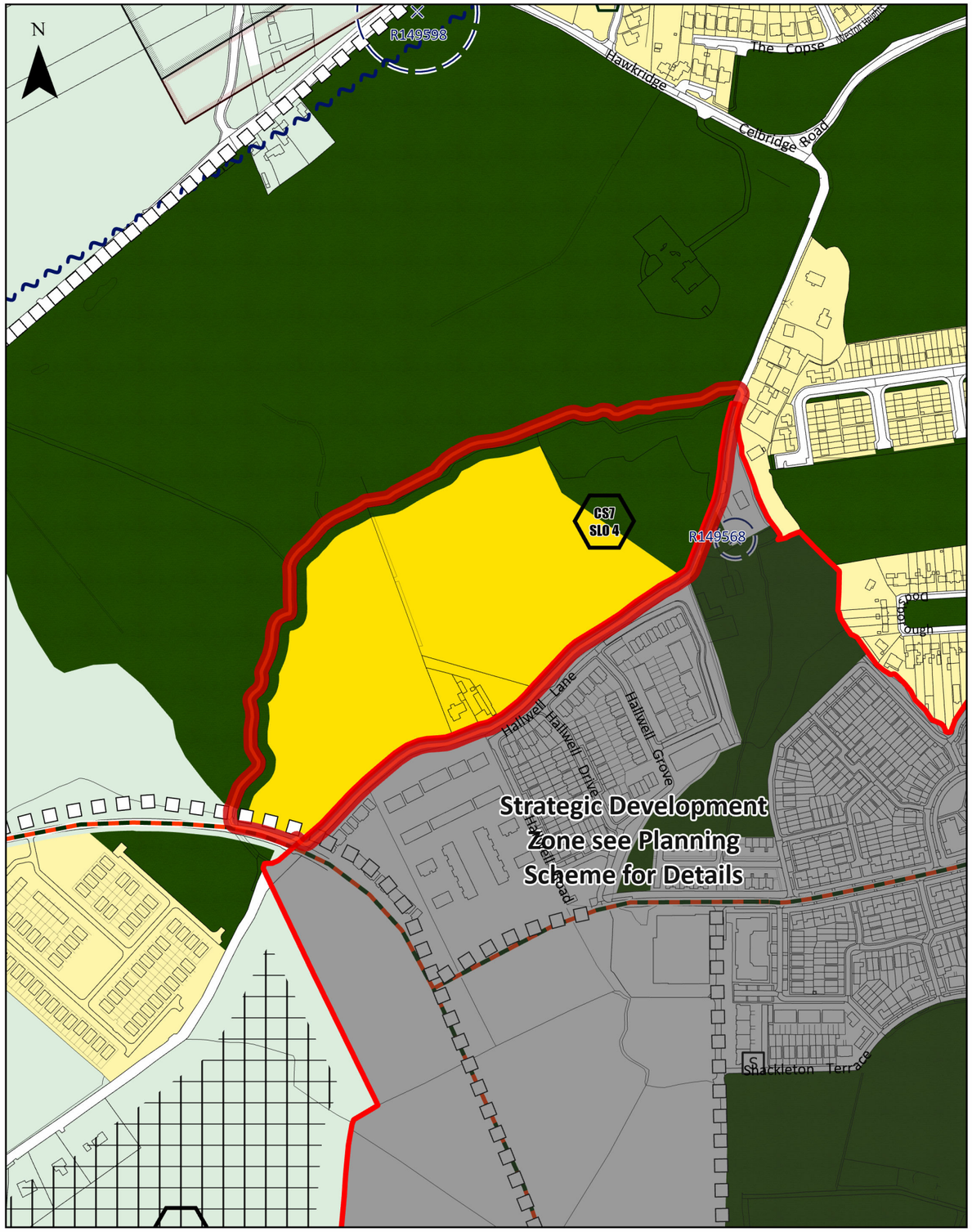
- Variation Location
- Specific Local Objective
- Road Proposal -- 6 Year
- Future Long Term Strategic Lands Designation
- S — Proposed School

Use Zoning Objectives

Objective RES	To protect and/or improve residential amenity
Objective RES-N	To provide for new residential communities in accordance with approved area plans
Objective REGEN	To facilitate enterprise and/or residential-led regeneration subject to a development framework or plan for the area incorporating phasing and infrastucture delivery.
Objective MRC	To protect, improve and provide for the future development of a Major Retail Centre
Objective RW	To provide for and consolidate retail warehousing
Objective EE	To provide for enterprise and employment related uses
Objective OS	To preserve and provide for open space and recreational amenities
Objective HA (LV, DV, DM)	To protect and enhance the outstanding natural character and amenity of the Liffey Valley, Dodder Valley and Dublin Mountains areas
Objective RU	To protect and improve rural amenity and to provide for the development of agriculture
SRR	To protect and safeguard strategic residential reserve lands for potential future residential growth beyond the lifetime of the plan

0 — 500 Meters

Amendment Ref. No. 4 Tubber Lane North



Key

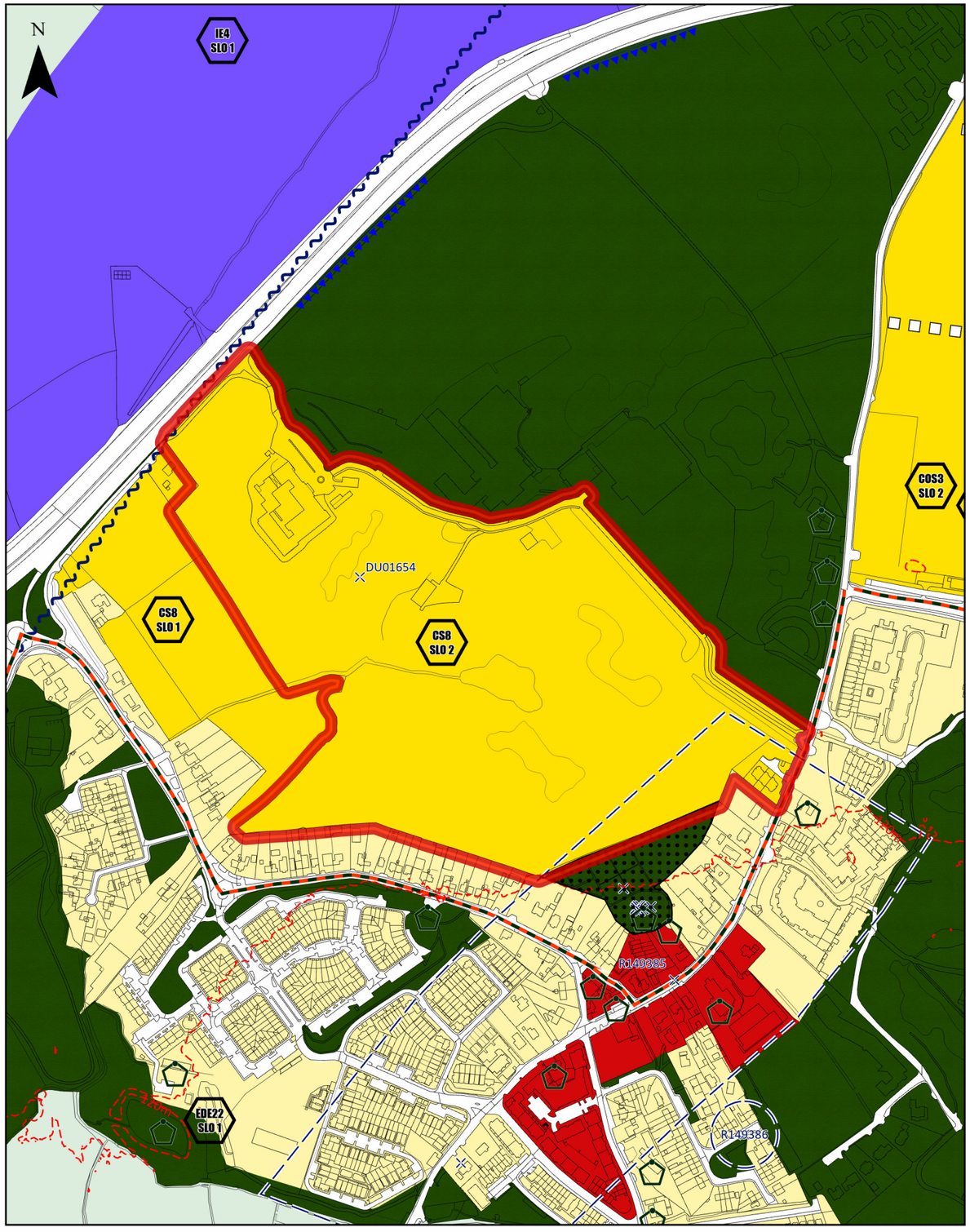
- Variation Location
- Specific Local Objective
- Road Proposal -- 6 Year
- Future Long Term Strategic Lands Designation
- Proposed School

Use Zoning Objectives

Objective RES	To protect and/or improve residential amenity
Objective RES-N	To provide for new residential communities in accordance with approved area plans
Objective REGEN	To facilitate enterprise and/or residential-led regeneration subject to a development framework or plan for the area incorporating phasing and infrastucture delivery.
Objective MRC	To protect, improve and provide for the future development of a Major Retail Centre
Objective RW	To provide for and consolidate retail warehousing
Objective EE	To provide for enterprise and employment related uses
Objective OS	To preserve and provide for open space and recreational amenities
Objective HA (LV, DV, DM)	To protect and enhance the outstanding natural character and amenity of the Liffey Valley, Dodder Valley and Dublin Mountains areas
Objective RU	To protect and improve rural amenity and to provide for the development of agriculture
SRR	To protect and safeguard strategic residential reserve lands for potential future residential growth beyond the lifetime of the plan

0 — 500 Meters

Amendment Ref. No. 5 Citywest



Key

Variation Location

Specific Local Objective

Road Proposal -- 6 Year

Future Long Term Strategic Lands Designation

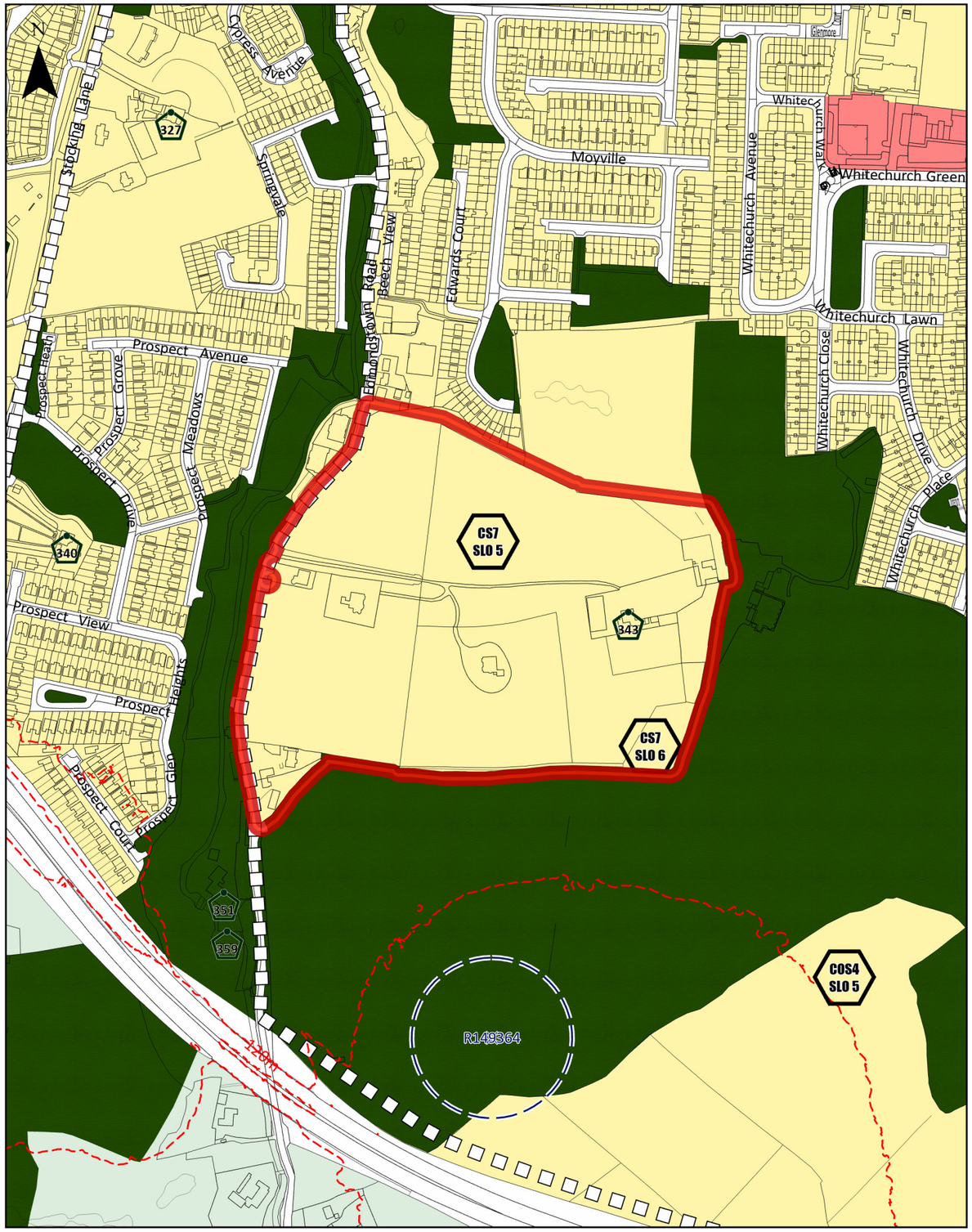
S Proposed School

Use Zoning Objectives

Objective RES	To protect and/or improve residential amenity
Objective RES-N	To provide for new residential communities in accordance with approved area plans
Objective REGEN	To facilitate enterprise and/or residential-led regeneration subject to a development framework or plan for the area incorporating phasing and infrastucture delivery.
Objective MRC	To protect, improve and provide for the future development of a Major Retail Centre
Objective RW	To provide for and consolidate retail warehousing
Objective EE	To provide for enterprise and employment related uses
Objective OS	To preserve and provide for open space and recreational amenities
Objective HA (LV, DV, DM)	To protect and enhance the outstanding natural character and amenity of the Liffey Valley, Dodder Valley and Dublin Mountains areas
Objective RU	To protect and improve rural amenity and to provide for the development of agriculture
SRR	To protect and safeguard strategic residential reserve lands for potential future residential growth beyond the lifetime of the plan

0 500 1,000 Meters

Amendment Ref. No. 7 Edmondstown Road



Key

Variation Location

Specific Local Objective

Road Proposal -- 6 Year

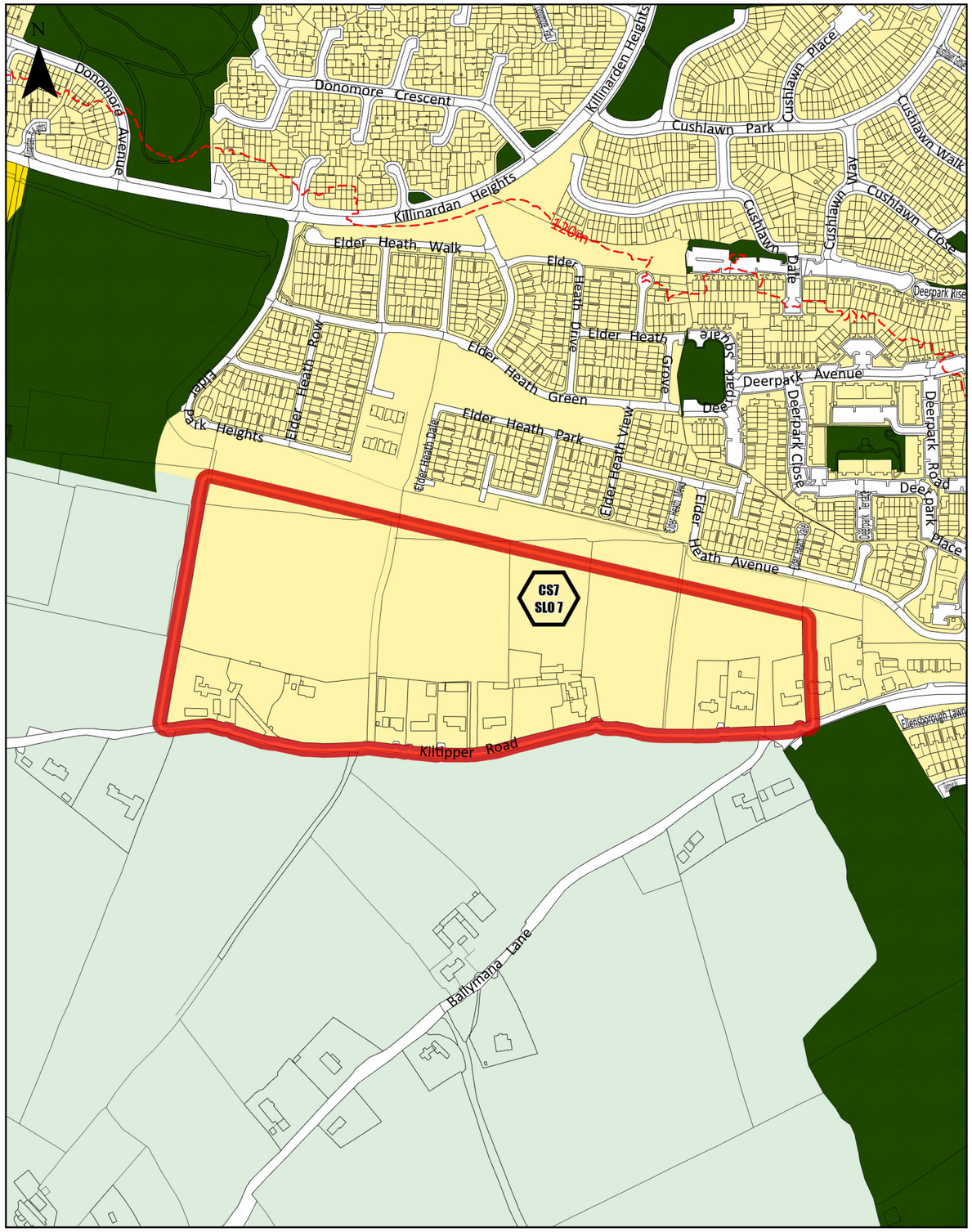
Future Long Term Strategic Lands Designation

S Proposed School

Use Zoning Objectives

Objective RES	To protect and/or improve residential amenity	
Objective RES-N	To provide for new residential communities in accordance with approved area plans	
Objective REGEN	To facilitate enterprise and/or residential-led regeneration subject to a development framework or plan for the area incorporating phasing and infrastucture delivery.	
Objective MRC	To protect, improve and provide for the future development of a Major Retail Centre	
Objective RW	To provide for and consolidate retail warehousing	
Objective EE	To provide for enterprise and employment related uses	
Objective OS	To preserve and provide for open space and recreational amenities	
Objective HA (LV, DV, DM)	To protect and enhance the outstanding natural character and amenity of the Liffey Valley, Dodder Valley and Dublin Mountains areas	
Objective RU	To protect and improve rural amenity and to provide for the development of agriculture	
SRR	To protect and safeguard strategic residential reserve lands for potential future residential growth beyond the lifetime of the plan	

Amendment Ref. No. 8 Kiltipper Road



Key

Variation Location

Specific Local Objective

Road Proposal -- 6 Year

Future Long Term Strategic Lands Designation

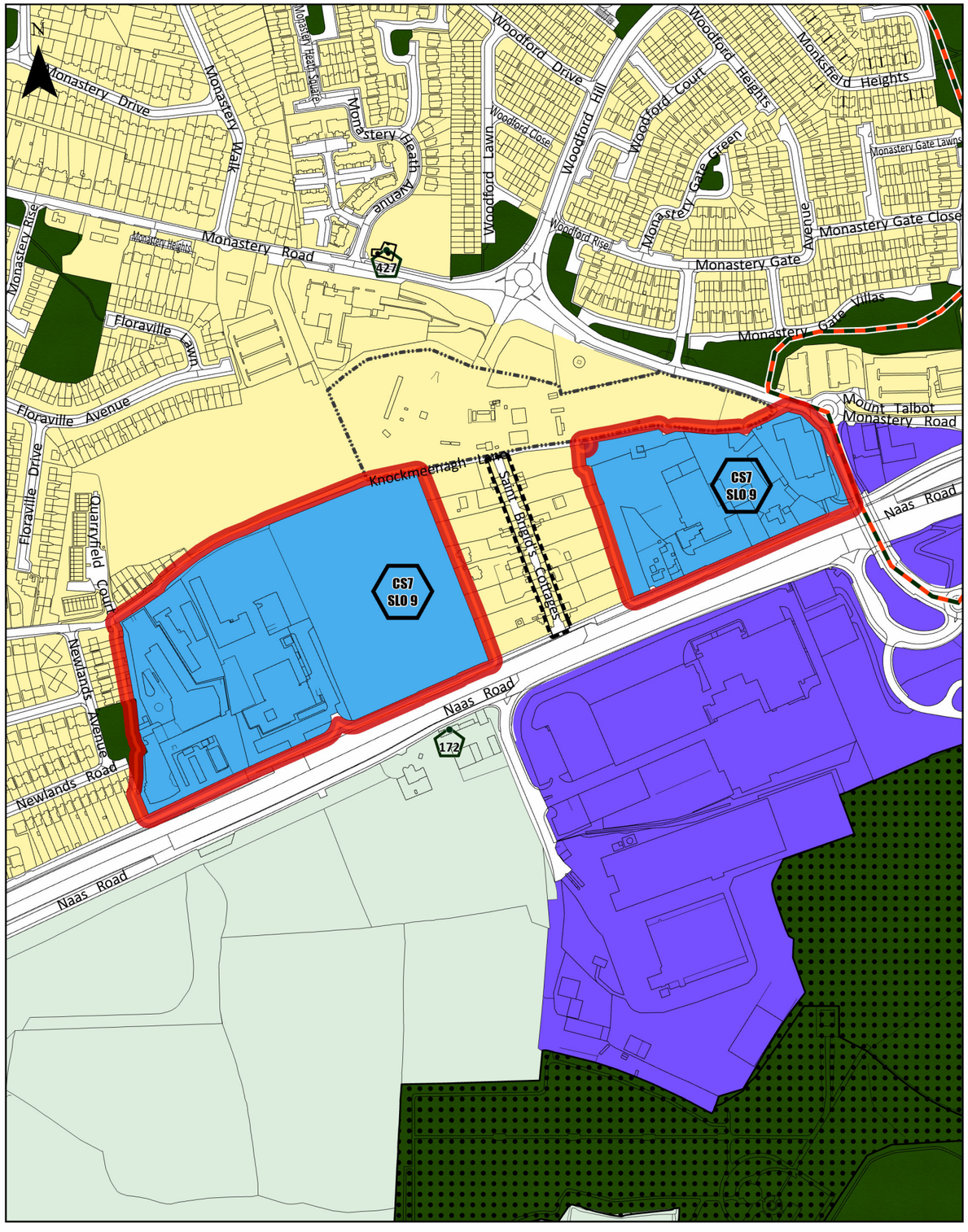
S — Proposed School

Use Zoning Objectives

Objective RES	To protect and/or improve residential amenity
Objective RES-N	To provide for new residential communities in accordance with approved area plans
Objective REGEN	To facilitate enterprise and/or residential-led regeneration subject to a development framework or plan for the area incorporating phasing and infrastucture delivery.
Objective MRC	To protect, improve and provide for the future development of a Major Retail Centre
Objective RW	To provide for and consolidate retail warehousing
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SRR	To protect and safeguard strategic residential reserve lands for potential future residential growth beyond the lifetime of the plan

0 — 500 Meters

Amendment Ref. No. 9 Knockmeenagh Framework Site



0 Meters 500

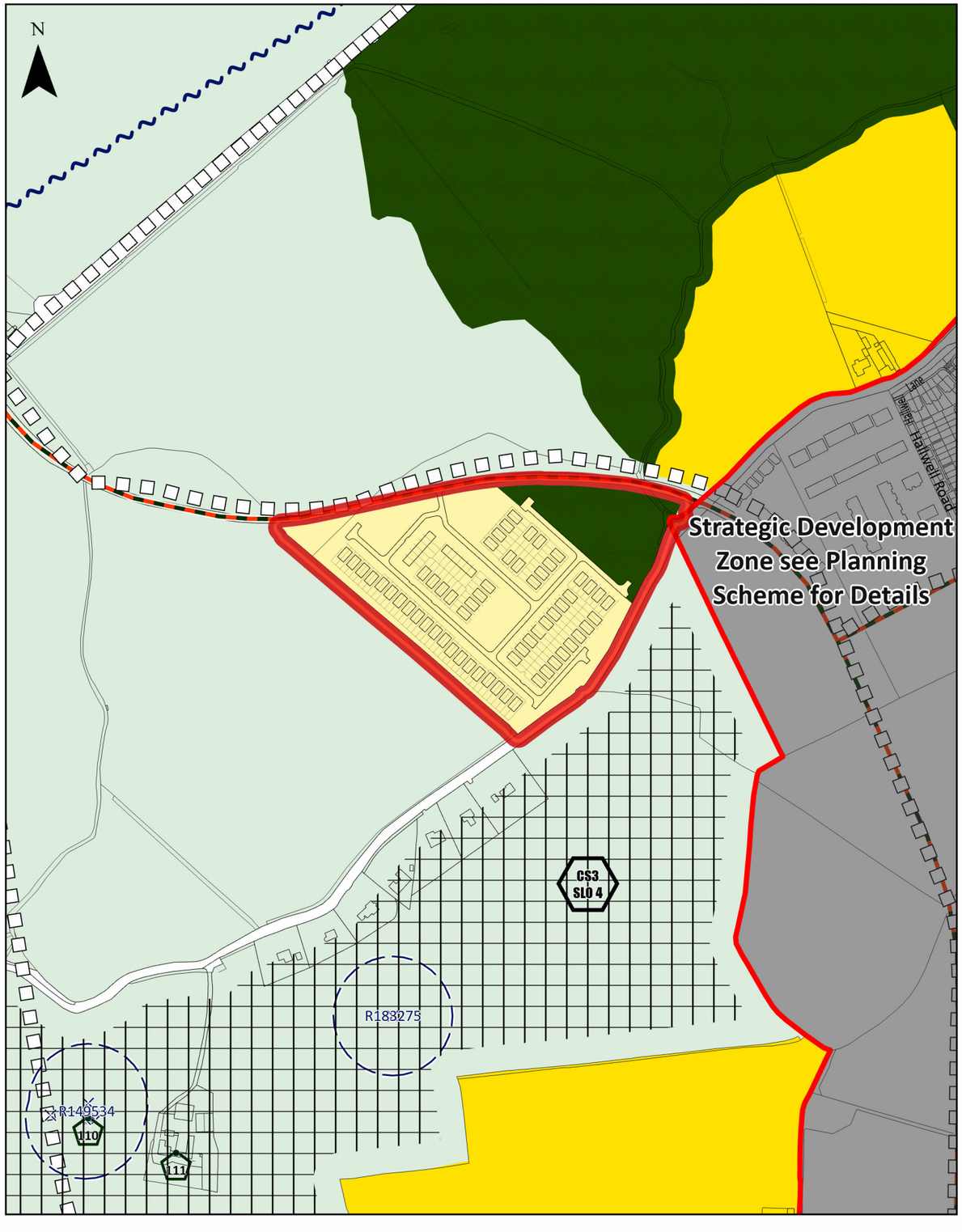
Key

- Variation Location
- Specific Local Objective
- Road Proposal -- 6 Year
- Future Long Term Strategic Lands Designation
- S — Proposed School

Use Zoning Objectives

Objective RES	To protect and/or improve residential amenity	
Objective RES-N	To provide for new residential communities in accordance with approved area plans	
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SRR	To protect and safeguard strategic residential reserve lands for potential future residential growth beyond the lifetime of the plan	

Amendment Ref. No. 10 Stonewall



Meters
0
500

Key

Variation Location

Specific Local Objective

Road Proposal -- 6 Year

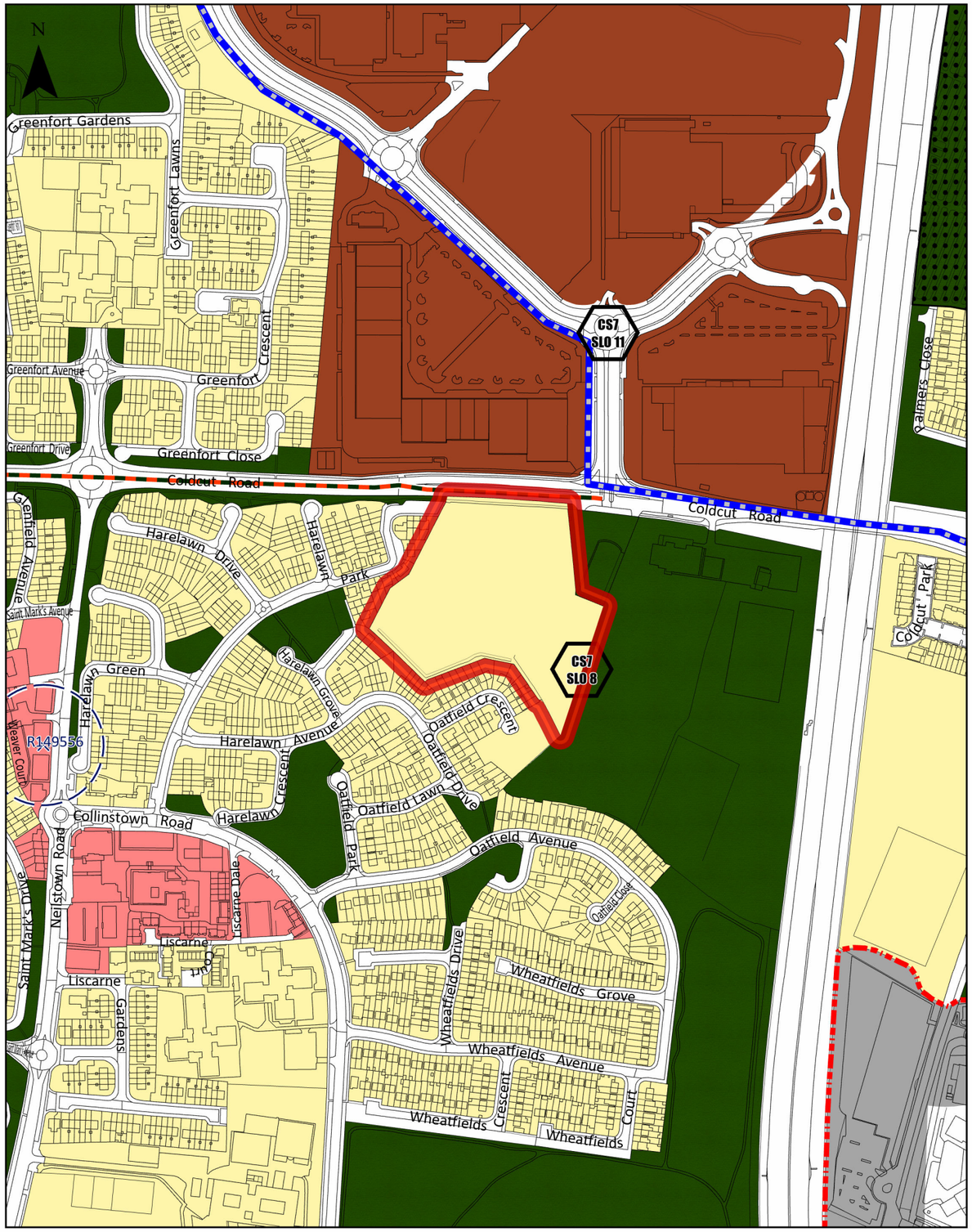
Future Long Term Strategic Lands Designation

S Proposed School

Use Zoning Objectives

Objective RES	To protect and/or improve residential amenity
Objective RES-N	To provide for new residential communities in accordance with approved area plans
Objective REGEN	To facilitate enterprise and/or residential-led regeneration subject to a development framework or plan for the area incorporating phasing and infrastucture delivery.
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Amendment Ref. No. 11 Coldcut Road



0 500 Meters

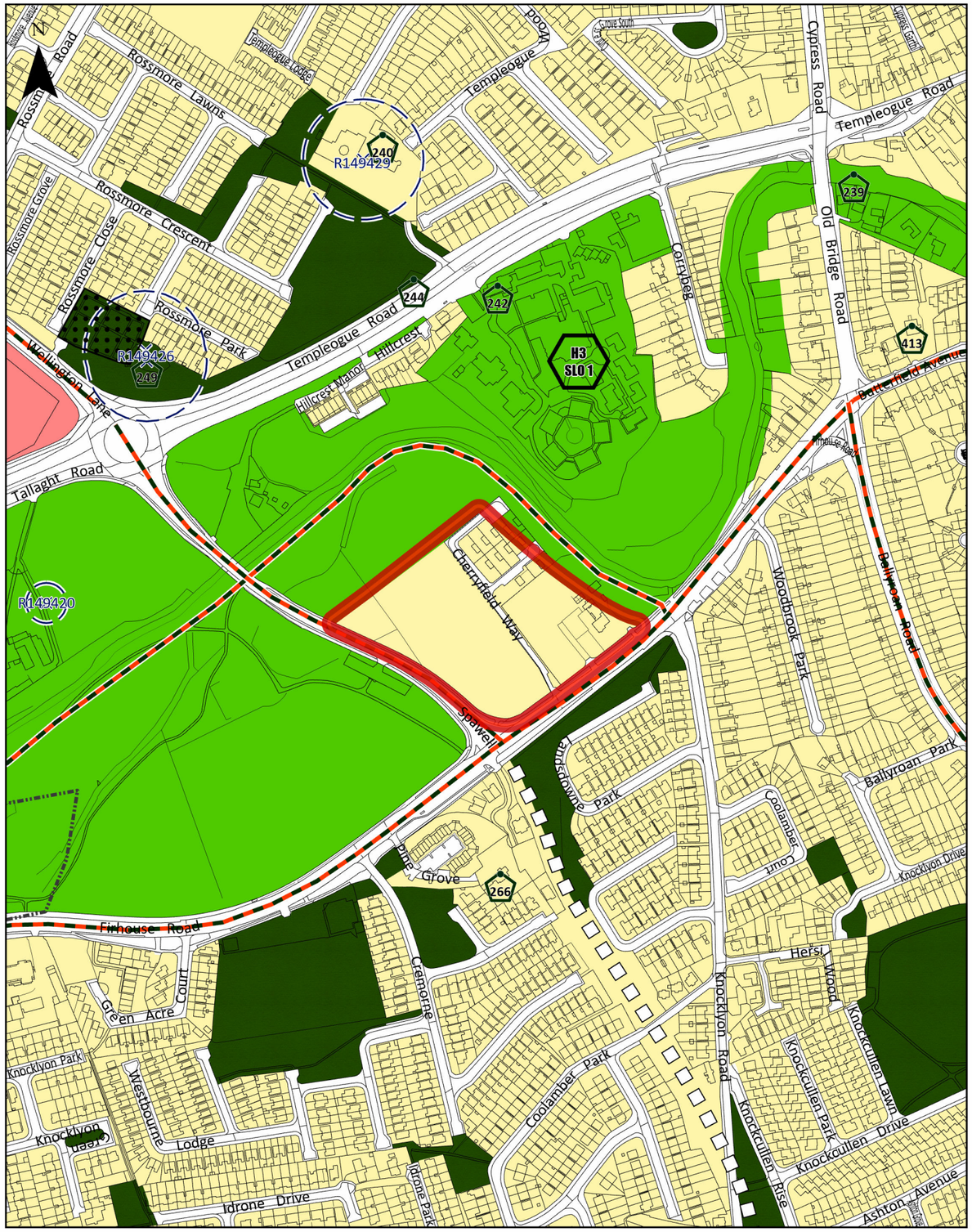
Key

- Variation Location
- Specific Local Objective
- Road Proposal -- 6 Year
- Future Long Term Strategic Lands Designation
- S — Proposed School

Use Zoning Objectives

Objective RES	To protect and/or improve residential amenity
Objective RES-N	To provide for new residential communities in accordance with approved area plans
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Amendment Ref. No. 12 Cherryfield Way



Key

Variation Location

Specific Local Objective

Road Proposal -- 6 Year

Future Long Term Strategic Lands Designation

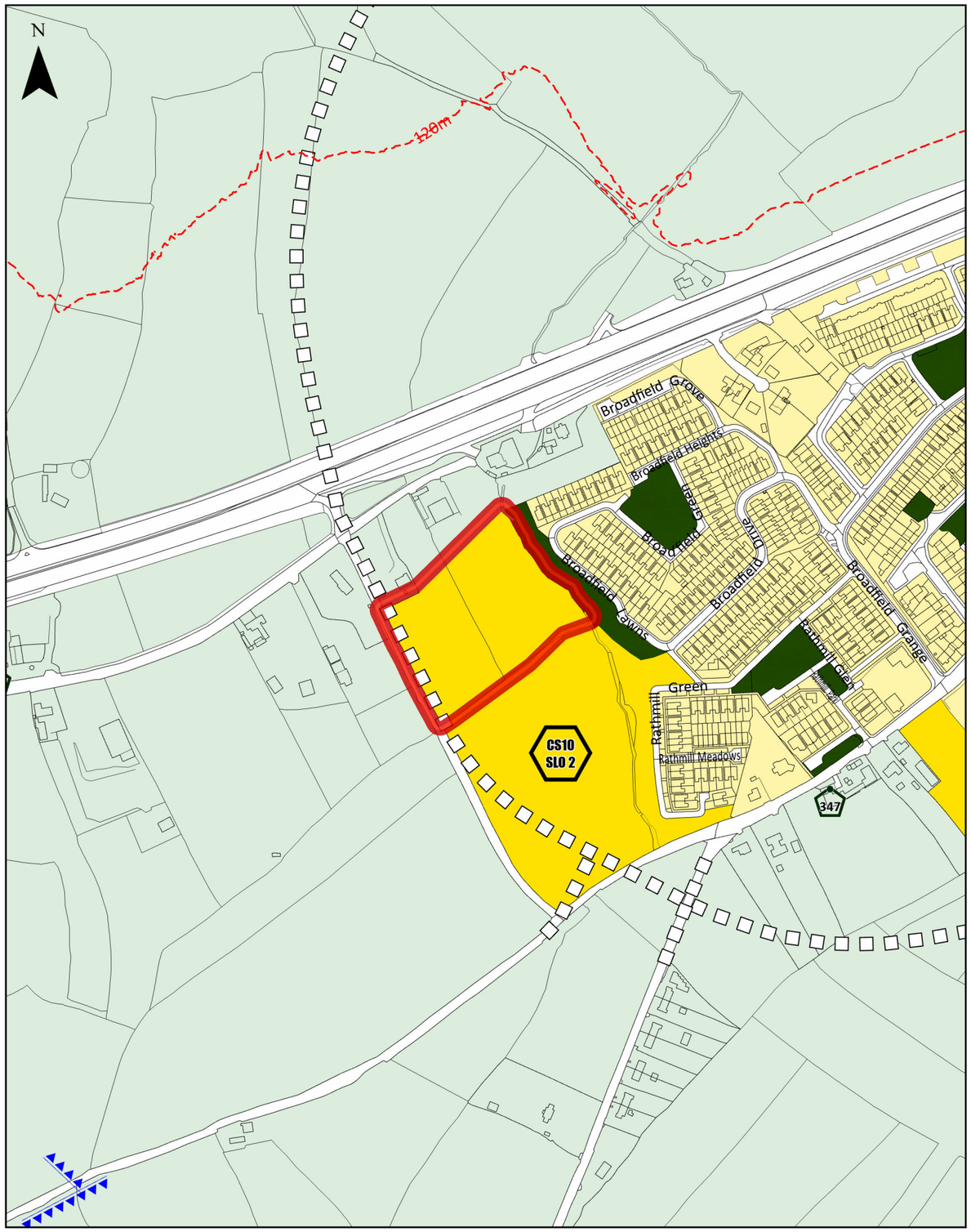
S — Proposed School

Use Zoning Objectives

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Objective RES-N	To provide for new residential communities in accordance with approved area plans
Objective REGEN	To facilitate enterprise and/or residential-led regeneration subject to a development framework or plan for the area incorporating phasing and infrastucture delivery.
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0 — 500 Meters

Amendment Ref. No. 13 Rathcoole



Key

Variation Location

Specific Local Objective

Road Proposal -- 6 Year

Future Long Term Strategic Lands Designation

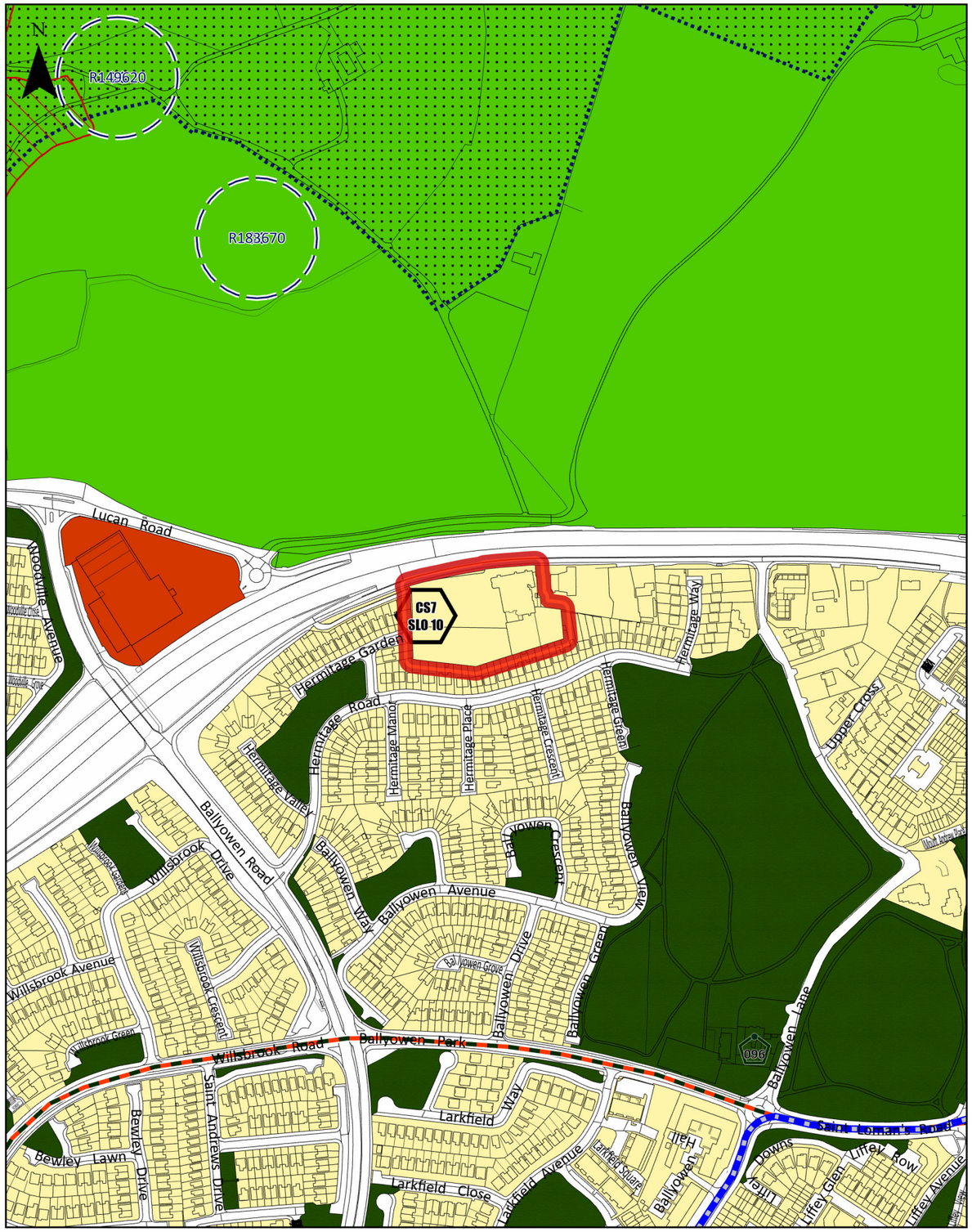
S — Proposed School

Use Zoning Objectives

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Objective RES-N	To provide for new residential communities in accordance with approved area plans
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0 — 500 Meters

Amendment Ref. No. 14 Foxhunter



Key

Variation Location

Specific Local Objective

Road Proposal -- 6 Year

Future Long Term Strategic Lands Designation

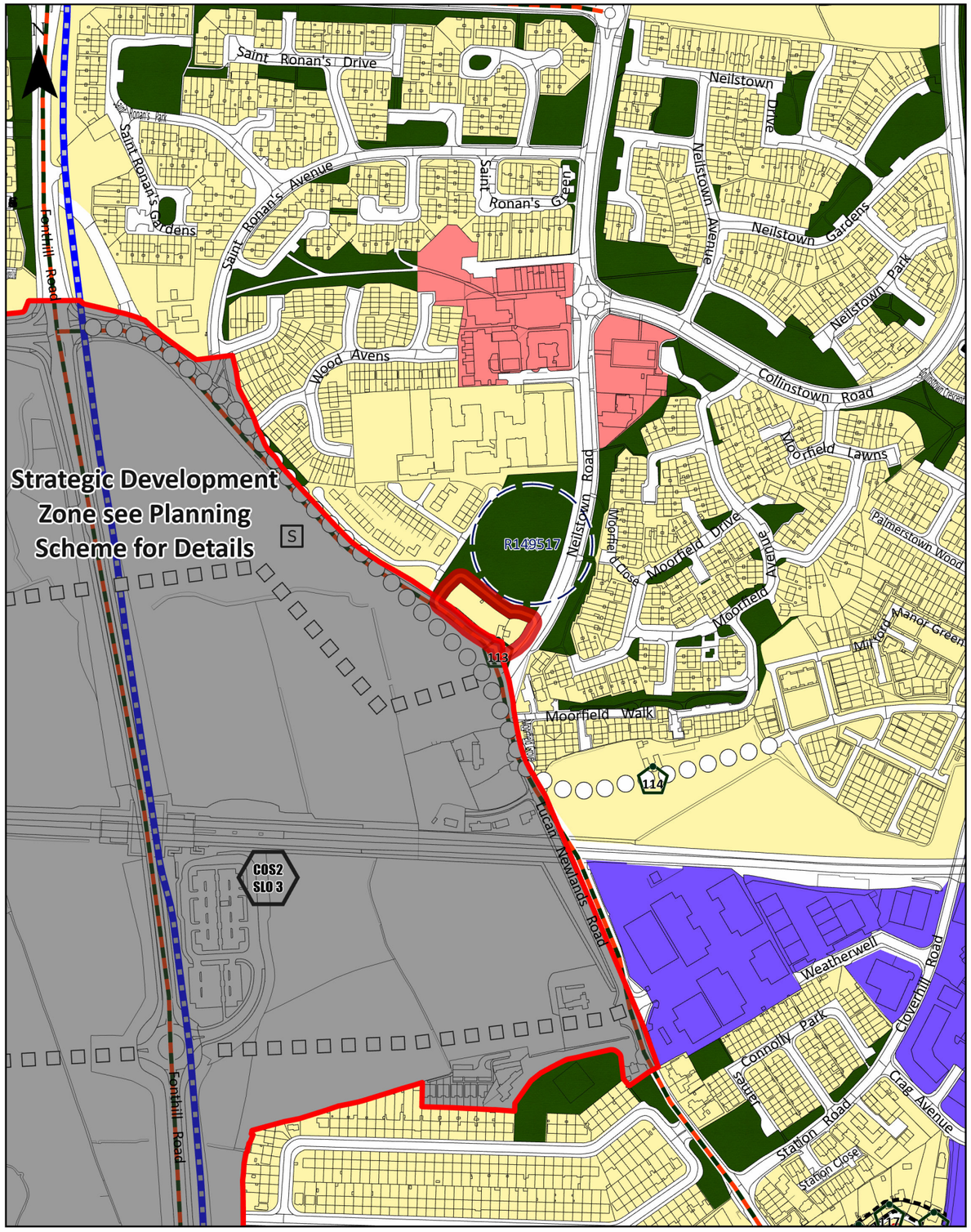
S — Proposed School

Use Zoning Objectives

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Objective RES-N	To provide for new residential communities in accordance with approved area plans
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0 — 500 Meters

Amendment Ref. No. 15 Ninth Lock Road



0 500 Meters

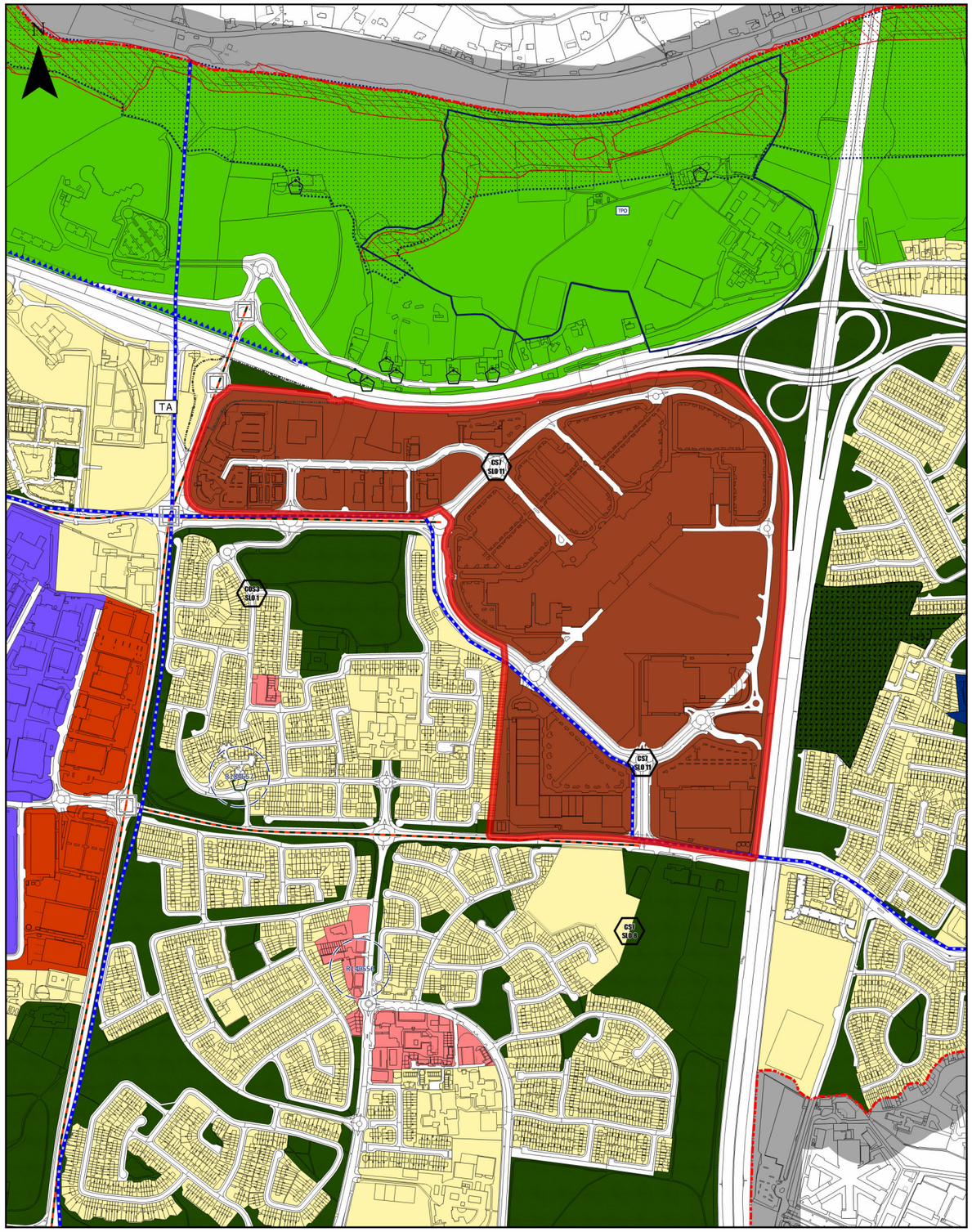
Key

- Variation Location
- Specific Local Objective
- Road Proposal -- 6 Year
- Future Long Term Strategic Lands Designation
- S — Proposed School

Use Zoning Objectives

Objective RES	To protect and/or improve residential amenity
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Amendment Ref. No. 16 Liffey Valley MRC



Key

Variation Location

Specific Local Objective

Road Proposal -- 6 Year

Future Long Term Strategic Lands Designation

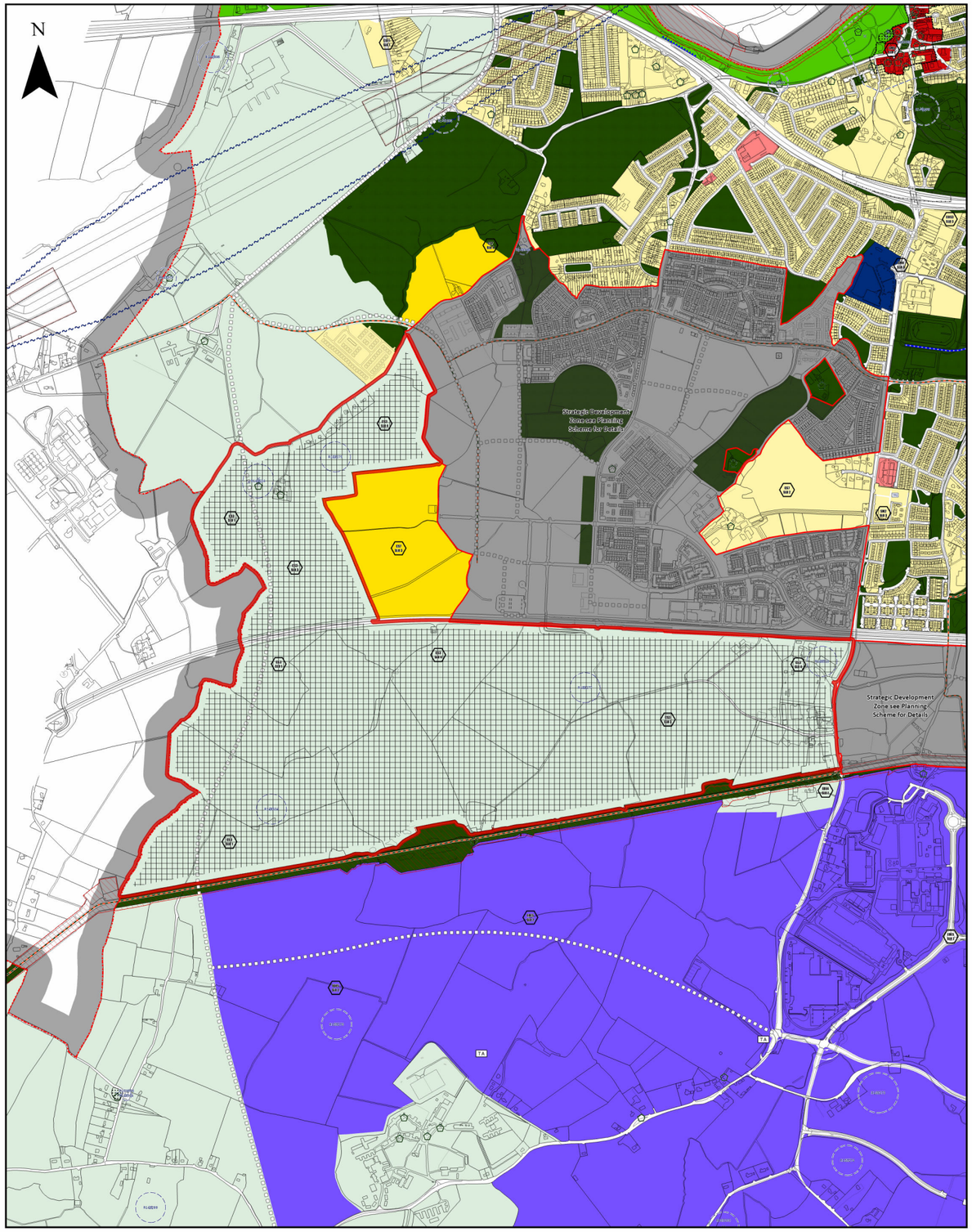
S Proposed School

Use Zoning Objectives

Objective RES	To protect and/or improve residential amenity
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0 500 1,000 1,500 Meters

Amendment Ref. No. 17 Adamstown South and West (Outer)



Key

Variation Location

Specific Local Objective

Road Proposal -- 6 Year

Future Long Term Strategic Lands Designation

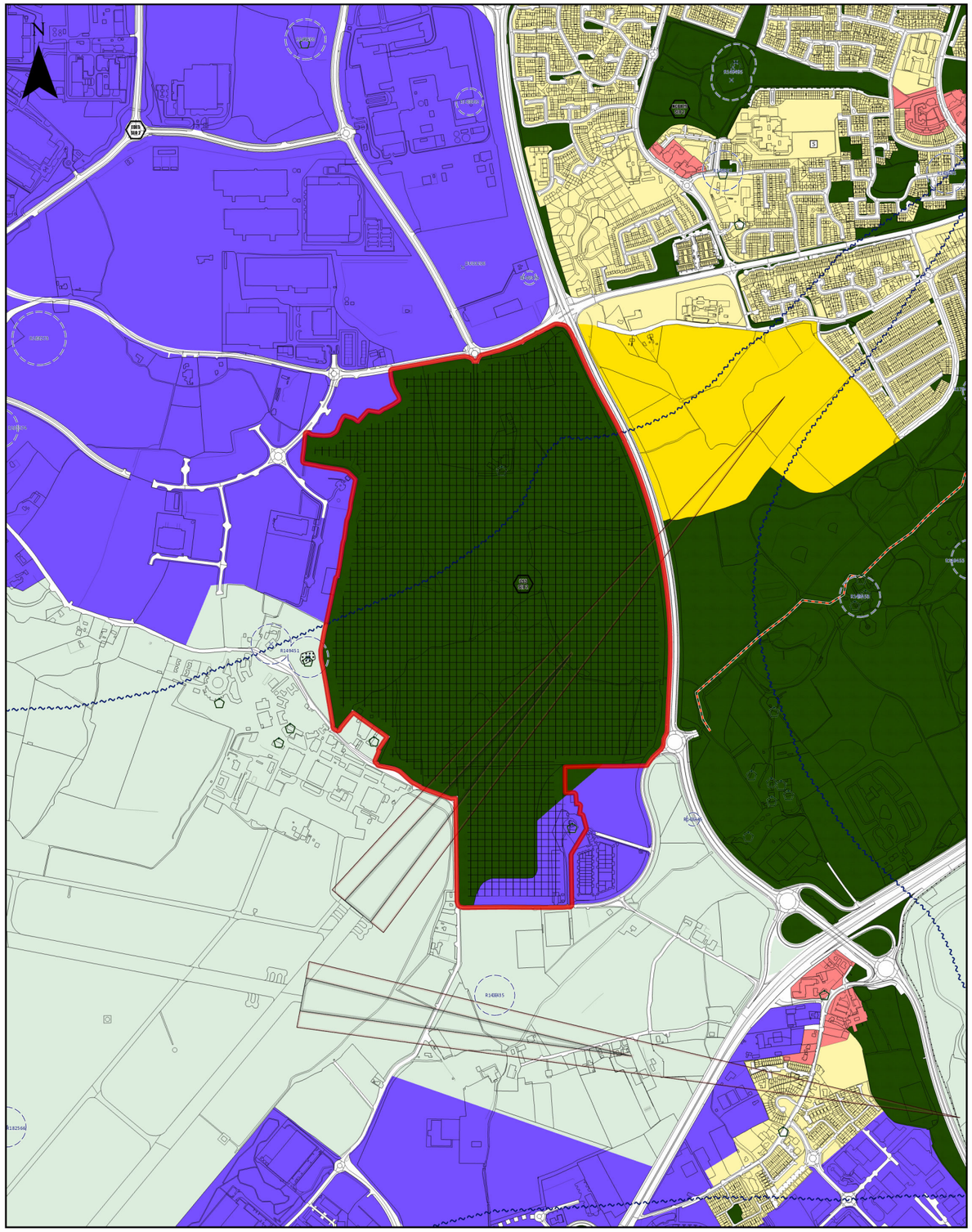
S Proposed School

Use Zoning Objectives

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0 500 1,000 1,500 2,000 2,500 3,000 3,500 Meters

Amendment Ref. No. 18 Grange Castle



Key

Variation Location

Specific Local Objective

Road Proposal -- 6 Year

Future Long Term Strategic Lands Designation

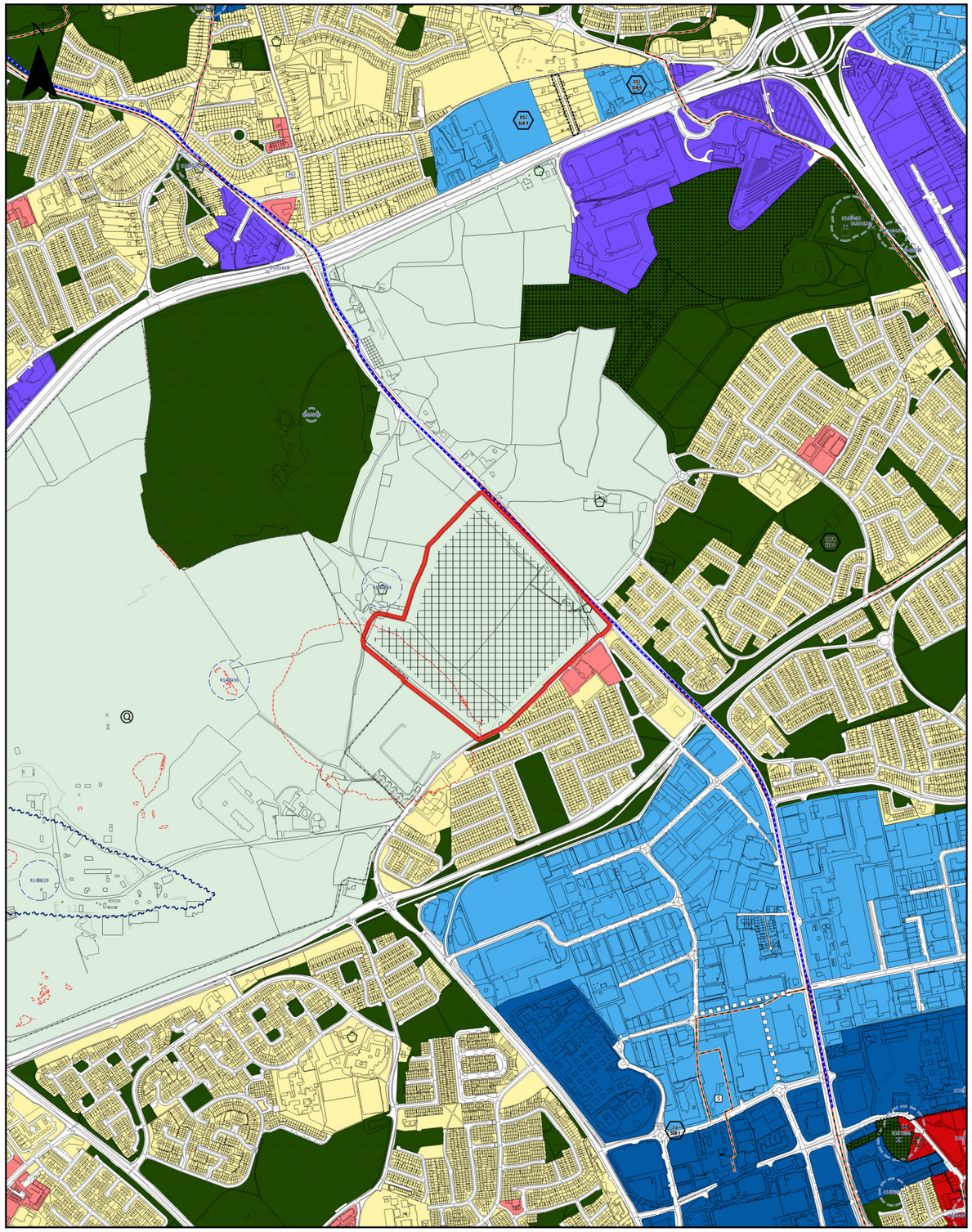
S Proposed School

Use Zoning Objectives

Objective RES	To protect and/or improve residential amenity
Objective RES-N	To provide for new residential communities in accordance with approved area plans
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0 500 1,000 1,500 2,000 2,500 Meters

Amendment Ref. No. 20 Belgard Road



0 500 1,000 1,500 2,000 2,500 Meters

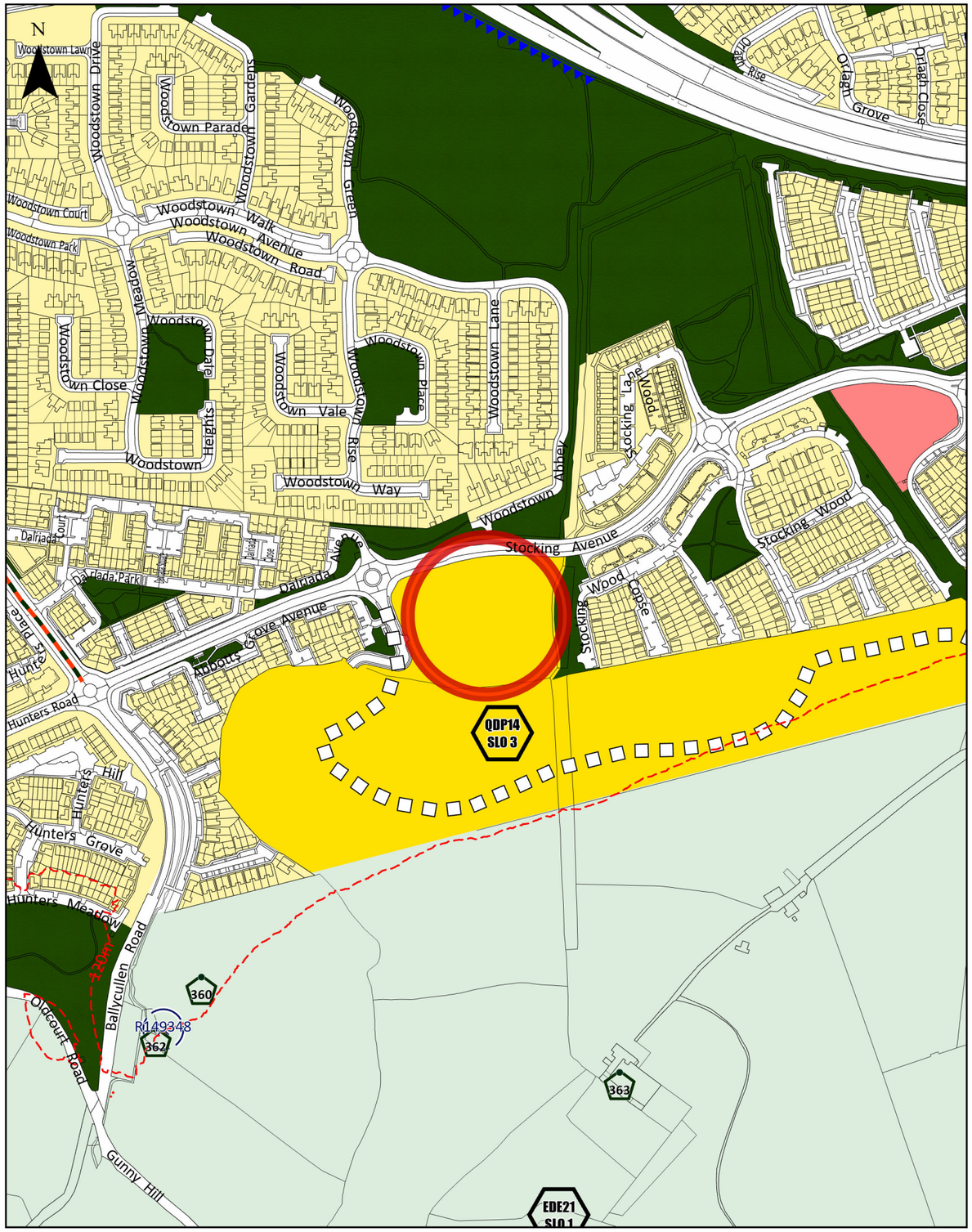
Key

- Variation Location
- Specific Local Objective
- Road Proposal -- 6 Year
- Future Long Term Strategic Lands Designation
- Proposed School

Use Zoning Objectives

Objective RES	To protect and/or improve residential amenity
Objective RES-N	To provide for new residential communities in accordance with approved area plans
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Amendment Ref. No. 21 Stocking Avenue, Ballycullen



Key

Variation Location

Specific Local Objective

Road Proposal -- 6 Year

Future Long Term Strategic Lands Designation

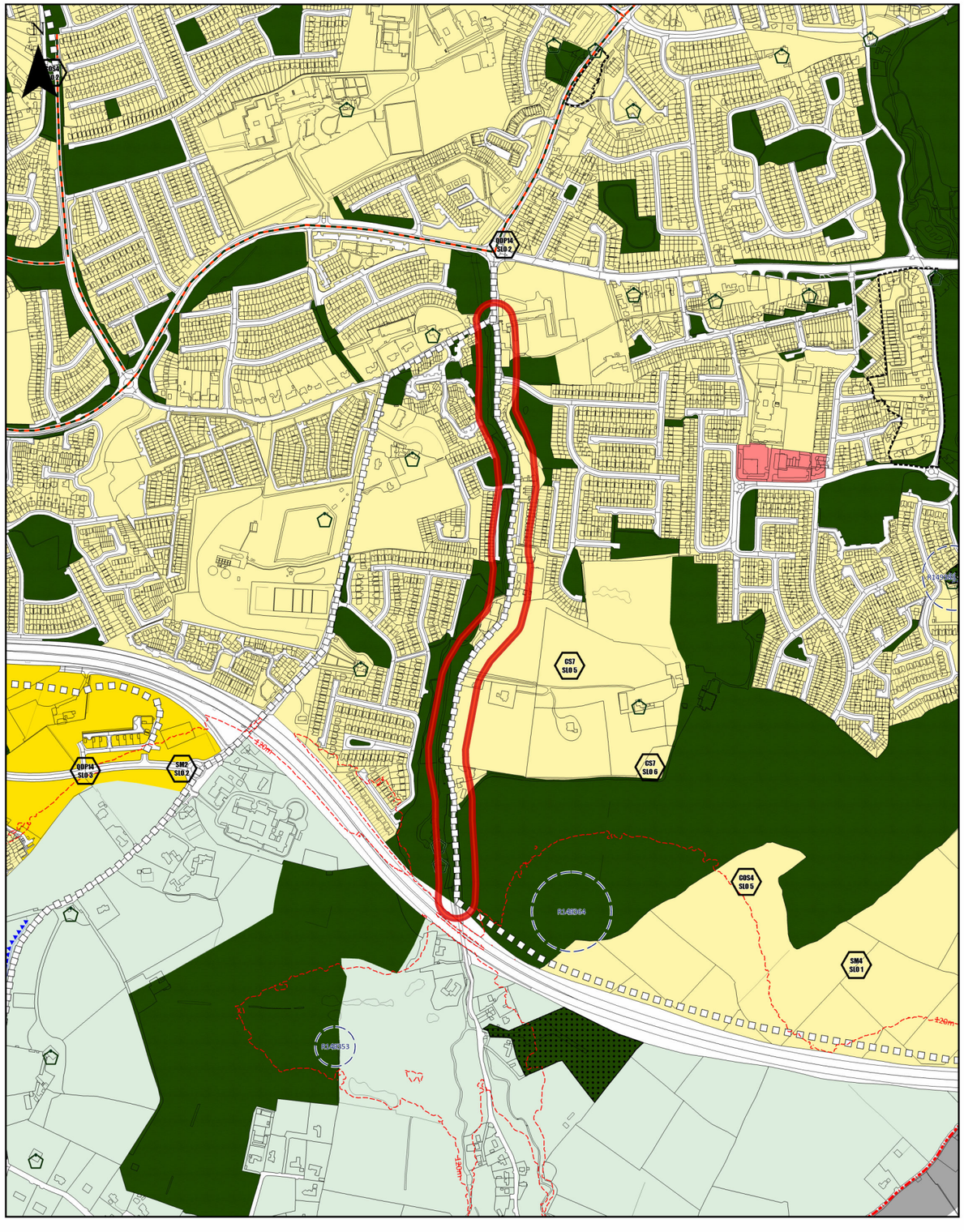
Proposed School

Use Zoning Objectives

Objective RES	To protect and/or improve residential amenity
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0 — 500 Meters

Amendment Ref. No. 22 Whitechurch-Edmondstown



Key

Variation Location

Specific Local Objective

Road Proposal -- 6 Year

Future Long Term Strategic Lands Designation

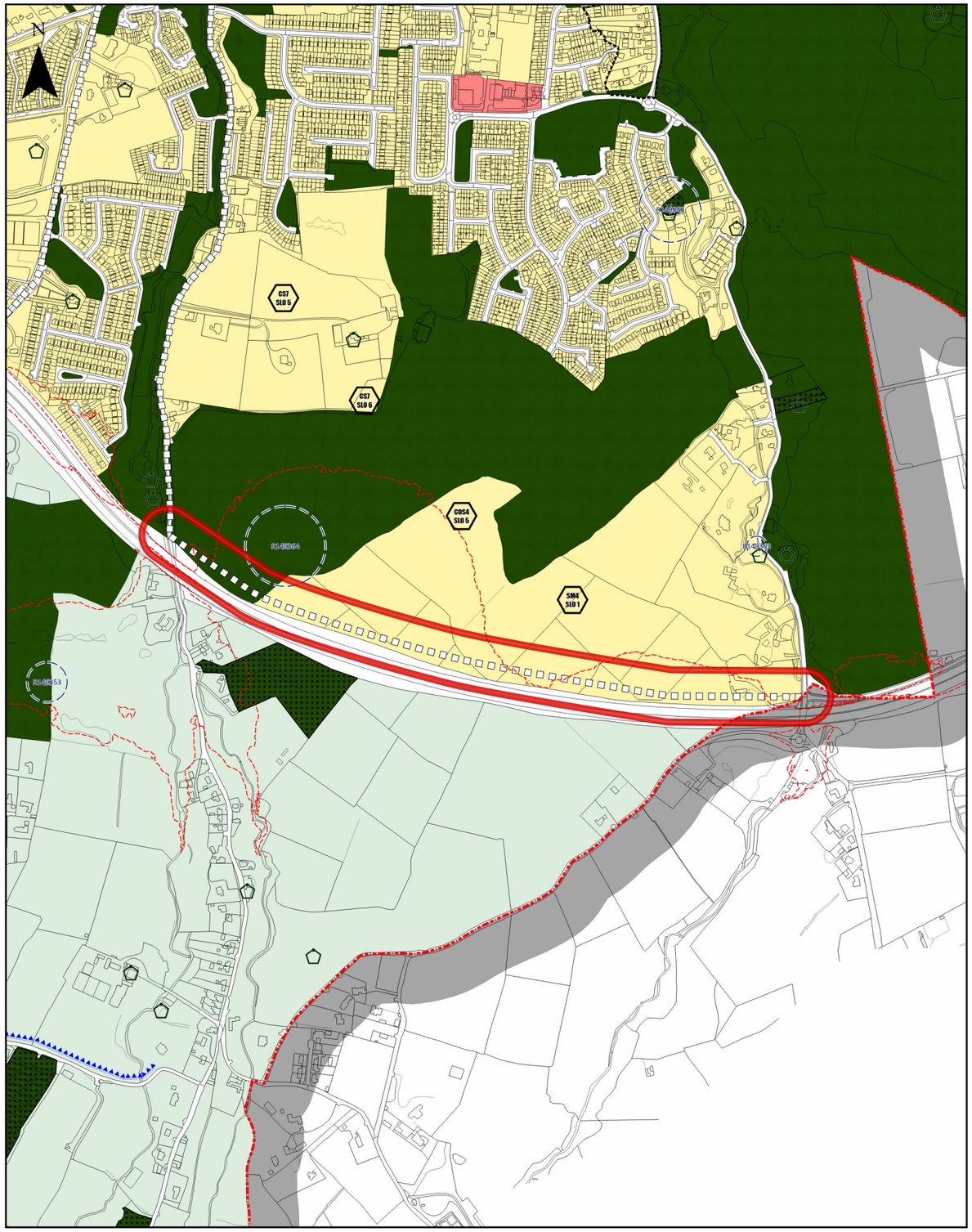
S — Proposed School

Use Zoning Objectives

Objective RES	To protect and/or improve residential amenity
Objective RES-N	To provide for new residential communities in accordance with approved area plans
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0 500 1,000 1,500 Meters

Amendment Ref. No. 23 Whitechurch-Edmondstown



Key

Variation Location

Specific Local Objective

Road Proposal -- 6 Year

Future Long Term Strategic Lands Designation

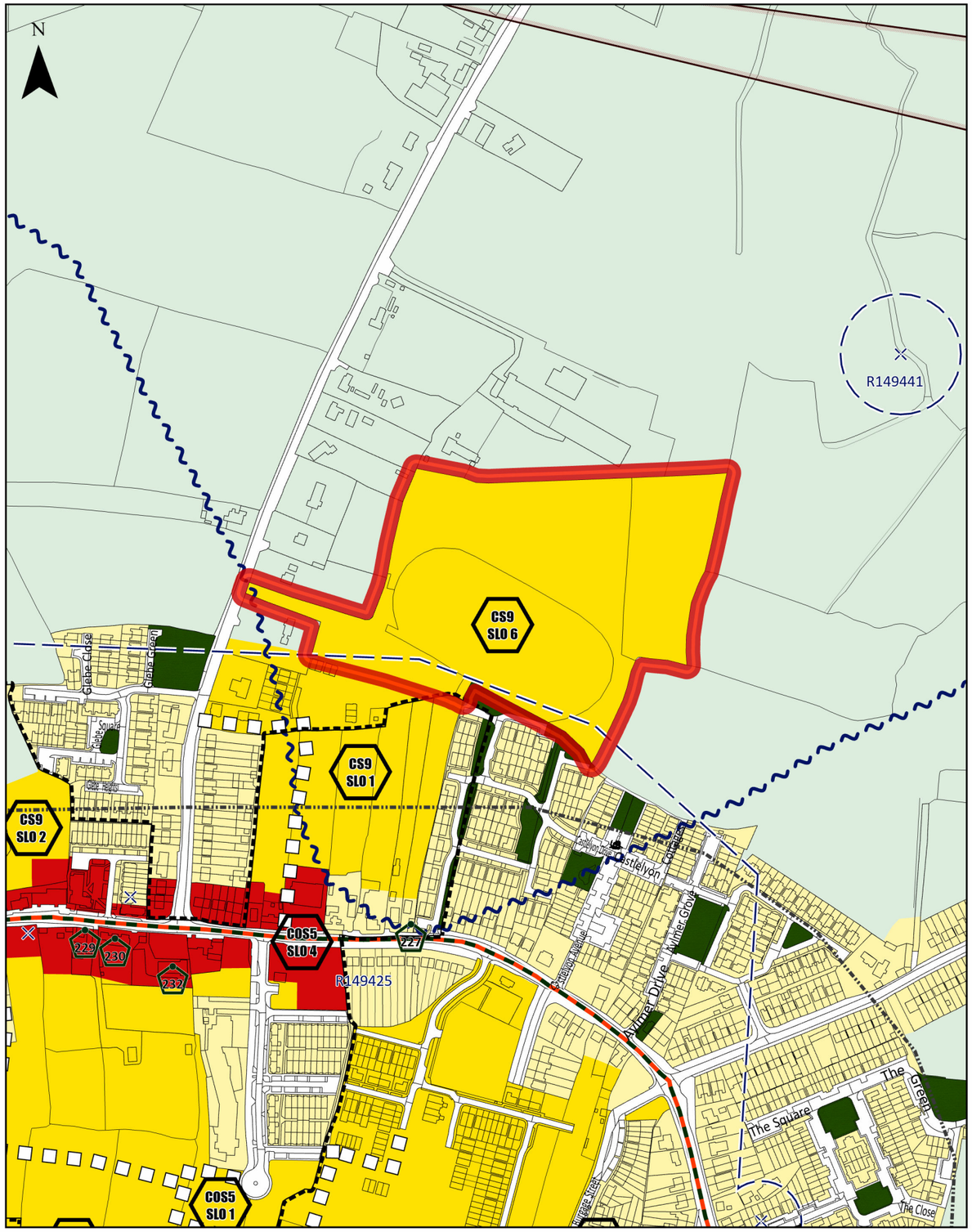
S Proposed School

Use Zoning Objectives

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0 500 1,000 1,500 Meters

Amendment Ref. No. 65 lands at Cornerpark (Haughans Field), Newcastle



0 Meters 500

Key

Variation Location

Specific Local Objective

Road Proposal -- 6 Year

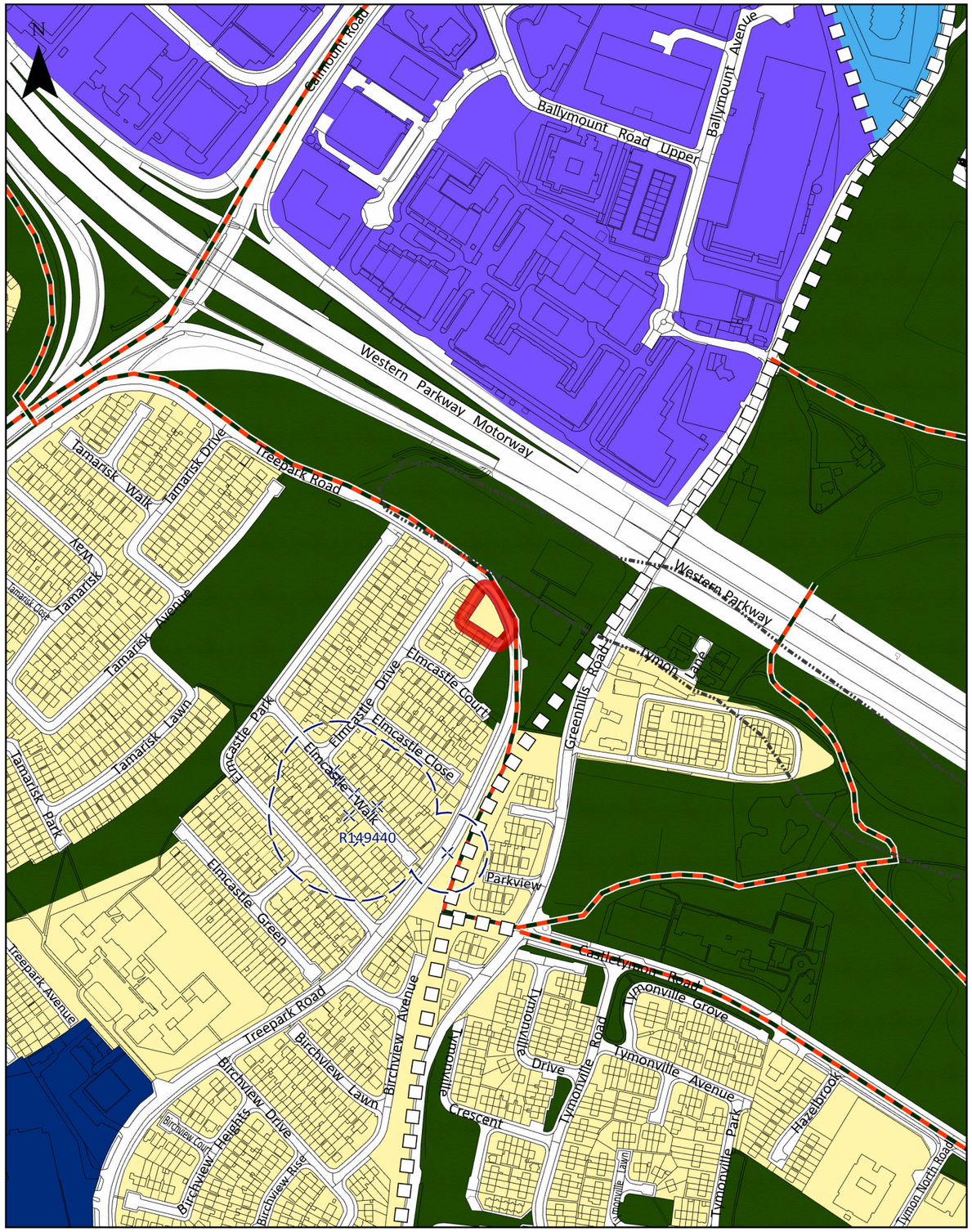
Future Long Term Strategic Lands Designation

S Proposed School

Use Zoning Objectives

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Objective RES-N	To provide for new residential communities in accordance with approved area plans
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Amendment Ref. No. 66 Elmcastle Court Kilnamanagh



Key

Variation Location

Specific Local Objective

Road Proposal -- 6 Year

Future Long Term Strategic Lands Designation

S — Proposed School

Use Zoning Objectives

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0 — 500 Meters



Appendices

Appendix 2 (Part 3)

Updated Core Strategy – Methodology (2026)

This updated methodology, is included in Appendix 2 to the CDP as a new Part 3. While not shown in green, it is newly inserted as part of Variation No. 2.

Section 1: Introduction, Context and Policy Framework

1.0 Introduction

This Appendix summarises the approach taken by the Planning Authority to review the existing zoned land capacity of the South Dublin County Development Plan 2022–2028 (the "CDP") and to inform a Variation to the CDP in 2026 in response to the *National Planning Framework – First Revision,* 2025 and associated *NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities*, 2025 (the "NPF Implementation Guidelines"), issued under Section 28 of the Planning and Development Act 2000 (as amended), by the Minister for Housing Local Government and Heritage.

1.1 Context

The National Planning Framework – First Revision (the "Revised NPF") was approved in April 2025. The Revised NPF is the Government's high-level strategic plan for shaping future growth and development to 2040 and anticipates a requirement for approximately 50,000 new homes nationally per annum to 2040.

Pursuant to the adoption of the revised NPF, the Minister for Housing, Local Government and Heritage issued the NPF Implementation Guidelines for Planning Authorities (2025) under Section 28 of the Planning and Development Act 2000 (as amended). The NPF Implementation Guidelines interpret the national housing growth requirements for implementation at a local authority level through Development Plans and require the housing growth requirements to be reflected in the Development Plan, subject to consistency with national policy and the undertaking of necessary environmental assessment.

1.2 Housing Growth Requirements

The purpose of the NPF Implementation Guidelines is primarily to interpret the national housing growth requirements identified in the Revised NPF for implementation at a local authority level through local authority development plans. In this regard, the 2025 Guidelines set out new "Annual New Housing Growth Requirements" for each local authority to 2034 and beyond to 2040. In summary, as it relates to SDCC and the national context the requirements are as follows:

Table 1: National and Local Housing Supply Targets 2025 – 2040: NPF Implementation Guidelines

	National	**SDCC**
2025-2034	55,598	3,270
2035-2040	41,312	2,414
Total	**c.800,000**	**c.47,000**

The Guidelines set out the rationale for a higher annual target to 2034 and lower thereafter to 2040 including, inter alia, that the "*national target set out in the Revised NPF also includes a provision for 'unmet demand' and it is an objective of these Guidelines that this unmet demand will be addressed in the near term, up to the year 2034*".

Policy and Objective 1 of the Guidelines states:

"*It is a policy and objective of these Guidelines that the housing growth requirements for each planning authority set out in Appendix 1 are reflected in the relevant City or County Development Plan, subject*

to consistency with the policies and objectives of the National Planning Framework – First Revision (2025), relevant Ministerial Guidelines issued under Section 28 of the Planning and Development Act 2000 (as amended), relevant Government policy, and the undertaking of necessary environmental assessments."

1.3 Additional Provision

The NPF Implementation Guidelines provide for consideration of zoning lands up to 50% above the baseline housing growth requirement as "Additional Provision", recognising that a relatively significant proportion of zoned lands are not activated over the period of a Development Plan:

"*For the purposes of these Guidelines, planning authorities should address the scope for additional provision of up to 50% in excess of the baseline housing growth requirement set out in Appendix 1, in light of the urgent need to increase housing delivery and to optimise the ability to deliver on the housing requirements of the Revised NPF. 'Additional provision' recognises the fact that, for a variety of reasons, a relatively significant proportion of zoned lands are not activated over the period of a development plan*."

Policy and Objective 2 of the Guidelines states:

"It is a policy and objective of these Guidelines that 'additional provision' of up to 50% over and above the housing growth requirement for each local authority set out in Appendix 1 is reflected within the relevant City or County Development Plan, subject to consistency with the policies and objectives of the National Planning Framework – First Revision (2025), relevant Ministerial Guidelines issued under Section 28 of the Planning and Development Act 2000 (as amended), relevant Government policy, and the undertaking of necessary environmental assessments."

The Guidelines clarify that when considering the quantum of additional provision *"the justification for this additionality and the criteria for the selection of land and sites should be carried out in accordance with the existing provisions of the "Development Plans - Guidelines for Planning Authorities" (2022), as set out in Section 4.4.3 thereof - "Ensuring Sufficient Provision of Housing Lands/Sites"".*

1.4 Review of Development Plan and Timeframes

The NPF Implementation Guidelines require Planning Authorities to review their existing Development Plan core strategy, settlement strategy and zoning objectives against the objectives of the Guidelines to assess the adequacy of existing zoned lands to cater for the housing growth requirements figures.

Where it is considered that lands may not come forward for development within the remaining period of the Development Plan, it may be necessary to consider the zoning of alternative lands where there is capacity to deliver housing in the short to medium term. The current Development Plan period runs to June 2028.

Policy and Objective 3 of the Guidelines states:

"It is a policy and objective of these Guidelines that planning authorities should use all available means to ensure that the objectives of these Guidelines are incorporated within development plans as quickly as possible through the variation of the current adopted development plan. Where a planning authority is undertaking a development plan review under the Act of 2000 or preparing a new development plan under the Act of 2024, a parallel process of varying the current adopted development plan, as appropriate, should be undertaken. The policies and objectives of these Guidelines should not be reflected in Local Area Plans without also being reflected within the relevant development plan."

1.5 Tiering, Phasing and Strategic Development Areas

In accordance with the NPF Implementation Guidelines and the Development Plans Guidelines, it is recognised that long-term strategic and sustainable development sites which comprise major urban regeneration and/or transport orientated development sites may be delivered over a longer timescale than a single Development Plan period, reflecting their significant scale and the need for alignment with infrastructure and services.

This is relevant within South Dublin County given major Strategic Development Areas (SDAs) at varying stages of delivery, including Adamstown SDZ, Clonburris SDZ, Tallaght Town Centre LAP and City Edge.

The NPF Implementation Guidelines also invite planning authorities to consider the suitability of lands over the current Development Plan period and the subsequent plan period(s). Lands identified as potentially serving housing need outside of the current Development Plan period may be considered as strategic reserves and/or long-term SDAs.

Section 2: Settlement Capacity Audit

2.0 Introduction

The Development Plan is required to ensure that sufficient and suitable land is zoned for residential use, or for a mixture of residential and other uses, to meet the requirements of the projected population and housing growth over the lifetime of the Plan, and to ensure that a scarcity of such land does not arise. In this regard, the Plan must demonstrate consistency with the Revised NPF, the Regional Spatial and Economic Strategy (RSES) and Ministerial Guidelines issued under Section 28 of the Planning and Development Act.

In response to the requirements of Section 2.4 of the NPF Implementation Guidelines, an updated Settlement Capacity Audit was carried out by the Planning Authority, to calculate the potential residential yield of undeveloped lands in the plan period and beyond, in accordance with updated national policy and guidelines, density framework provisions and site-specific characteristics.

It should be noted that this SCA exercise was solely to inform a high-level desktop estimate of development capacity in the County in order to estimate the lands needed to achieve housing growth requirements. It shall not prejudice the performance by the planning authority of its functions and cannot be relied upon in the formal planning process or in legal proceedings.

2.1 Components

To assess the adequacy of existing zoned lands to cater for the revised housing growth requirements, a review of existing zoned lands with potential for development/redevelopment for residential uses was undertaken to assess suitability, deliverability and development potential. This process is referred to as a 'Settlement Capacity Audit'.

The Settlement Capacity Audit comprised four interrelated components:

- Land Capacity Audit
- Infrastructure Assessment
- Planning Assessment
- Deliverability Analysis and Forecasting

These components are interdependent and were applied in an iterative manner. Findings from infrastructure, planning and deliverability assessments informed refinement of site classification, development potential and the identification of lands capable of contributing to housing supply within the relevant timeframe.

A GIS-based, site-by-site high-level review was undertaken using available spatial, planning and infrastructure information to support the assessment. The review is informed by, and complements, the Council's Housing Supply Monitor, which tracks residential development activity and assists in understanding housing delivery trends and pipeline supply over time.

Section 3: Land Capacity Analysis

3.1 Purpose

The purpose of the Land Capacity Audit is to identify lands currently zoned for residential or mixed-use purposes that are considered to be undeveloped or underdeveloped and to attribute a projected development potential in terms of notional residential yield.

This stage establishes baseline capacity which is then refined through infrastructure, planning and deliverability assessment.

3.2 Scope and Site Identification

The Land Capacity Audit was undertaken using GIS, zoning maps, permissions and delivery status, and relevant datasets. The assessment covered lands zoned primarily for residential and mixed-use development where residential use is permitted/anticipated.

To ensure a consistent site-by-site evaluation, each land parcel was mapped and attributed with key parameters including zoning designation, gross area, land status, relevant statutory framework context (where applicable) and known constraints. This approach supports transparency and enables the assumptions underpinning notional yield to be traced at site level.

3.3 Development Status Classification

Lands were classified for residential uses or mixed-uses by development status:

Classification	Description
None[1]	Lands not considered to have any potential for residential development for the foreseeable future.
Under Construction	Lands that have a grant of permission, and development has commenced.
Outstanding Permission	Lands that have a grant of permission, but development has not commenced.
Zoned Available SDA	Lands zoned and considered to be available for residential development within the Strategic Development Areas (SDAs) of Adamstown SDZ, Clonburris SDZ, Tallaght Town Centre LAP and City Edge.
Zoned Available Non-SDA	Lands zoned and considered to be available for residential development outside of the SDAs, i.e. rest of the County.
Long-Term Zoned Potential	Lands zoned for residential uses, considered to be developable over a longer timeframe (up to and beyond 2040) due to, inter alia: • Gradual regeneration, infill or backland development, • Anticipated phased delivery of strategic long-term development areas, and • Significant constraints or infrastructure shortfalls to be addressed.

[1] The vast majority of plots mapped on SDCC's GIS database will already be set at "None" potential. This includes lands already developed or with existing uses, such as existing homes, parks, businesses, etc. where there is little/no likelihood of development potential in the foreseeable future.

3.4 Density Framework

Following the classification of lands by development status, the potential development capacity of each site was assessed in terms of projected residential yield (number of dwellings). This stage translates land availability into estimated housing capacity and forms a key component of the Settlement Capacity Audit.

Where a site benefits from an extant planning permission, the permitted number of dwellings was applied as the baseline yield, subject to refinement where necessary to reflect updated site status, phasing or revised site circumstances.

For sites without planning permission, a density framework was applied in accordance with the principles set out in the Sustainable and Compact Settlement Guidelines for Planning Authorities (2024). This framework assigns density ranges based on spatial context, including settlement type, proximity to urban centres, access to public transport, availability of services and integration within the existing built-up area. Within these ranges, densities were generally applied at the mid-point, unless site-specific factors such as infrastructure constraints, environmental considerations or strong public transport accessibility justified the application of a higher or lower density.

In areas subject to adopted statutory plans or development frameworks — including Clonburris SDZ, Adamstown SDZ, Tallaght Town Centre LAP and City Edge — density assumptions were aligned with the relevant plan parameters.

The projected yield derived through this process provides the baseline residential capacity for subsequent infrastructure, planning and deliverability assessment, through which the likely contribution of each site to housing supply over the relevant timeframe is determined.

3.5 Net Developable Area

In applying the density framework and estimating residential yield, an allowance was made for net developable area to ensure that projected capacity reflects the practical and spatial requirements of delivering residential development.

Net developable area represents the portion of a site considered capable of accommodating residential development once land required for infrastructure, environmental protection and supporting uses has been accounted for. The Compact Settlement Guidelines refers to a typical range of between 65-80% of a site area being net developable area. A similar range was adopted for the Settlement Capacity Audit based on a sample analysis of permitted developments in South Dublin County, with 80% taken as a standard, 70% applied for large-scale greenfield sites and 100% applied for small infill sites within the built-up area.

The rate was informed by available spatial, environmental and infrastructure data and applied consistently across assessed lands. Adjustments were made, as appropriate, to exclude areas required for:

- strategic open space provision;
- strategic ecological protection and environmental buffers;
- strategic flood risk management and drainage infrastructure;
- strategic movement corridors ;
- schools and community facilities where relevant;
- utilities infrastructure and associated set backs;

- and other site-specific constraints identified through mapping and technical review.

The application of net developable area ensures that projected capacity is grounded in realistic development assumptions and provides a consistent basis for comparing sites.

3.6 Outputs and Role in Wider Methodology

The results of the Land Capacity Audit are summarised in Table 2, which categorises zoned residential lands by development status and provides an overview of estimated residential capacity, land area and density across the County. The table establishes the baseline distribution of residential capacity and informs subsequent infrastructure, planning and deliverability assessment.

Table 2: Zoned Land Capacity and Status as of Q3 2025 (this accounts for minor corrections from the SCA Report October 2024)

Status	Total No. Dwellings	Total Area (Hectares)	Of which are in:		Average Densities
			SDAs	Non-SDAs	
Under construction	5,540	96	3,633	1,907	58
Permitted	6,994	136	4,043	2,951	52
Zoned Available Non-Strategic	5,951	121	0	5,951	49
Zoned Available Strategic	16,926	203	16,926	0	83
Total Zoned land Capacity	**35,411**	**556**	**24,602**	**10,809**	**64**
Long-term Zoned Potential (beyond 2040)	21,695	282	19,170	2,525	77
Total Long-term Zoned Land Capacity (up to and beyond 2040)	**57,106**	**838**	**43,772**	**13,334**	**68**

- 'Current Zoned Land Capacity' at 35,411no. dwellings across 556 hectares is the estimated capacity of lands assumed to be deliverable over the current and subsequent Development Plan periods up to the NPF timeline of 2040, and
- 'Long-term Zoned Land Capacity' at 21,695no. dwellings across 282 hectares is an estimate of the zoned land capacity which is more likely to be deliverable from 2040 onwards, but potentially deliverable before 2040 depending on numerous factors. It is predominantly made up of City Edge and Tallaght LAP Regeneration zoned lands.

While the initial stage of the assessment identified lands and applied a projected residential yield, the Land Capacity Audit forms part of a broader iterative process. Subsequent infrastructure, planning and deliverability assessments were applied to refine the classification of lands and their expected contribution to housing supply. Through this process, lands initially identified as having development potential were reassessed in light of servicing, planning suitability and delivery considerations.

For example, sites which did not achieve Tier 1 (serviced) or Tier 2 (serviceable within the life of the Development Plan) status in the Infrastructure Assessment, or which did not meet the required threshold in the Planning Assessment, were generally classified as Long-term Zoned Potential, reflecting uncertainty regarding the timing of delivery. An exception was made where planning permission was already in place and delivery was considered likely within the relevant timeframe.

Section 4: Infrastructure Assessment

4.1 Scope of Assessment

For the purposes of the infrastructure, planning and deliverability assessments, lands categorised as Outstanding Permission, Zoned Available and Long-term Zoned Potential were assessed. Lands categorised as Under Construction were excluded from the Infrastructure Assessment, as servicing requirements for these sites are assumed to have been resolved, or are being addressed, through the development management and construction process.

A minimum site threshold of 0.2 hectares was applied. Sites below this threshold, unless forming part of a larger landholding, were generally assumed to be Tier 1 (Serviced) due to their limited development potential and reliance on existing local infrastructure networks.

4.2 Purpose

The Infrastructure Assessment forms a core component of the Settlement Capacity Audit and evaluates the extent to which lands are currently serviced, serviceable within the lifetime of the Development Plan, or dependent on longer-term infrastructure delivery. The assessment is intended to:

a) Identify strategic infrastructure projects that are critical to supporting the long-term growth of South Dublin County and the wider metropolitan area;
b) Identify site-specific and neighbourhood-level infrastructure requirements necessary to support residential development and enable the activation of zoned lands; and
c) Apply a tiered approach to land zoning, in accordance with National Policy Objective 101 of the Revised NPF, distinguishing between:

Tier 1 — Serviced lands, where infrastructure is available; and
Tier 2 — Serviceable lands, where infrastructure can be provided within the lifetime of the Development Plan.

The outcome of the Infrastructure Assessment informs both the classification of lands within the Settlement Capacity Audit and the identification of infrastructure dependencies influencing delivery and phasing.

4.3 Strategic Infrastructure Projects

Several strategic projects identified in the Development Plan have been completed or are nearing completion, the Infrastructure Assessment recognises that the timing, scale and sequencing of residential development are closely linked to the availability of enabling infrastructure, and that the Core Strategy must be supported by an evidence base demonstrating how growth locations can be serviced in a coordinated and sustainable manner.

Accordingly, the Planning Authority continues to monitor and have regard to the schedule of key infrastructure projects identified in Appendix 2 part 1 of the CDP. This schedule remains a central component of the Development Plan evidence base and provides the primary reference point for understanding infrastructure dependencies across the County.

Other critical strategic projects, including the Greater Dublin Drainage Scheme and the Water Supply Project – Eastern and Midlands Region, are yet to be constructed and are subject to revised delivery

timelines.

The key strategic transport projects are at varying stages of delivery. Dart+ South West's Railway Order was permitted in November 2024. Bus Connects Core Bus Corridors have commenced in a design and construct contract in a phased manner.

In addition, Energy infrastructure has been introduced as a new assessment category within the Infrastructure Assessment to reflect the increasing importance of energy security, grid capacity and decarbonisation in facilitating sustainable residential development, in line with national and regional policy objectives. Therefore, the Dublin West Grid Reinforcement Project, being progressed by EirGrid and ESB Networks, has been identified as a critical strategic investment, for the long-term energy security and growth of South Dublin County and the wider region.

While the strategic projects set out in the Development Plan continue to provide the overall structure for understanding infrastructure investment and growth, the site-level assessment enables the Planning Authority to apply that framework consistently across individual land parcels.

In this way, the Infrastructure Assessment supports the Core Strategy by linking the Development Plan's growth strategy to the capacity and timing of infrastructure delivery, and by identifying where coordinated interventions, including Specific Local Objectives where appropriate, may be required to facilitate development.

4.4 Infrastructure Categories and Assessment Approach

A structured, criteria-based assessment was undertaken across the following infrastructure categories:

- Roads and Access
- Wastewater
- Water Supply
- Drainage and Flood Risk
- Energy

Each category was assessed on a site-by-site basis, or area basis where relevant, having regard to infrastructure capacity, constraints, planned upgrades and likely requirements to support development. The criteria were designed to identify whether infrastructure is currently available, can be provided within the Development Plan period, or is dependent on longer-term investment.

In broad terms, the criteria applied to each category included the following:

Roads and Access:
Assessment considered whether lands are served by a public road network capable of accommodating development and whether safe and practical access can be achieved. This included consideration of public road access, road standard and width, pedestrian and cycle connectivity, accessibility to public transport and any access or junction constraints that may influence development.

Wastewater:
Assessment considered whether connection to the foul drainage network is feasible and whether adequate capacity exists within the local and wider wastewater network to support development. This included consideration of local network constraints, downstream capacity, required upgrades and dependency on strategic wastewater infrastructure.

Water Supply:
Assessment considered whether an adequate water supply can be provided to serve development. This included consideration of connection feasibility, local network capacity and pressure, and any reinforcement or strategic upgrades required to facilitate development.

Drainage and Flood Risk:
Assessment considered whether surface water drainage can be appropriately managed and whether flood risk constraints affect the suitability and/or extent of development. This included consideration of known flood risk indicators i.e. High-End Future Scenario flood zones A and B, riparian corridors, drainage capacity, feasibility of Sustainable Drainage Systems (SuDS) and any mitigation or infrastructure requirements necessary to support development.

Energy:
Energy infrastructure was assessed as a standalone category to reflect the increasing importance of electricity network capacity in determining the timing, scale and viability of development, particularly in areas experiencing significant growth and intensification. The assessment considered the feasibility of connection, known local constraints, potential requirements for neighborhood-level upgrades and, where relevant, dependency on wider strategic grid reinforcement. This represents an enhancement of the methodology compared to the previous Development Plan, where energy considerations were not assessed as a distinct infrastructure category.

While the overall framework remains aligned with the previous methodology, refinements were made to the sub-criteria within each category to reflect updated data, improved understanding of infrastructure constraints and evolving service requirements.

4.5 Scoring Methodology

A structured scoring system was applied to support consistency and transparency in the Infrastructure Assessment. Each infrastructure criteria was scored on a scale of 1 to 5, reflecting the relative level of infrastructure availability, capacity, constraint and deliverability associated with each site.

Scores were aggregated within each infrastructure category to generate a category score out of 100, with the combined Infrastructure Assessment carrying a maximum total score of 500 across the five infrastructure categories. This approach ensures a consistent and comparable scoring framework across all assessed lands.

4.6 Tiering Classification

The results of the Infrastructure Assessment were used to classify lands in accordance with the tiered approach to zoning set out in national planning policy, distinguishing between lands that are serviced and lands that are serviceable within the Development Plan period.

The following thresholds were applied:

- Tier 1 (Serviced): overall infrastructure score of 70% or greater (≥350)
- Tier 2 (Serviceable): overall infrastructure score of 50% or greater (≥250)
- Below Tier 2: sites scoring below 50% were deemed to require further study to understand the infrastructural constraints/requirements and were categorised as ‘Long-term Zoned Potential’, unless planning permission was already in place.

While tiering is determined by the overall infrastructure score, category-level results provided insight

into the nature of infrastructure constraints affecting individual sites and supported the identification of enabling measures and infrastructure dependencies which may influence the timing and sequencing of development.

4.7 Engagement

Additionally, the Infrastructure Assessment was informed by engagement across relevant Council directorates and with external infrastructure and service providers. This collaborative approach supported a comprehensive understanding of infrastructure capacity, planned upgrades and site-specific requirements, enabling a more robust classification of lands in terms of servicing and delivery potential.

Section 5: Planning Assessment

5.1 Purpose and Policy

The Planning Assessment forms a core component of the Settlement Capacity Audit and evaluates the suitability of lands for residential development in the context of national, regional and local planning policy.

The assessment is structured around key policy outcomes shared across the revised NPF, RSES and Development Plan, including:

- Compact Growth and sustainable settlement patterns;
- Accessibility and Sustainable Mobility;
- Climate Action and the transition to a low-carbon, climate-resilient society; and
- Alignment with national and regional spatial planning objectives, including the Metropolitan Area Strategic Plan.

These outcomes reflect a broader policy framework encompassing several National Strategic Outcomes, including sustainable compact growth, enhanced regional accessibility, sustainable mobility, climate action, and sustainable management of water and environmental resources. The Planning Assessment therefore considers not only the physical capacity of lands to accommodate development, but also their ability to support sustainable settlement patterns consistent with national and regional policy.

5.2 Assessment

The primary purpose of the Planning Assessment is to refine the lands identified through the Land Capacity Audit process from a sustainable planning perspective. In doing so, the assessment:

- evaluates the suitability of lands to support compact, infill, sequential and plan-led growth;
- identifies site-specific planning constraints that may influence the timing, form or feasibility of development;
- highlights locations where additional services, infrastructure or policy interventions may be required.

5.3 Assessment Criteria

A structured set of criteria was applied to evaluate the ability of each site to support development consistent with the shared objectives of the revised NPF, RSES and Development Plan. The criteria included:

- alignment with priority growth locations identified within the Metropolitan Area Strategic Plan and the Development Plan settlement strategy;
- contribution to compact growth, including infill, consolidation and development within the existing built-up footprint of Dublin City and Suburbs;
- brownfield or greenfield status, recognising national policy support for regeneration and efficient use of land;
- proximity to established centres of services, employment and social infrastructure, including education, retail and community facilities; and
- proximity to existing and planned high-capacity public transport corridors and nodes, supporting sustainable mobility and reduced reliance on private car travel.

These criteria collectively assess how well lands align with the spatial planning objectives of the Development Plan and broader national and regional policy, particularly in relation to sustainable settlement patterns, accessibility and climate resilience.

5.4 Scoring Methodology

A structured scoring system was applied to support consistency and transparency in the assessment process. Each criterion was scored on a scale of 1 to 5, with the brownfield/greenfield criterion scored within a range of 3 to 5 to reflect national policy support for brownfield regeneration and compact urban development.

The Planning Assessment carried a maximum total score of 500, equivalent to the Infrastructure Assessment, thereby ensuring balanced consideration between planning and infrastructure factors. The minimum possible score was 140.

The assessment operated on a pass/fail basis, with sites achieving 50% or more deemed to pass. Sites scoring below this threshold were not excluded from consideration but were identified as requiring further examination to better understand and address planning-related constraints. While overall scores informed pass/fail outcomes, individual criterion scores provided valuable insight into the nature and spatial distribution of planning constraints across the County.

5.5 Assessment Outcomes

The results of the Planning Assessment indicate that the vast majority of lands identified within both the Current Zoned Land Capacity, and the Long-term Zoned Potential categories achieved a positive planning score.

These lands were found to be capable of accommodating residential development in a manner consistent with the objectives of the revised NPF, RSES and the County Development Plan, particularly in relation to:

- compact and sequential growth,
- accessibility to services and employment,
- sustainable transport patterns, and
- climate action and reduced carbon dependency

A limited number of lands, amounting to approximately 12 hectares with a potential yield of circa 457 dwellings, scored below the 50% threshold. This outcome indicates that further work may be required to address locational or accessibility issues, such as proximity to services, retail provision or high-capacity public transport.

These lands have not been discounted but are more appropriately considered within the Long-term Zoned Potential category pending further investigation or the delivery of supporting infrastructure and services.

Section 6: Deliverability Analysis

6.1 Purpose

While the Land Capacity Audit establishes the scale of zoned residential capacity, and the Infrastructure and Planning Assessments evaluate suitability and servicing, the Deliverability Analysis considers the realistic timing and likelihood of development.

This distinction is important, as the existence of zoned land does not in itself guarantee delivery within the relevant planning period. The Deliverability Analysis therefore provides an evidence-based evaluation of how much housing is likely to be delivered, when it is likely to occur, and how this aligns with the housing growth requirements set out in national policy.

6.2 Approach

The Deliverability Analysis was undertaken through a structured evaluation of lands identified, having regard to both site-specific and strategic factors influencing delivery. The assessment considered:

- current development activity, including lands under construction and sites with extant planning permission;
- infrastructure availability, dependencies and delivery timelines;
- planning status and readiness for development;
- land ownership, site assembly and existing land use constraints;
- scale, complexity and phasing of development, particularly within Strategic Development Areas;
- lead-in time between zoning, planning permission, commencement and completion; and
- historic delivery trends and site activation rates within the County.

6.3 Strategic Development Areas

Strategic Development Areas (SDAs), including Clonburris SDZ, Adamstown SDZ, Tallaght Town Centre and City Edge, represent a significant proportion of the County's residential land capacity and are central to long-term housing delivery. These locations are characterised by their scale, strategic importance and reliance on coordinated infrastructure investment and phased delivery.

Due to their size and complexity, SDAs are typically delivered over extended timeframes, often spanning multiple Development Plan periods. Delivery within these areas is influenced by major infrastructure investment, land assembly, regeneration requirements, and the coordinated provision of transport, utilities and social infrastructure. As a result, while SDAs contribute substantially to overall zoned capacity, only a portion of this capacity is expected to be realised within each delivery period, with the remainder delivered progressively over the longer term.

The Deliverability Analysis therefore distinguishes between SDA capacity likely to contribute within each forecast period and longer-term SDA capacity expected beyond the immediate planning horizon.

6.4 Forecast Housing Delivery

The Deliverability Assessment produced a forecast of expected housing delivery across defined time periods to 2040, based on the cumulative contribution of lands under construction, permitted sites and zoned lands considered capable of delivery within each period.

The results are presented in Table 3: Estimated Forecast of Land Capacity Delivery to 2040, which forms a key component of the evidence base forms a key component of the evidence base supporting the Development Plan Core Strategy.

Table 3: Estimated Forecast of Land Capacity Delivery to 2040 (no. of dwelling)

	2025-2028	2029-2030	2031-2034	2035-2040	TOTAL
SDAs	7,706	4,034	7,719	5,143	**24,602**
Non-SDAs	1,907	1,495	2,990	4,417	**10,809**
Forecast Land Capacity Delivery	**9,613**	**5,530**	**10,710**	**9,560**	**35,411**
Cumulative Forecast Land Capacity Delivery	**9,613**	**15,142**	**25,852**	**35,411**	
Cumulative Baseline Housing Requirement	11,699	18,239	31,319	45,803	
% of target	**82%**	**83%**	**83%**	**77%**	
Estimated Shortfall to Target	2,086	3,097	5,467	10,392	
Equivalent Hectare Land Requirement (at average densities of 40-80 dph)	**26-52**	**38-77**	**68-136**	**129-259**	
Cumulative Baseline Housing Requirement with Max 50% Additional Provision	**17,519**	**27,359**	**46,979**	**68,705**	

6.5 Forecast and Identified Shortfall

As outlined in Table 3, the Deliverability Assessment indicates that projected housing delivery is below the cumulative baseline housing growth requirements across each forecast period. The shortfall reflects the combined influence of infrastructure constraints, delivery dynamics, phasing of development and the longer-term activation of certain lands, particularly within large-scale regeneration and strategic development locations.

The estimated shortfall relative to the housing growth requirements is as follows:

- 2,086 dwellings between 2025–2028 (equivalent to approximately 26–52 hectares);
- 3,097 dwellings between 2025–2030 (equivalent to approximately 38–77 hectares);
- 5,467 dwellings between 2025–2034 (equivalent to approximately 68–136 hectares); and
- 10,392 dwellings between 2025–2040 (equivalent to approximately 129–258 hectares).

This analysis demonstrates that the anticipated rate of delivery does not fully align with the revised NPF housing growth requirements, particularly in the earlier periods where delivery is required to address unmet housing demand.

6.6 Supply

The findings of the Deliverability Assessment, as set out in Sections 6.4, 6.5 and Table 3: Estimated Forecast of Land Capacity Delivery to 2040, indicate that while sufficient zoned land capacity exists in overall quantum, the forecast rate and timing of delivery results in a shortfall relative to baseline housing growth requirements, particularly in the short to medium term.

The estimated shortfall to the Development Plan period (2025–2028) equates to approximately 2,086 dwellings, or c.26–52 hectares, based on average residential densities. However, national policy under the NPF Implementation Guidelines provides for additional provision of up to 50% above baseline housing growth requirements in recognition that not all zoned lands activate or deliver within a plan period and that a flexible pipeline of lands is required to sustain housing delivery.

In this context, the Development Plan provides for a broader portfolio of additional residential lands which:

- Address the minimum short-term delivery gap identified for the Development Plan period;
- Provide additional provision in accordance with national policy to allow for activation of lands;
- Support continued housing delivery beyond the Development Plan period, including lands which will contribute in the medium to long term.

Accordingly, the overall quantum of additional residential lands exceeds the minimum short-term requirement and reflects the combined need to address the identified shortfall, provide additional provision, and ensure continuity of supply having regard to the phased delivery of certain locations, particularly within Strategic Development Areas and regeneration locations.

In parallel, the methodology also identifies locations where site-specific or area-based measures may assist in unlocking currently zoned lands, including infrastructure dependencies, access requirements and coordination of development. Where appropriate, such measures are reflected through Specific Local Objectives to support the activation of suitably located and zoned lands.

Section 7: Future Lands

7.1 Purpose and Rationale

The Settlement Capacity Audit identified a gap between projected housing delivery and the housing growth requirements set out in national policy. In response, the Development Plan provides for additional residential land capacity to ensure sufficient supply and flexibility to support housing delivery over the relevant timeframe, having regard to projected delivery from existing zoned lands and the role of additional provision under the NPF Implementation Guidelines.

The identification of additional lands was undertaken through a structured and evidence-based methodology designed to ensure that lands brought forward represent the most suitable, sustainable and deliverable options available. The process was integrated with the wider Settlement Capacity Audit and environmental assessment processes and was applied in an iterative manner, with findings from each stage informing refinement of site selection.

7.2 Step 1 – High Level Alternatives

In order to identify suitable lands, a high-level assessment of preference was followed, aligned with the shared national, regional and local goals primarily around Compact Growth, Accessibility, Sustainable Mobility, Climate Action and a transition to a low carbon climate resilient society. Early alternatives were considered as part of the Strategic Environmental Assessment process. This prioritised existing brownfield or underutilised lands within the built-up footprint of Dublin City and Suburbs and locations for large-scale transport orientated development.

7.3 Step 2 – Candidate Lands and Longlist Formation

Potential additional lands were identified through a combination of spatial analysis, technical review and engagement across relevant Council departments, alongside consideration of lands brought to the attention of the Planning Authority through a non-statutory consultation process undertaken in October 2025.

The Planning Authority's criteria for lands was set out in the non-statutory consultation as site's that:

- Contribute to the achievement of Compact Growth.
- Are within the built-up footprint of Dublin City and Suburbs and other existing towns.
- Are in areas that contribute to Transport-Oriented Development (TOD) by virtue of good availability and proximity to high-capacity public transport.
- Are serviced or serviceable within the next five-year period.
- Are in areas with good social infrastructure and capacity in schools and community facilities or that can provide for the development of necessary social infrastructure.
- Support the development of infill housing, housing on brownfield land and/or address vacancy and dereliction.
- Do not have significant challenges or impediments to the development of housing e.g. legal, environmental, topographical or servicing.

All identified lands formed a longlist of candidate sites for assessment. The methodology applied a consistent level of assessment across all lands, with initial priorities reflected through the criteria framework rather than through exclusion at this stage

7.4 Step 3 – Criteria Based Assessment

Lands remaining after screening were assessed using the structured criteria-based assessment from the Settlement Capacity with an additional category of assessment considering other factors, including social infrastructure, deliverability, environmental/heritage sensitivities, site constraints, among others.

A scoring and comparative assessment approach was applied to ensure consistency. The assessment also identified site-specific constraints and infrastructure requirements which, where appropriate, informed the inclusion of supporting measures such as Specific Local Objectives for lands that were proposed for rezoning.

7.5 Step 4 – Final Site Identification

The Development Plan provides for additional residential lands based on a combination of:

- overall suitability and assessment outcomes;
- ability to contribute to addressing the identified shortfall;
- deliverability within the relevant timeframe; and
- alignment with the spatial strategy and policy framework of the Development Plan.

In some instances, additional considerations informed selection, including conflict with other County Development Plan policies, site-specific opportunities/constraints and opportunities for planning/social gain. In certain cases, only parts of sites were included e.

Not all assessed lands were progressed. Lands were not progressed where they did not perform sufficiently in the assessment, where deliverability was uncertain within the relevant timeframe, where infrastructure constraints were significant, or where environmental considerations indicated that progression would be inappropriate.

Only the scale of lands needed to fulfil the housing growth requirements and additional provision of up to 50% above the baseline target were brought forward.

Following this review process, additional lands comprising of approx. 156 hectares with the indicative capacity for 7,234 new dwellings were zoned for residential purposes.

The zoning of additional lands addresses the anticipated need for additional and alternative lands to achieve the baseline housing requirements and includes the maximum ‘additional provision’ as provided for in the NPF Implementation: Housing Growth Requirements Guidelines to 2028, while taking into account the anticipated delivery on currently zoned lands up to 2030. In reviewing the Core Strategy, the Planning Authority utilised the full additional provision allowance for the Development Plan period in light of the urgent need to increase housing delivery, the existing and forecast housing need, the need to plan for unforeseen circumstances and to optimise the ability to deliver on the housing requirements of the Revised NPF. The need for future levels of additional provision will be determined as part of the preparation of subsequent Development Plans.

Furthermore, the analysis identified potential large-scale strategic long-term development areas which can support the achievement of the housing growth requirements beyond the current Plan period and up to 2040. These were identified as appropriate to commence the analysis required to ensure sustainable plan-led development and delivery of housing under the next Development Plan period and into the 2030s.

7.6 Step 5 – Integration with SEA, AA and SFRA

The identification and refinement of additional lands was undertaken parallel with the Strategic Environmental Assessment, Appropriate Assessment and Strategic Flood Risk Assessment processes. Environmental considerations informed the modification, refinement or exclusion of lands to ensure that the most sustainable options were brought forward and that potential environmental effects are appropriately assessed.