1 Introduction

Minogue Environmental Consultants (MEC) Ltd have been appointed by South Dublin County Council to prepare a Screening Report for the proposed material alterations and amendments to the Proposed Variation No .2 South Dublin County Development Plan 2022 -2028. Following public consultation, several proposed changes have been made to the Proposed Variation No 2 and the purpose of this Strategic Environmental Assessment Screening Report is to determine if the proposed material alterations are assessed as giving rise to significant environmental effects as required under SI 435 of 2004 as amended.

The SEA and AA evaluation of the Proposed Material alterations and amendments to the South Dublin CDP 2022 2028 are provided in the accompanying report.

A SEA Screening Assessment is provided below.

2 SEA Screening Schedule 2a[1]

2.1 Introduction

The Screening for Strategic Environmental Assessment (SEA) determination regarding whether or not proposed changes to the Proposed Variation No 2 to the South Dublin Development Plan 2022- 2028 would be likely to have significant effects on the environment is being made under the SI 436 of 2004 as amended.

1. **The characteristics of the proposed changes to the plan having regard, in particular, to:**

the degree to which the changes to the Plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,

As the preceding section demonstrates, the proposed material alterations to the Proposed Variation are minor in scale, type and location, relate to clarifications, edits and where additional objectives are provided, these do not generate significant environmental or landuse effects in and of themselves or beyond those already assessed in the SEA Environmental Report, or addressed through existing environmental protection measures of the South Dublin CDP 2022 2028.

the degree to which the changes to the Plan influences other plans, including those in a hierarchy,

[1] It is noted that new SEA Regulations SI 456 of 2025 have entered into force and revoke the above SI 436 of 2004, unless the variation process or statutory landuse process has already commenced. This is the case with the Proposed Variation No 2 therefore this schedule 2a under SI 436 of 2004 applies.

As above, these changes do not represent significant changes to the assessment already undertaken under the SEA and Appropriate Assessment process.

the relevance of the changes to the Plan in the integration of environmental considerations in particular with a view to promoting sustainable development,

The changes proposed are minor and are not identified as giving rise to significant landuse effects as the preceding table demonstrates. No significant change to the existing SEA assessment or accompanying Natura Impact Report of the Proposed Variation No 2.

Environmental problems relevant to the plan

The changes do not alter and contribute to existing environmental problems relevant to the plan that have already been presented in the SEA ER that accompanies the Proposed Variation No 2.

the relevance of the plan to the implementation of European Union legislation on the environment (e.g. plans linked to waste-management or water protection).

The proposed changes do not alter or amend Proposed Variation No 2 in terms of implementation of European Union legislation given they are minor and do not substantially differ from the assessment of the Proposed Variation No 2..

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:

the probability, duration, frequency and reversibility of the effects,

No such changes are identified as demonstrated in the preceding section of this report.

the cumulative nature of the effects,

No such cumulative effects are identified on foot of the assessment of the changes as demonstrated in Section 2.

the transboundary nature of the effects

No such cumulative effects are identified on foot of the assessment of the changes as demonstrated in Section 2.

the risks to human health or the environment (e.g. due to accidents),

No such effects or risks to human health are identified on foot of the assessment of the changes as demonstrated in Section 2.

the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected).

No such effects are identified on foot of the assessment of the changes as demonstrated in Section 2. given the minor changes to the Proposed Variation No 2.

the value and vulnerability of the area likely to be affected due to:

(a) special natural characteristics or cultural heritage

No such effects are identified on special natural characteristics or cultural heritage arising from the proposed changes as demonstrated in Section 2.

(*b*) exceeded environmental quality standards or limit values,

No such effects are identified in terms of exceeded environmental quality standards or limit values arising from the proposed changes as demonstrated in Section 2.

(*c*) intensive land-use,

No such effects are identified on intensive land use arising from the proposed changes as demonstrated in Section 2.

(d) the effects on areas or landscapes which have a recognised national, European Union or international protection status.

No such effects are identified on areas or landscapes recognised as national, EU or international protected arising from the proposed changes as demonstrated in Section 2. The accompanying screening for Appropriate Assessment should be read in conjunction with this and a finding of no likely significant effects on conservation management objectives of European sites within the plans zone of influence has been concluded.

2.2 SEA Screening

The material alterations to the proposed Variation No2 has been screened under the requirement for SEA in accordance with the following legislation:

- Directive 2001/42/EC (SEA Directive) and particularly Articles 3(3), 3(4) & 3(5) relate to 'Screening' for the requirement for SEA.
- S.I. No. 435 of 2004 European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004, as amended by S.I. No. 200 of 2011 - European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011.
- Schedule 2A of the Planning and Development Regulations 2001, as amended, which sets out the "Criteria for determining whether a plan or programme is likely to have significant effects on the environment"

The changes arising from consultation relating to the Proposed Variation No 2 do not, in and of themselves, generate new or alternative landuse effects beyond those already assessed through the full Strategic Environmental Assessment process to date. Any projects that may arise in the future associated with the Proposed Variation No 2 will be subject to the requirements of the relevant national planning procedures and be consistent with existing frameworks, as appropriate, all of which have been subject to SEA and developed in accordance with the principles of sustainability. In order to be realised, potential projects or proposals arising from the Proposed Variation No 2 and the changes as assessed in Section 2 of this SEA Screening, will have to comply, as relevant, with various legislation, policies,

plans and programmes (including requirements for lower-tier Appropriate Assessment, Environmental Impact Assessment and other licencing requirements as appropriate) that form the statutory decision-making and consent granting framework.

In accordance with Article 9(5) of S.I. No. 436 of 2004, as amended by S.I. No. 201 of 2011, South Dublin County Council will provide notice to the specified environmental authorities that implementation of the changes to the Proposed Variation No 2 to the South Dublin CDP 2022-2028 would not be likely to have significant effects on the environment.

Once submissions or observations are received, South Dublin County Council will consider same and a final SEA Screening Determination will be made.

SEA/AA Material Alterations- Assessment Tables

Cumulative Impacts	The proposed material alterations include the removal of 4 of the proposed amendment (rezoning) sites (Amendment No. 3 -Finnstown Castle, Amendment No. 6- St Edmundsbury, Amendment No. 11 Coldcut and Amendment No. 19 Newcastle). These alterations mean that the zoning of these sites will retain the current zoning as shown in the South Dublin County Development Plan 2022-2028. The alterations also include the proposed rezoning of two new sites for residential use at Cornerpark, Newcastle (Haughton's Field) and at Elmcastle Courtand additional of two lands the result is a reduction in the overall area of lands proposed for rezoning at county scale.=from 156 to 127,8ha. Certain alterations have included for enhanced environmental protection via measures to survey and retain ecological features, lighitng design in line with good practice and for other sites the requirement for masterplanning and commitments to public transport developments in advance of any development. The final SEA ER and AA will provide a commentary on the lands for rezoning in terms of each sub catchment to provide greater clarity in terms of potential surface water run off. However it is noted that existing provisions of the South Dublin CDP 2022 –2028 require greenfield run off rates under Section 12.11.1 Water Management as follows: "(ii) Surface Water Development proposals should provide suitable drainage measures in compliance with the South Dublin County Council's Sustainable Drainage Systems (SuDS) Explanatory, Design and Evaluation Guide, 2022. The maximum permitted surface water outflow from any new development should not exceed the existing situation, and on greenfield lands, that of a greenfield site before any development took place; All new development must take account of the 'precautionary principle' in relation to climate change;

	Development proposals should not give rise to the pollution of ground or surface waters either during construction phases or subsequent operation. This will be achieved through adherence to best practice in the design, installation and management of systems for the interception, collection and appropriate disposal or treatment of all surface water and effluents. And related policies including: Policy GI3: Sustainable Water Management and Policy Policy GI4: Sustainable Drainage Systems. Based on the above and considering the proposed material alterations below, subject to full adherence and implementation of the existing environmental protection measures of the South Dublin CDP 2022 –2028 and those mitigation measures already provided for through the SEA and AA process of the Proposed Variation No 2 no cumulative impacts are identified as strategic scale.

MA1.1	
Amendment Ref. No. 1 Ballynakelly, Newcastle (Book of Mapping) Amendment Ref. No. 51 (Written Statement)	
Section(s)	**Page(s)**
Section 2.7.2 Self-Sustaining Growth Towns / Self-Sustaining Town	74-76
To amend CS9 SLO5 in Variation No. 2, Amendment No. 1 Ballynakelly 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 the planning authority or in consultation with, and approved by, the planning authority **and noted by the relevant area committee** 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.**

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA1.2	
Amendment Ref. No. 1 Ballynakelly (Book of Maps) **Amendment Ref. No. 51 (Written Statement)**	
Section(s)	**Page(s)**
Section 2.7.2 Self-Sustaining Growth Towns / Self-Sustaining Town	74-76
To include CS9 SLO7 in Variation No. 2, Amendment No. 1 Ballynakelly as follows: **CS9 SLO7:** **No bulk purchases of residential units developed on these lands shall be permitted, with the exception of acquisitions by the County Council or AHBs for the purposes of meeting its statutory housing functions. Residential units shall otherwise be sold only to individual private purchasers, and this requirement shall be included as a condition of any planning permission granted.**	

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA
AA Input	Material alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA2.1	
Amendment Ref. No. 2 Adamstown SDZ West (Book of Maps) **Amendment Ref. No. 50 (Written Statement)**	
Section(s)	**Page(s)**
Section 2.7.1 Dublin City and Suburbs	72

To amend CS7 SLO4 in Variation No. 2, Amendment No. 2 Adamstown SDZ West as follows:

CS7 SLO4:
Development on RES-N zoned lands to the west of Adamstown SDZ shall comply with the following:

1. **No significant residential development other than infrastructure necessary to facilitate the delivery of strategic transport infrastructure shall commence until DART+ Southwest, or an equivalent rail service, is operational.**
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, interventions in or adjacent to the woodland should be informed by EcIA and SDCC will support the maintenance of such habitat as a refuge for wildlife,
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, ~~and~~
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.	
SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA
AA Input	Material alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA2.2	
Amendment Ref. No. 2 Adamstown SDZ West (Book of Maps) **Amendment Ref. No. 50 (Written Statement)**	
Section(s)	**Page(s)**
Section 2.7.1 Dublin City and Suburbs	72
To include CS7 SLO13 in Variation No. 2, Amendment No. 2 Adamstown SDZ West as follows: **CS7 SLO13:** **No bulk purchases of residential units developed on these lands shall be permitted, with the exception of acquisitions by the County Council or AHBs for the purposes of meeting its statutory housing functions. Residential units shall otherwise be sold only to individual private purchasers, and this requirement shall be included as a condition of any planning permission granted.**	
SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	The Material Amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA3.1

Amendment Ref. No. 3 Finnstown Castle (Book of Maps)	
To omit Amendment Ref. No. 3 (See Book of Maps)	
SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	The Material Amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA4.1	
Amendment Ref. No. 4 Tubber Lane North (Book of Maps) **Amendment Ref. No. 50 (Written Statement)**	
Section(s)	**Page(s)**
Section 2.7.1 Dublin City and Suburbs	72

To amend CS7 SLO5 in Variation No. 2, Amendment No. 4 Tubber Lane North as follows:

CS7 SLO5:
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 **or an equivalent rail service to the Dart+SW is operational, as may be relevant.**
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,

~~b~~ **d**. Ensure compliance with G13 (Riparian Corridors) in relation to any watercourses on site,

~~c~~ **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 states agencies,**

~~d~~ **f**. A Transport and Traffic Assessment detailing the impact of the proposed development and measures to alleviate its impact, ~~and~~ **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,**

~~e~~ **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.

SEA Input	These amendments strengthen overall environmental protection for biodiversity. This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA
AA Input	The Material Alteration sets out further procedures for environment assessment and protection. The Material Amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA4.2	
Amendment Ref. No. 4 Tubber Lane North (Book of Maps) **Amendment Ref. No. 50 (Written Statement)**	
Section(s)	**Page(s)**
Section 2.7.1 Dublin City and Suburbs	72
To include CS7 SLO13 in Variation No. 2, Amendment No. 4 Tubber Lane North as follows: **CS7 SLO13:** **No bulk purchases of residential units developed on these lands shall be permitted, with the exception of acquisitions by the County Council or AHBs for the purposes of meeting its statutory housing functions. Residential units shall otherwise be sold only to individual private purchasers, and this requirement shall be included as a condition of any planning permission granted.**	
SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	The Material Amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA5.1	
Amendment Ref. No. 5 Citywest (Book of Maps) **Amendment Ref. No. 51 (Written Statement)**	
Section(s)	**Page(s)**
Section 2.7.2 Self-Sustaining Growth Towns / Self-Sustaining Town	73-74
To amend CS8 SLO2 in Variation No. 2, Amendment No. 5 Citywest 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:

~~1~~ **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,
~~2~~ **c.** Transport and Traffic Assessment detailing the impact of the proposed development and measures to alleviate its impact, ~~and~~
~~3~~ **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 un modelled 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.

SEA Input	These amendments strengthen overall environmental protection for biodiversity and water resources. This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	The Material Alteration sets out further procedures for environment assessment and protection. The Material Amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No.2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA5.2	
Amendment Ref. No. 5 Citywest (Book of Maps) **Amendment Ref. No. 51 (Written Statement)**	
Section(s)	**Page(s)**
Section 2.7.2 Self-Sustaining Growth Towns / Self-Sustaining Town	73-74
To include CS8 SLO3 in Variation No. 2, Amendment No. 5 Citywest as follows: **CS8 SLO3:** **No bulk purchases of residential units developed on these lands shall be permitted, with the exception of acquisitions by the County Council or AHBs for the purposes of meeting its statutory housing functions. Residential units shall otherwise be sold only to individual private purchasers, and this requirement shall be included as a condition of any planning permission granted.**	
SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA
AA Input	Material alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA6.1	
Amendment Ref. No. 6 St. Edmundsbury (Book of Maps)	
To omit Amendment Ref. No. 6 (See Book of Maps)	
SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA
AA Input	Material alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not

	have the potential to result in likely significant effects to European Sites.

MA7.1	
Amendment Ref. No. 7 Edmondstown Road (Book of Maps) **Amendment Ref. No. 50 (Written Statement)**	
Section(s)	**Page(s)**
Section 2.7.1 Dublin City and Suburbs	72
To amend CS7 SLO6 in Variation No. 2, Amendment No. 7 Edmondstown Road as follows: CS7 SLO6: Development on the 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 insofar as possible within development proposals, **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.**	
SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process, noting future public transport extension measures to be agreed in the future with the NTA. Therefore, this is screened out for SEA
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not

	have the potential to result in likely significant effects to European Sites.

MA7.2	
Amendment Ref. No. 7 Edmondstown Road (Book of Maps) **Amendment Ref. No. 50 (Written Statement)**	
Section(s)	**Page(s)**
Section 2.7.1 Dublin City and Suburbs	72
To include CS7 SLO10 in Variation No. 2, Amendment No. 7 Edmondstown Road as follows: **CS7 SLO10:** **To ensure that any future development has regard to the boundary with and protection of the amenity and function of Edmondstown Golf Course.**	

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process, noting future public transport extension measures to be agreed in the future with the NTA. Therefore, this is screened out for SEA
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA7.3	
Amendment Ref. No. 7 Edmondstown Road (Book of Maps) **Amendment Ref. No. 50 (Written Statement)**	
Section(s)	**Page(s)**
Section 2.7.1 Dublin City and Suburbs	72
TTo include CS7 SLO13 in Variation No. 2, Amendment No. 7 Edmondstown Road as follows:	

CS7 SLO13: **No bulk purchases of residential units developed on these lands shall be permitted, with the exception of acquisitions by the County Council or AHBs for the purposes of meeting its statutory housing functions. Residential units shall otherwise be sold only to individual private purchasers, and this requirement shall be included as a condition of any planning permission granted.**

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA8.1	
Amendment Ref. No. 8 Kiltipper Road (Book of Maps) **Amendment Ref. No. 50 (Written Statement)**	
Section(s)	**Page(s)**
Section 2.7.1 Dublin City and Suburbs	72
To include CS7 SLO13 in Variation No. 2, Amendment No. 8 Kiltipper Road as follows: **CS7 SLO13:** **No bulk purchases of residential units developed on these lands shall be permitted, with the exception of acquisitions by the County Council or AHBs for the purposes of meeting its statutory housing functions. Residential units shall otherwise be sold only to individual private purchasers, and this requirement shall be included as a condition of any planning permission granted.**	

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process.

	Therefore, this is screened out for SEA.
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA9.1	
Amendment Ref. No. 9 Knockmeenagh Framework Site (Book of Maps) **Amendment Ref. No. 50 (Written Statement)**	
Section(s)	**Page(s)**
Section 2.7.1 Dublin City and Suburbs	72
To amend CS7 SLO7 in Variation No. 2, Amendment No. 9 Knockmeenagh Framework Site as follows: CS7 SLO7: 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**.	

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process noting the potential subject to evidence base research for all weather pitch. Therefore, this is screened out for SEA.
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2 As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA9.2

Amendment Ref. No. 9 Knockmeenagh Framework Site (Book of Maps) Amendment Ref. No. 50 (Written Statement)	
Section(s)	**Page(s)**
Section 2.7.1 Dublin City and Suburbs	72
To include CS7 SLO13 in Variation No. 2, Amendment No. 9 Knockmeenagh Framework Site as follows: **CS7 SLO13:** **No bulk purchases of residential units developed on these lands shall be permitted, with the exception of acquisitions by the County Council or AHBs for the purposes of meeting its statutory housing functions. Residential units shall otherwise be sold only to individual private purchasers, and this requirement shall be included as a condition of any planning permission granted.**	

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA10.1	
Amendment Ref. No. 10 Stonewall (Book of Maps) Amendment Ref. No. 50 (Written Statement)	
Section(s)	**Page(s)**
Section 2.7.1 Dublin City and Suburbs	72
To include CS7 SLO13 in Variation No. 2, Amendment No. 10 Stonewall as follows: **CS7 SLO13:** **No bulk purchases of residential units developed on these lands shall be permitted, with the exception of acquisitions by the County Council or AHBs for the purposes of meeting its statutory housing functions. Residential units shall**	

otherwise be sold only to individual private purchasers, and this requirement shall be included as a condition of any planning permission granted.

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA11.1	
Amendment Ref. No. 11 Coldcut (Book of Maps)	
To omit Amendment Ref. No. 11 (See Book of Maps)	
SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA12.1	
Amendment Ref. No. 12 Cherryfield (Book of Maps) **Amendment Ref. No. 50 (Written Statement)**	
Section(s)	**Page(s)**

Section 2.7.1 Dublin City and Suburbs	72
To include CS7 SLO13 in Variation No. 2, Amendment No. 12 Cherryfield as follows: **CS7 SLO13:** **No bulk purchases of residential units developed on these lands shall be permitted, with the exception of acquisitions by the County Council or AHBs for the purposes of meeting its statutory housing functions. Residential units shall otherwise be sold only to individual private purchasers, and this requirement shall be included as a condition of any planning permission granted.**	

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA13.1	
Amendment Ref. No. 13 Rathcoole (Book of Maps) **Amendment Ref. No. 51 (Written Statement)**	
Section(s)	**Page(s)**
Section 2.7.2 Self-Sustaining Growth Towns / Self-Sustaining Town	76-77
To include CS10 SLO3 in Variation No. 2, Amendment No. 13 Rathcoole as follows: **CS10 SLO3:** **No bulk purchases of residential units developed on these lands shall be permitted, with the exception of acquisitions by the County Council or AHBs for the purposes of meeting its statutory housing functions. Residential units shall**	

otherwise be sold only to individual private purchasers, and this requirement shall be included as a condition of any planning permission granted.

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA14.1	
Amendment Ref. No. 14 Foxhunter (Book of Maps) **Amendment Ref. No. 50 (Written Statement)**	
Section(s)	**Page(s)**
Section 2.7.1 Dublin City and Suburbs	72
To add CS7 SLO12 in Variation No. 2, Amendment No. 14 Foxhunter as follows: **CS7 SLO12:** **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.**	

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process and strengthens consideration of residential amenity. Therefore, this is screened out for SEA.
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA14.2	
Amendment Ref. No. 14 Foxhunter (Book of Maps) **Amendment Ref. No. 50 (Written Statement)**	
Section(s)	**Page(s)**
Section 2.7.1 Dublin City and Suburbs	72
To include CS7 SLO13 in Variation No. 2, Amendment No. 14 Foxhunter as follows: **CS7 SLO13:** **No bulk purchases of residential units developed on these lands shall be permitted, with the exception of acquisitions by the County Council or AHBs for the purposes of meeting its statutory housing functions. Residential units shall otherwise be sold only to individual private purchasers, and this requirement shall be included as a condition of any planning permission granted.**	
SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA15.1	
Amendment Ref. No. 15 Ninth Lock Road (Book of Maps) **Amendment Ref. No. 50 (Written Statement)**	
Section(s)	**Page(s)**
Section 2.7.1 Dublin City and Suburbs	72

To include CS7 SLO13 in Variation No. 2, Amendment No. 15 Ninth Lock Road as follows: **CS7 SLO13:** **No bulk purchases of residential units developed on these lands shall be permitted, with the exception of acquisitions by the County Council or AHBs for the purposes of meeting its statutory housing functions. Residential units shall otherwise be sold only to individual private purchasers, and this requirement shall be included as a condition of any planning permission granted.**

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

Material Alteration MA16.1

MA16.1	
Amendment Ref. No. 16 Liffey Valley MRC (Book of Maps) **Amendment Ref. No. 50 (Written Statement)**	
Section(s)	**Page(s)**
Section 2.7.1 Dublin City and Suburbs	72
To include CS7 SLO10 in Variation No. 2, Amendment No. 16 Liffey Valley MRC as follows: **CS7 SLO10:** **a. Development on these lands shall have regard to the requirements of the Department of Education and Youth 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.**

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA17.1	
Amendment Ref. No. 17 Adamstown South and West (Outer) (Book of Maps) **Amendment Ref. No. 42 (Written Statement)**	
Section(s)	**Page(s)**
2.6.1 Land Capacity Study	48
To include a new Specific Local Objective for the Adamstown South and West (Outer) SDA lands (**CS3 SLO3**) as follows: **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.**	

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the

	NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA17.2	
Amendment Ref. No. 17 Adamstown South and West (Outer) (Book of Maps) Amendment Ref. No. 42 (Written Statement)	
Section(s)	**Page(s)**
2.6.1 Land Capacity Study	48
To include a new Specific Local Objective for the Adamstown South and West (Outer) SDA lands (**CS3 SLO4**) as follows: **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.**	

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA18.1
Amendment Ref. No. 18 Grange Castle (Book of Maps)

Amendment Ref. No. 42 (Written Statement)	
Section(s)	**Page(s)**
2.6.1 Land Capacity Study	48
To amend CS3 SLO2 in Variation No. 2, Amendment No. 18 Grange Castle as follows: CS3 SLO2: To carry out a study of the lands at Grange Castle / R136 to identify 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.'	

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	The Material Amendment sets out a requirement for the completion of feasibility study. Material Amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites

MA19.1	
Amendment Ref. No. 19 Newlands (Book of Maps)	
To omit Amendment Ref. No. 19 (See Book of Maps)	
SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process.Therefore, this is screened out for SEA.
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA65.1	
Amendment Ref. No. N/A (See Book of Maps)	
Section(s)	**Page(s)**
Section 2.7.2 Self-Sustaining Growth Towns / Self-Sustaining Town	76
To rezone lands at Cornerpark (Haughans Field), Newcastle from Rural (RU) to New Residential (RES-N) and include a new Specific Local Objective (CS9 SLO6) as follows: **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.**	

SEA Input	Note the SEA commentary on this land identified potential conflicts with inter alia, Material assets SEOs and loss of limited hedgerow network amongst others. The additional material alteration for a masterplan to be prepared will facilitate the embedding of existing key environmental protection measures in the South Dublin CDP 2022 –2028 already referenced in the SEA ER and as set out below in the AA response and NIR of the Proposed Variation No 2. Therefore, this is screened out for SEA.
AA Input	Haughan's Field is located c. 450m to north of Cornerpark Stream, which drains to the Griffeen River, which in turn drains to the River Liffey and Dublin Bay, where there are a number of European Sites located. It is assumed that any surface water or wastewater generated at a future residential area at Haughan's Field will ultimately be directed to the hydrological pathway described above. Given the presence of hydrological pathway, the potential for likely significant effects would not be ruled out at the screening stage and these proposed amendments would need to

	be subject to appropriate assessment and consideration as part of the Natura Impact Report (NIR) of the proposed Variation. It is noted that the NIR of the proposed Variation identified conceivable impacts arising from land use activities associated with future residential development. The NIR has set out all necessary safeguards to ensure that the implementation of the proposed Variation, and the land use activities arising from it, will not result in adverse effects in European Sites. These lands would require further investigation to ensure the safeguards that are set out in the existing NIR will provide appropriate protection to European Sites from any land use activities that may arise from future residential development at this location.

MA66.1
Amendment Ref. No. N/A (See Book of Maps)
To rezone lands adjacent to 21 Elmcastle Court, Kilnamanagh from Objective Open Space (OS) to Residential (RES).

SEA Input	Note the SEA commentary on these lands stated that at strategic scale, this submission represents a very small potentially infill site for potential residential development. It is not identified as generating any significant potential adverse effects at strategic scale and existing environmental protection measures in the South Dublin CDP 2022 –2028 will apply. Therefore is screened out for SEA.
AA Input	Whilst the footprint is very small and this site is well set back from any watercourses, the only connection between this site and Dublin Bay European Sites is likely to be surface water drainage infrastructure as well as wastewater discharges which are ultimately expected to be discharged to the Ringsend WWTP. Given the small footprint of this site, the volume of surface water discharging from same, in the context of the overall receiving River Liffey catchment will be miniscule. In addition, the volume of wastewater loading generating by any future housing on these lands, is also expected to be miniscule. As such, the surface water and wastewater emissions generated by future housing on this land, is expected to be de-minimus and will not have the potential to result in likely significant effects, alone or in combination, with other plans and projects to European Sites. Notwithstanding the consideration set out above, in the event the plot is brought forward to residential zoning, the lands, as with all such lands proposed, would be required to be brought forward to screening for AA as part of the Variation.

MA22.1	
Amendment Ref. No. 22 (Written Statement)	
Section(s)	**Page(s)**
Section 7.7.2	277-279

To amend Table 7.5 in Variation No. 2, as follows:

Road	**Description**	**Function**
Edmondstown Road Upgrade	Upgrade of existing road.	To enhance pedestrian, cycling and public transport facilities and access to new**ly developed** residential lands.

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process .Therefore, this is screened out for SEA.
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA29.1	
Amendment Ref. No. 29 (Written Statement)	
Section(s)	**Page(s)**
Section 2.2 Executive Summary	28

To amend text in Section 2.2, as follows:

This Core Strategy and Settlement Strategy quantitatively demonstrates how much land is required to meet the residential and employment needs of a growing population up to 2028. To provide for the level of growth envisaged when the Plan was adopted in 2022 and the increased housing growth requirements set out in National policy in 2025, a need for 19,570 new homes between 2022 to 2028 within the County has been identified.

Taking account of completed units between 2022 and Q3 2025 (7,931 units) there is an overall requirement of 11,699 new homes between 2025 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 u 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. 127.8** ~~165~~ hectares with the potential capacity for **approx 5,649** ~~7,324~~ 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 up to 50% additional provision.

With maximum additional provision built-in, the enhanced land capacity sufficient to accommodate approx. **15,262** ~~16,937~~ 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.	
SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process .Therefore, this is screened out for SEA.
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA32.1	
Amendment Ref. No. 32 (Written Statement)	
Section(s)	**Page(s)**
Section 2.4.2 Ministerial Guidelines	32

To amend bullet points in Section 2.4.2, 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') up to 2025~~ ***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*.

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process .Therefore, this is screened out for SEA.
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA42.1	
Amendment Ref. No. 42 (Written Statement)	
Section(s)	**Page(s)**
Section 2.6.1 Land Capacity Study	46-48
To amend text in Section 2.6.1 under 'Future Strategic Long-Term Development Areas (Future SDAs)', as follows: 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:

- ~~Newlands (Delete)~~
- 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.

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process .Therefore, this is screened out for SEA.
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA42.2	
Amendment Ref. No. 42 (Written Statement)	
Section(s)	**Page(s)**
Section 2.6.1 Land Capacity Study	48
To amend Policy CS3: Future Strategic Long-Term Development Areas, as follows: 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:	

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

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process .Therefore, this is screened out for SEA.
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA42.3	
Amendment Ref. No. 17, 18, 20 (Book of Maps) **Amendment Ref. No. 42 (Written Statement)**	
Section(s)	**Page(s)**
2.6.1 Land Capacity Study	48

To amend CS3 Objective 3 under Policy CS3, as follows:

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.

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process .Therefore, this is screened out for SEA.
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA42.4	
Amendment Ref. No. 17, 18, 20 (Book of Maps) **Amendment Ref. No. 42 (Written Statement)**	
Section(s)	**Page(s)**
2.6.1 Land Capacity Study	48
To insert a new objective under Policy CS3: Future Strategic Long-Term Development Areas, as follows: **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.**	
SEA Input	Provision of transport studies over Strategic long term development areas does not give rise to landuse or environmental effects at strategic scale and is therefore screened out for SEA.
AA Input	The Material Amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites

MA48.1	
Amendment Ref. No. 48 (Written Statement)	
Section(s)	**Page(s)**
Section 2.6.4 Deliverability Analysis	54

To amend sub-section 2.6.4(a) Land Capacity and New Zoning Requirements, as follows:

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 35,406 dwellings across 568 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. **127.8** 156 hectares with the indicative capacity for **5,649**7,234 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 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.

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)**
	Tallaght	**8.5**	**0**	**237**	**0**	**8.5**	**237**

Dublin City and Suburbs	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	**0**	**10.3**	**0**	**428**	**10.3**	**428**
	Lucan, Adamstown, Palmerstown	**35.6**	**8.0**	**1,891**	**1,121**	**43.6**	**3,012**
	Citywest	**0**	**0**	**0**	**0**	**0**	**0**
Sub-total of Dublin City and Suburbs		**59.0**	**19.3**	**2,809**	**1,579**	**78.3**	**4,388**
Self-Sustaining Growth Town: Newcastle		**20.2**	**6.5**	**451**	**116**	**26.7**	**567**
Self-Sustaining Growth Town: Rathcoole		**2.0**	**0**	**69**	**0**	**2.0**	**69**
Self-Sustaining Town: Saggart		**20.8**	**0**	**625**	**0**	**20.8**	**625**
Sub-total of Towns		**43**	**6.5**	**1,145**	**116**	**49.5**	**1,261**
Sub-total of Urban Area		**102**	**25.8**	**3,954**	**1,695**	**127.8**	**5,649**

Table 10 has been updated to reflect amendments arising from Variation No. 2 to the South Dublin County Development Plan 2022–2028, having regard to the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025).

The revised table reflects changes to both the quantum and distribution of residentially zoned lands across the County following the Material Alterations process. In particular, a number of sites previously identified for residential or mixed-use development are no longer included. The removal of these lands has resulted in a reduction in the overall development capacity previously identified under the adopted Development Plan.

Additional lands have also been incorporated into the table. This includes the inclusion of lands at Haughan's Field (Cornerpark), Newcastle and a minor addition at Elmcastle Court, Tallaght. These sites have been integrated into the relevant settlement totals, contributing to the revised capacity within the Newcastle and Tallaght areas respectively.

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process .Therefore, this is screened out for SEA.
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA49.1	
Amendment Ref. No. 49 (Written Statement)	
Section(s)	**Page(s)**
Section 2.6.5 Core Strategy – 2022-2028 Development Plan	55

To amend Table 11 in Section 2.6.5 Core Strategy – 2022- 2028 Development Plan, as follows:

Table 11: Core Strategy Table Q2 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	**61.7**	**17.8**	**3,237**	**798**	**79.5**	**4,035**
	Lucan, Adamstown, Palmerstown	**65.9**	**13.7**	**3,867**	**1,534**	**79.6**	**5,401**
	Citywest	**8.3**	**0.1**	**528**	**4**	**8.4**	**532**
Sub-total of Dublin City and Suburbs		**173.8**	**49.6**	**9,063**	**4,359**	**223.4**	**13,422**
Self-Sustaining Growth Town: Newcastle		**25.5**	**6.9**	**598**	**135**	**32.5**	**733**
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**	**64.4**	**1,840**
Sub-total of Urban Area		**230.2**	**57.7**	**10,717**	**4,545**	**287.9**	**15,262**
A - Capacity South Dublin County to 2028				**-**	**-**	**287.9**	**15,262**
B – Housing Need to 2028 (NPF Implementation Guidelines)							**11,699**
C – Housing Need to 2028 with Maximum Additional Provision (NPF Implementation Guidelines)							**17,549**

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.

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process .Therefore, this is screened out for SEA.
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the

	NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA55.1	
Amendment Ref. No. 55	
Section(s)	**Page(s)**
Section 6.2 Supply of Housing	225
To amend the first paragraph of Section 6.2 Supply of Housing, as follows: The Core Strategy in Chapter 2 identifies capacity for approximately **15,262** ~~16,937~~ units which are serviced and / or serviceable the lifetime of the Plan period. The Housing Need for the County is 11,699 new homes from 2025 to 2028.	

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process .Therefore, this is screened out for SEA.
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

To incorporate amendments which update the Written Statement to reflect the Planning Design Standards for Apartments 2025: These are listed below and assessed as collectively as follows:

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process .Therefore, this is screened out for SEA.

AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA62.1	
Amendment Ref. No. 62	
Section(s)	**Page(s)**
12.6.7 Residential Standards	475
To amend bullet points and text in Section 12.6.7, 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); and its replacement,~~ ~~tThe~~ *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 any replacement guidelines or planning policy statements. *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.* ***For apartment development this shall be in line with Planning Design Standards for Apartments Guidelines for Planning Authorities (2025).***	

MA63.1	
Amendment Ref. No. 63	
Section(s)	**Page(s)**
Appendix 1 Statement of Compliance	N/A
To amend text under Introduction of Appendix 1, as follows:	

The required statement pertaining to the South Dublin County Development Plan 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~~ **Apartment Guidelines (2025)** Table 4: Implementation of SPPRs under the Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change

MA67.1	
Amendment Ref. No. N/A	
Section(s)	**Page(s)**
Section 7.7.1	276
To amend SM4 SLO1 in Variation No. 2, Amendment No. 23 Whitechurch-Edmondstown (Connecting Road) 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.**	

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process .Therefore, this is screened out for SEA.
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA68.1	
Amendment Ref. No. N/A	
Section(s)	**Page(s)**
5.2.7 Density and Building Heights	201
To amend QDP8 Objective 2 under Policy QDP8, 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 ~~Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2020)~~ **Planning Design Standards for Apartments – Guidelines for Planning Authorities (2025)** 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.	

MA68.2	
Amendment Ref. No. N/A	
Section(s)	**Page(s)**
6.1 Housing Strategy and Interim Housing Need and Demand Assessment	224
To amend H1 Objective 12 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 superseding ~~Section 28 Ministerial Guidelines~~ **Guidance or National Planning Statement**).

MA68.3	
Amendment Ref. No. N/A	
Section(s)	**Page(s)**
6.1 Housing Strategy and Interim Housing Need and Demand Assessment	225
To amend H1 Objective 13 under Policy H1, as follows: 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)** and the provisions of the Housing Strategy and Interim HNDA or any subsequent future Regional based HNDA.	

MA68.4	
Amendment Ref. No. N/A	
Section(s)	**Page(s)**
7.10.2 Electric Vehicle Charging	288
To include a new objective (SM7 Objective 12) 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.**	
SEA Input	

	The alteration requests a study and no landuse or environmental effects are identified for this study. Therefore this is screened out for SEA.
AA Input	The Material Amendment sets out a requirement for the completion of review study. Material Amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites

MA68.5	
Amendment Ref. No. N/A	
Section(s)	**Page(s)**
7.10.2 Electric Vehicle Charging	288
To include a new objective (SM7 Objective 13) in Policy SM7, as follows: **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.**	
SEA Input	The Material Amendment sets out a requirement for the completion of review study. Material Amendment will not result in any additional land use or environmental effects beyond those already assessed through the SEA process .Therefore, this is screened out for SEA.
AA Input	The Material Amendment sets out a requirement for the completion of review study. Material Amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites

MA68.6
Amendment Ref. No. N/A

Section(s)	Page(s)
9.5.2 Liffey Valley Shopping Centre	363
To amend EDE10 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.	

To incorporate amendments which update the Written Statement to reflect the Planning Design Standards for Apartments 2025: These are listed below and assessed as collectively as follows:

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process .Therefore, this is screened out for SEA.
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

To incorporate amendments which update the Written Statement to reflect the Planning Design Standards for Apartments 2025: These are listed below and assessed as collectively as follows:

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process .Therefore, this is screened out for SEA.
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not

	have the potential to result in likely significant effects to European Sites.

MA68.7	
Amendment Ref. No. N/A	
Section(s)	**Page(s)**
12.5.2 Design Considerations and Statements	464-465
To 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.
- → 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.

MA68.8	
Amendment Ref. No. N/A	
Section(s)	**Page(s)**
12.6.1 Mix of Dwelling Types	471-472
To amend the text in Section 12.6.1, 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 studies) and there shall be no minimum requirement for apartments with three or more bedrooms.*~~

MA68.9	
Amendment Ref. No. N/A	
Section(s)	**Page(s)**
12.6.1 Mix of Dwelling Types	472-473

To amend Section 12.6.1 under the sub-heading Unit Mix, 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: Implementation and Monitoring (IM)

- → 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 any superseding **Guidance or National Planning Statement)**.
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)*****;**
- → 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.

MA68.10	
Amendment Ref. No. N/A	
Section(s)	**Page(s)**
12.6.4 Build-to-Rent / Shared Living Accommodation	474

To amend Section 12.6.4 Build-to-Rent / Shared Living Accommodation, as follows:

~~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)*, 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 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.

MA68.11	
Amendment Ref. No. N/A	
Section(s)	**Page(s)**
Section: 12.6.7 Residential Standards	476

To amend Section 12.6.7 under sub-heading "Apartments" 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 Specific Planning Policy Requirements (SPRRs), **and have regard to** 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~~). **Apartments Guidelines (2025).**

The contents of the Guidelines have been incorporated below and the minimum floor areas set out ~~in Table 3.21 in line~~ with **in** SPPR ~~3~~ **2** of the ~~Apartment Guidelines~~ **Apartments Guidelines (2025).** 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~~ **Apartments Guidelines (2025).**

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

MA68.12	
Amendment Ref. No. N/A	
Section(s)	**Page(s)**
Section 12.6.7 Residential Standards	478
To amend Section 12.6.7 under sub-heading "Floor to Ceiling Height", as follows: In line with SPPR ~~5~~**4** of the ~~Apartment Guidelines~~ **Apartments Guidelines (2025),** ~~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.**	

MA68.13	
Amendment Ref. No. N/A	
Section(s)	**Page(s)**
Section 12.6.7 Residential Standards	478

To amend Section 12.6.7 under sub-heading “Lift and Stair Cores” as follows:

In line with SPPR ~~6~~ **5** of the ~~Apartment Guidelines~~ **Apartments Guidelines (2025),** ~~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.**

MA68.14	
Amendment Ref. No. N/A	
Section(s)	**Page(s)**
Section 12.6.7 Residential Standards	479 - 480

To amend Section 12.6.7 under sub-heading “Dual Aspect” 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 **43** of the Apartment Guidelines **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~~
- → **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

MA68.15	
Amendment Ref. No. N/A	
Section(s)	**Page(s)**
Section 12.6.7 Residential Standards	480
To amend the second paragraph under sub-heading Building Lifestyle Report and Management Companies in Section 12.6.7, 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)*** includes;	

MA68.16	
Amendment Ref. No. N/A	
Section(s)	**Page(s)**
Section 12.11.3 Waste Management	518-519
To amend the second bullet point under "(ii) Design and Siting of Refuse storage Recycling and Bring Facilities in Developments" in Section 12.11.3 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).*** Refuse storage for 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;

MA68.17	
Amendment Ref. No. N/A	
Section(s)	**Page(s)**
Appendix 1 - Statement of Compliance with Section 28 Guidelines	N/A

To update Table 1 of Appendix 1 – Statement of Compliance with Section 28 Guidelines, as follows:

Table 1: List of Section 28 Ministerial Guidelines

Section 28 Guidelines	Implementation
~~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**	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).

MA68.18	
Amendment Ref. No. N/A	
Section(s)	**Page(s)**
Appendix 1 - Statement of Compliance with Section 28 Guidelines	N/A

To amend table 3 of Appendix 1 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~~	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

~~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 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.**	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.

~~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 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)** **• 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**	Section 6.8 of the Housing Chapter and Section 12.~~5.8~~ **6.7** of the Implementation and Monitoring Chapter 12 relate to be building refurbishment schemes. The policies and standards set out in the Development Plan comply with SPPR 2.

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 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.**	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.
~~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:~~	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.

~~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 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**	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.

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.	
~~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 5. 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 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;~~	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.

~~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~~	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.

~~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 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,~~ ~~(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.~~	~~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.~~

To incorporate amendments which update Appendix 1: These are listed below and assessed as collectively as follows:

SEA Input	These amendments are updating guidance including 2025 Planning Design guidelines for apartments and do not give rise, at strategic scale to significant environmental or landuse effects, therefore are screened out for SEA.
AA Input	The Material Amendment updates existing guidance and will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites

MA68.18	
Amendment Ref. No. N/A	
Section(s)	**Page(s)**
Appendix 1 - Statement of Compliance with Section 28 Guidelines	N/A

To amend table 3 of Appendix 1 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~~	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.

~~development plan(s).~~ **Specific Planning Policy Requirement 1** **(A) With the exception of social housing 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 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~~	Section 6.8 of the Housing Chapter and Section 12.~~5.8~~ **6.7** of the Implementation and Monitoring Chapter 12 relate to be building refurbishment schemes. The policies and standards set out in the Development Plan comply with SPPR 2.

~~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)** **• 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~~	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.

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:** **(iii) 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.** **(iv) 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.**	
~~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~~	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.

~~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.~~ **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**	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 6.

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.**	
~~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 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.~~	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.

~~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 amenity;~~ ~~(iii) There shall be a default of minimal or significantly reduced car parking~~	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.

~~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** **(C) (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. **(D) 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,~~ ~~(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.~~	~~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.~~

MA68.19	
Amendment Ref. No. N/A	
Section(s)	**Page(s)**
New table (5) in Appendix 1 of the proposed Variation.	N/A
To amend a section in the new table (5) in Appendix 1 of the proposed Variation 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 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 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~~ **Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025** (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	Chapter 12 Implementation and Monitoring sets the standards outlined under SPPR 2.

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.	