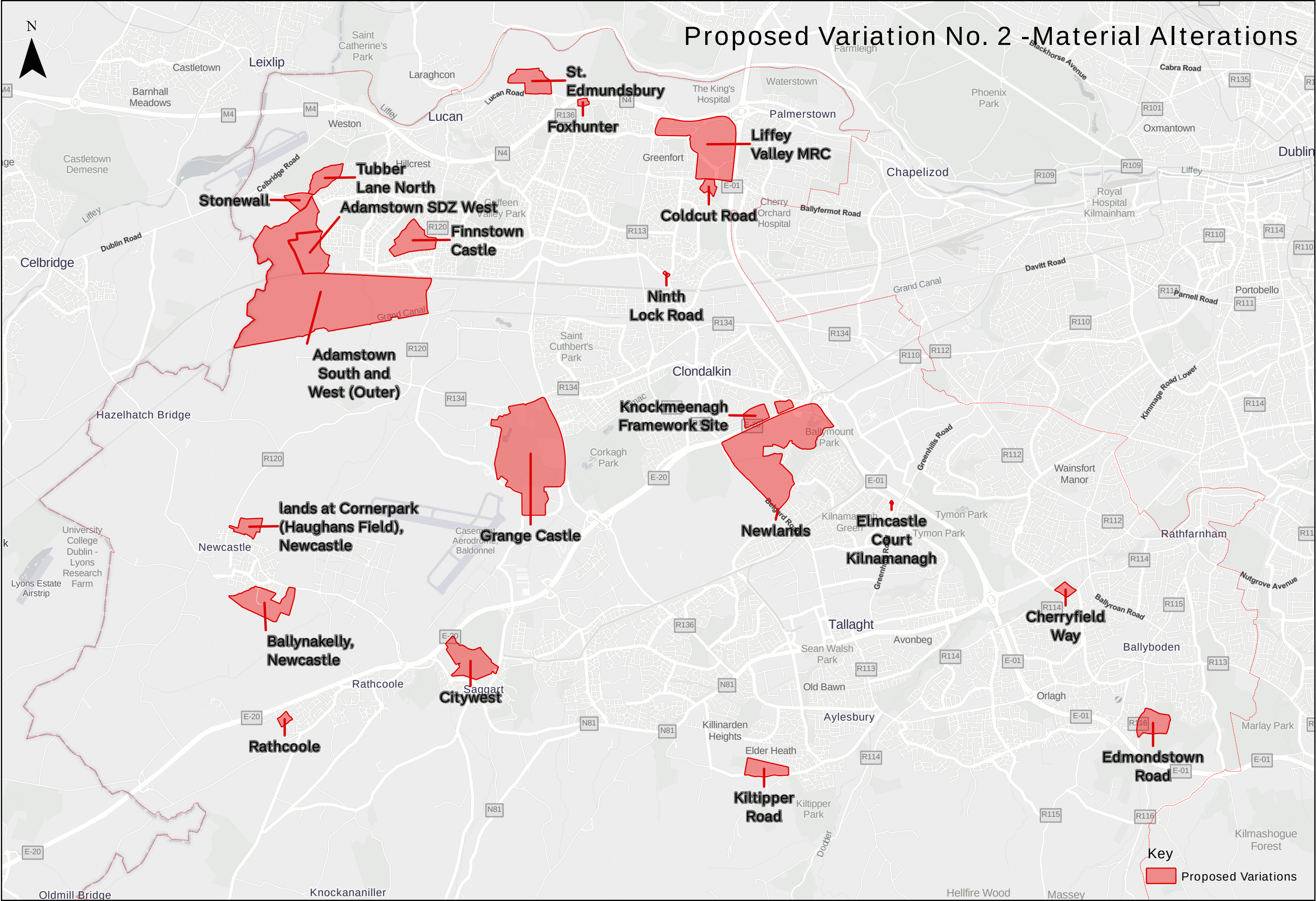




South Dublin County Development Plan 2022-2028 Proposed Variation No. 2

Material Alterations
July 2026

Proposed Variation No. 2 -Material Alterations

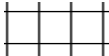


Key to Maps

Proposed Variation

Specific Local Objective

Road Proposal -- 6 Year

Future Long Term Strategic Lands Designation

Proposed School

Use Zoning Objectives

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

Amendment Ref. No. 1 Ballynakelly, Newcastle

Proposed Material Alteration/s

Note: For full details on SLO amendments / additions as shown in this book of maps, please see the accompanying changes to the written statement.

MA1.1

To amend CS9 SLO5 in Variation No. 2, Amendment No. 1 Ballynakelly as follows:

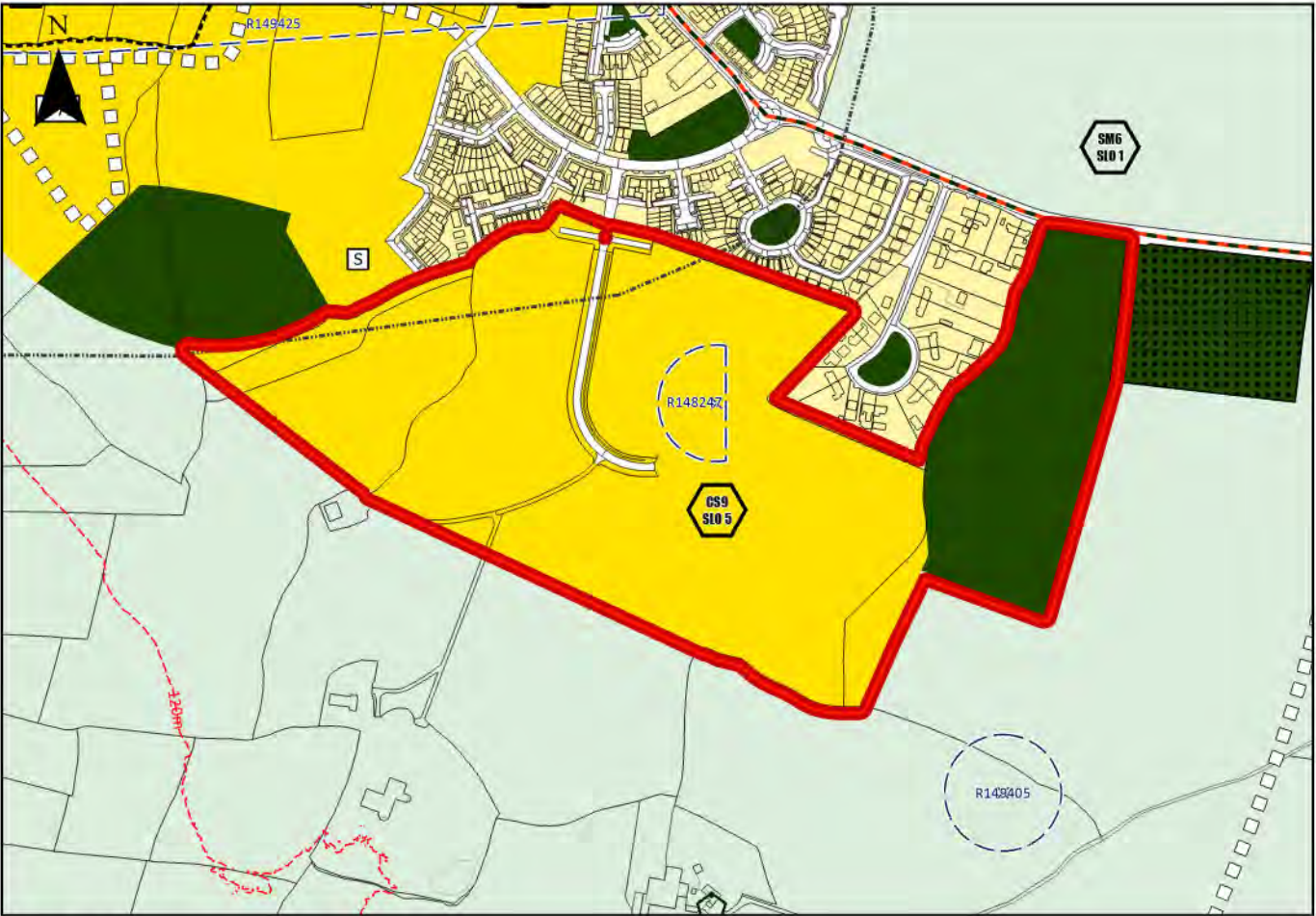
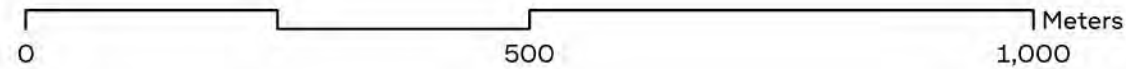
CS9 SLO5:
Development on RES-N zoned land south of Ballynakelly shall be in accordance with a masterplan for the lands to be prepared by the planning authority or in consultation with, and approved by, the planning authority and noted by the relevant area committee in advance of the submission of a planning 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.

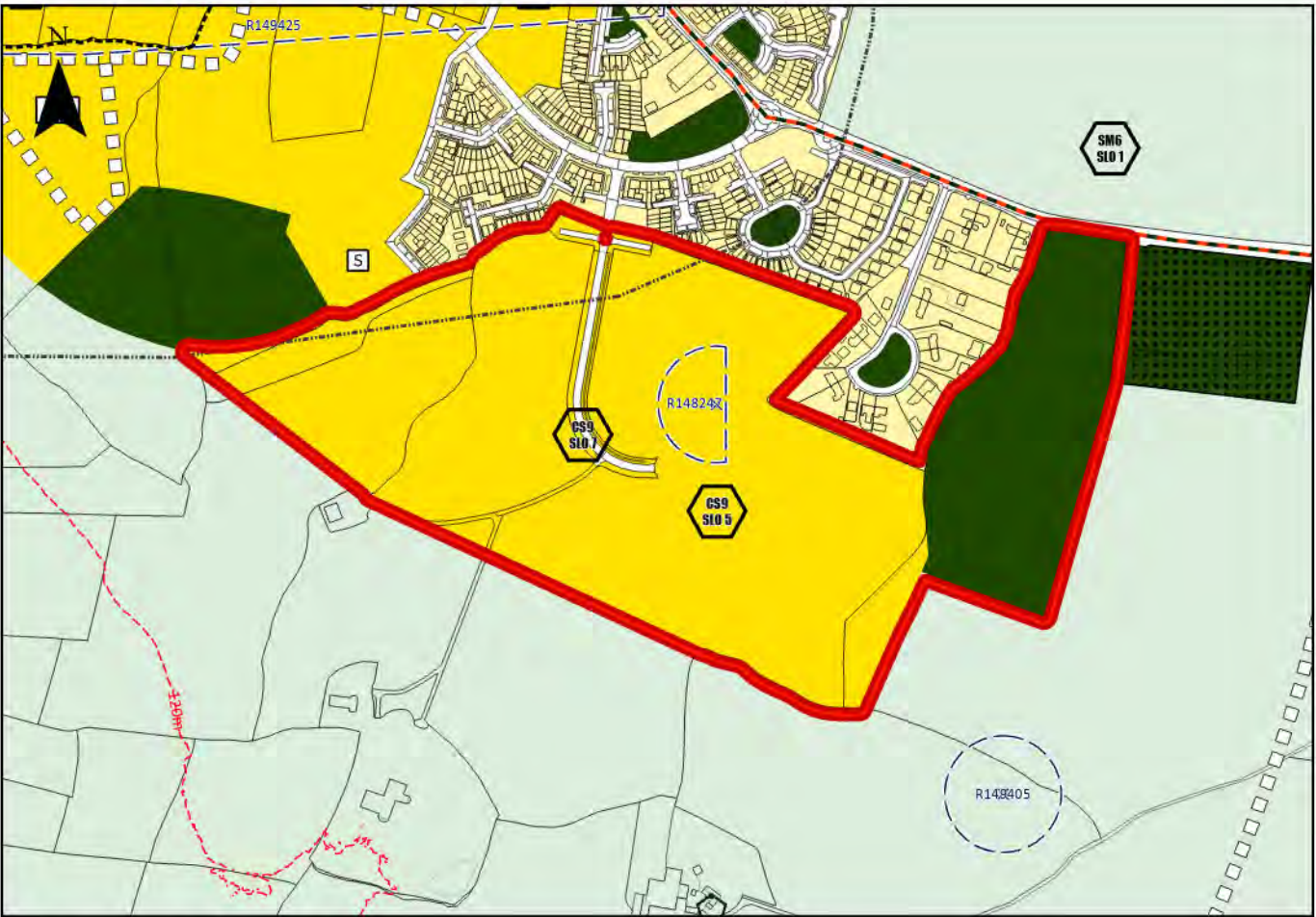
MA1.2

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.



Variation as Published



Amendment Proposed

Amendment Ref. No. 2 Adamstown SDZ West

Proposed Material Alteration/s

Note: For full details on SLO amendments / additions as shown in this book of maps, please see the accompanying changes to the written statement.

MA2.1

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:

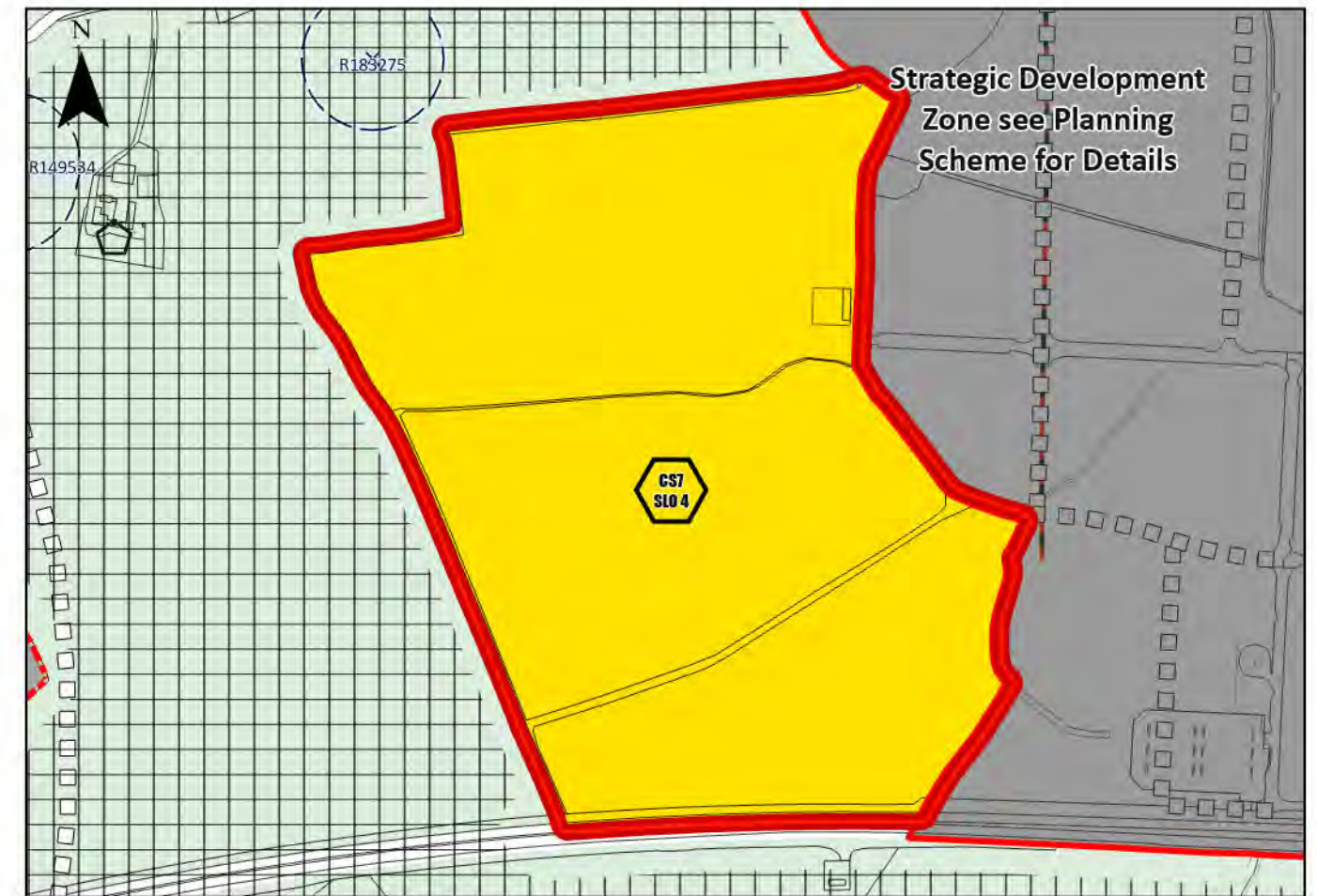
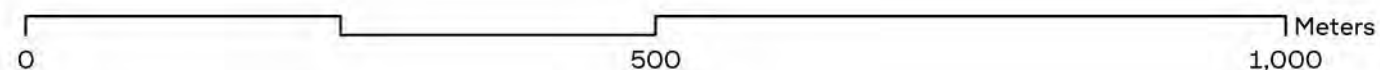
1. No significant residential development other than infrastructure necessary to facilitate the delivery of strategic transport infrastructure shall commence until DART+ Southwest, or an equivalent rail service, is operational.
2. An infrastructure masterplan shall be submitted to the planning authority 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,
 - 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.

MA2.2

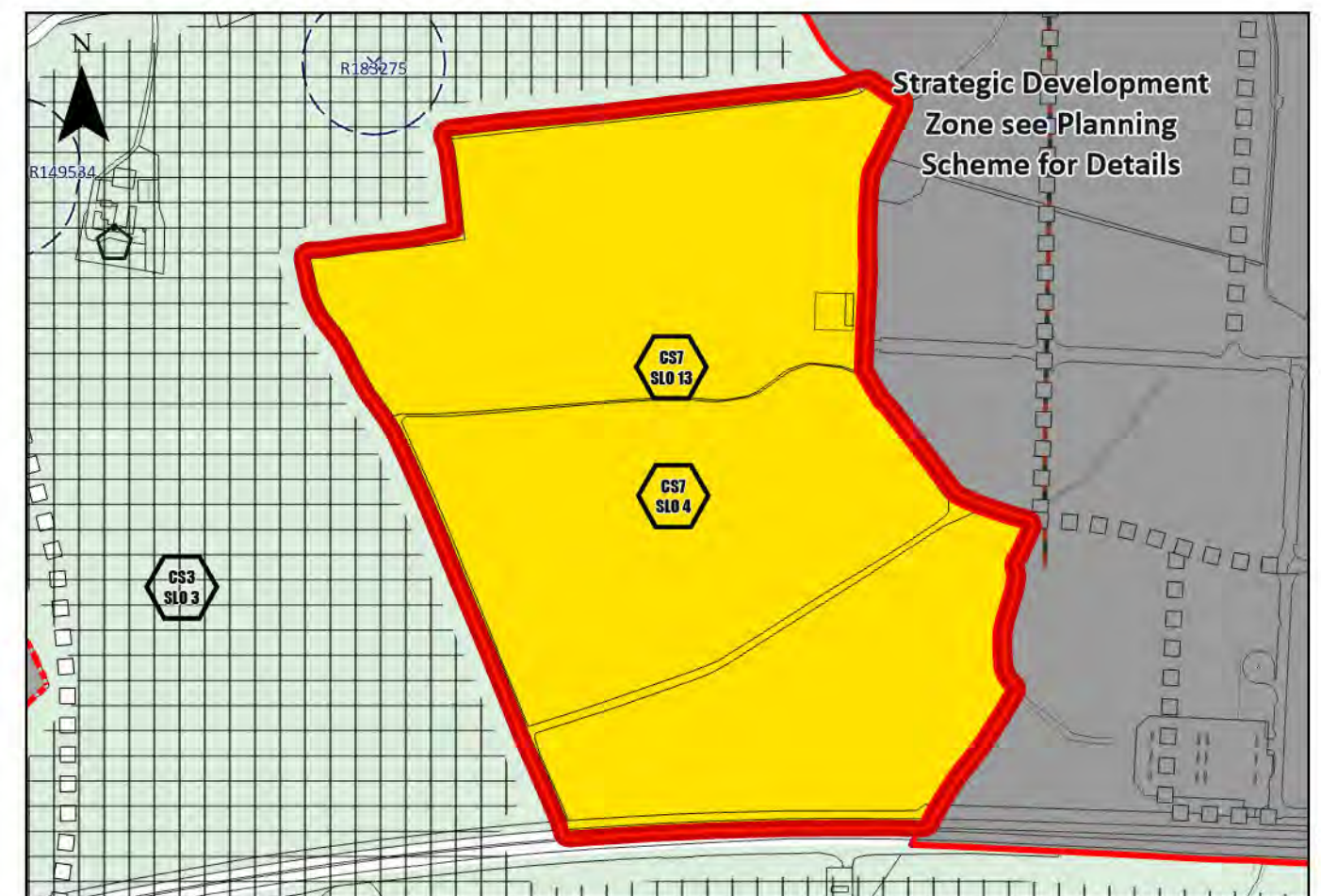
To include CS7 SLO13 in Variation No. 2, Amendment No. 2 Adamstown SDZ West as follows:

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.



Variation as Published



Amendment Proposed

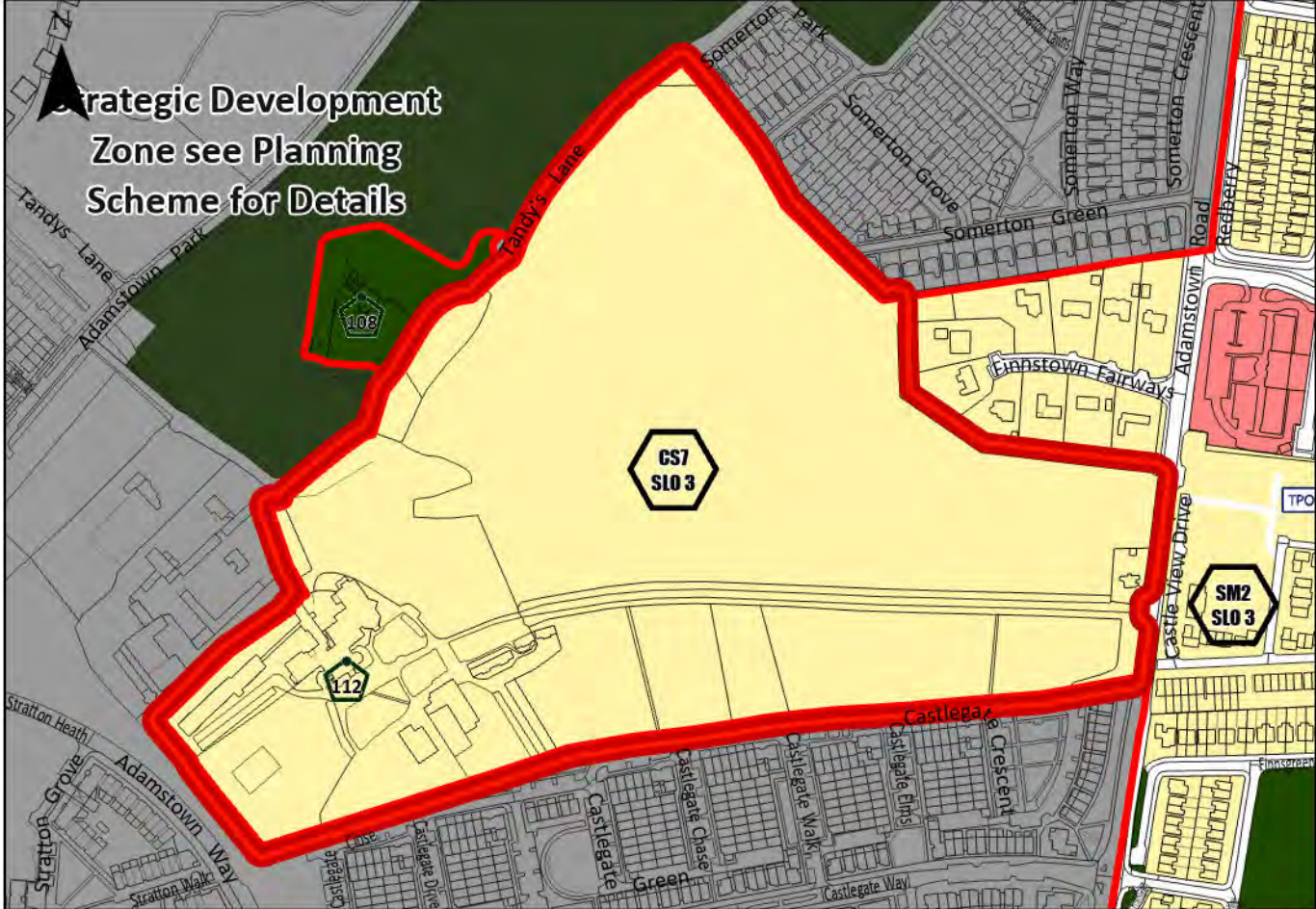
Amendment Ref. No. 3 Finnstown Castle

Proposed Material Alteration/s

Note: For full details on SLO amendments / additions as shown in this book of maps, please see the accompanying changes to the written statement.

MA3.1

To omit Amendment Ref. No. 3



Variation as Published



Amendment Proposed



Amendment Ref. No. 4 Tubber Lane North

Proposed Material Alteration/s

Note: For full details on SLO amendments / additions as shown in this book of maps, please see the accompanying changes to the written statement.

MA4.1

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,
 - d. Ensure compliance with G13 (Riparian Corridors) in relation to any watercourses on site,
 - e. A Social Infrastructure Audit and provision within development proposals to address any needs identified, and to provide the planning framework to address social infrastructure and proactively engage with the relevant states agencies,
 - 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,
 - 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.

MA4.2

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.

0 Meters 500



Variation as Published



Amendment Proposed

Amendment Ref. No. 5 Citywest

Proposed Material Alteration/s

Note: For full details on SLO amendments / additions as shown in this book of maps, please see the accompanying changes to the written statement.

MA5.1

To amend CS8 SLO2 in Variation No. 2, Amendment No. 5 Citywest as follows:

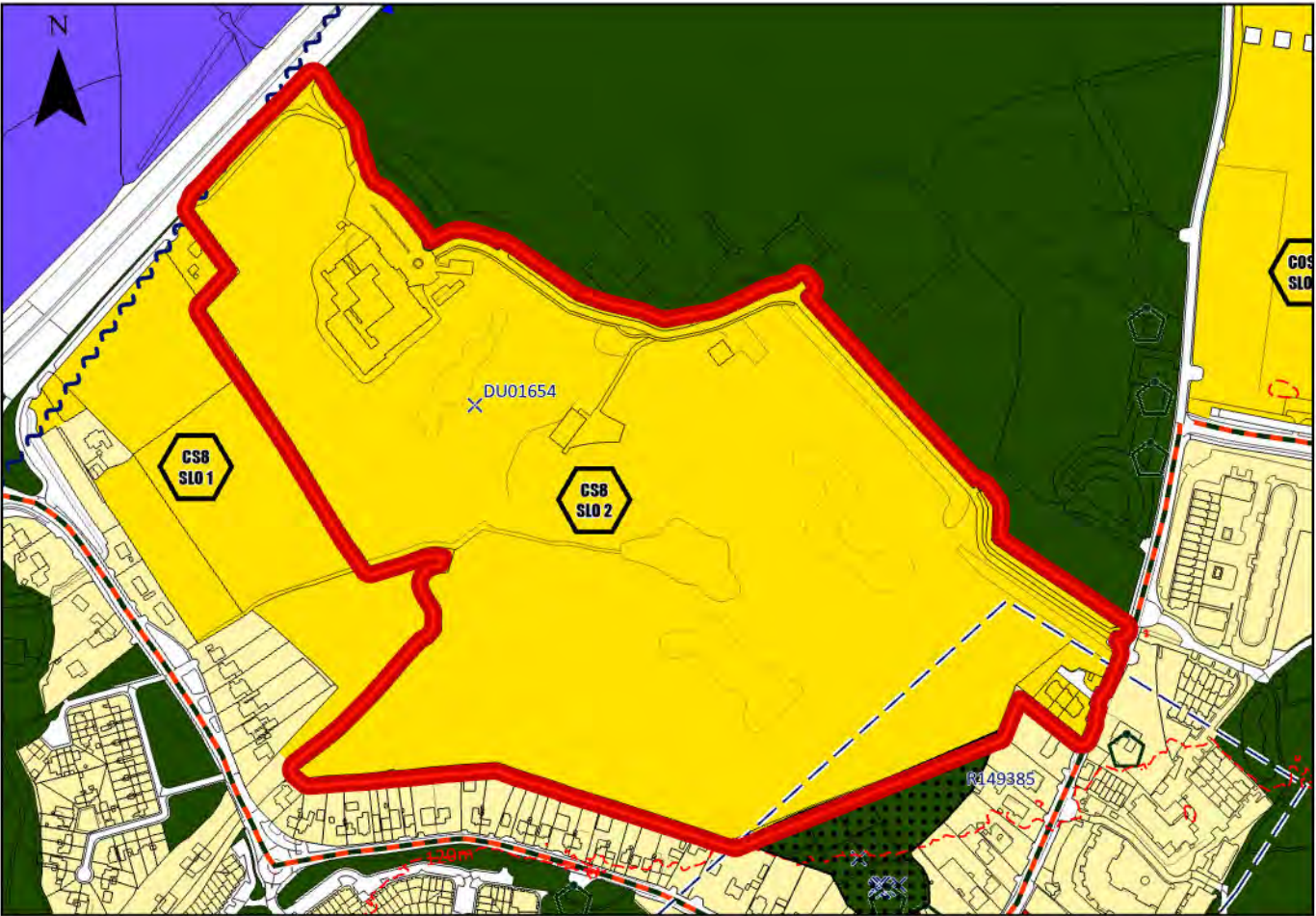
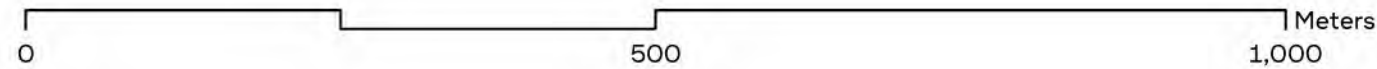
CS8 SLO2:
Development on RES-N zoned lands on the former golf course of the Citywest Hotel shall be in accordance with a masterplan for the lands to be prepared by the planning authority or in consultation with, and approved by, the planning authority, in advance of the submission of a planning application for residential development informed by and addressing, inter alia:

- a. An Ecological Impact Assessment to ascertain usage of the site and surrounding lands by mobile species, ECIA's to be undertaken by appropriately experienced and qualified ecologists and prepared in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine (CIEEM, 2018) and any superseding guidance,
- b. Lighting design and implementation should be informed by ecological surveys and seek to minimise impacts on wildlife through sensitive design in line with Institute of Lighting Practice Note 23/8 and any superseding guidance,
- c. Transport and Traffic Assessment detailing the impact of the proposed development and measures to alleviate its impact, and
- 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.

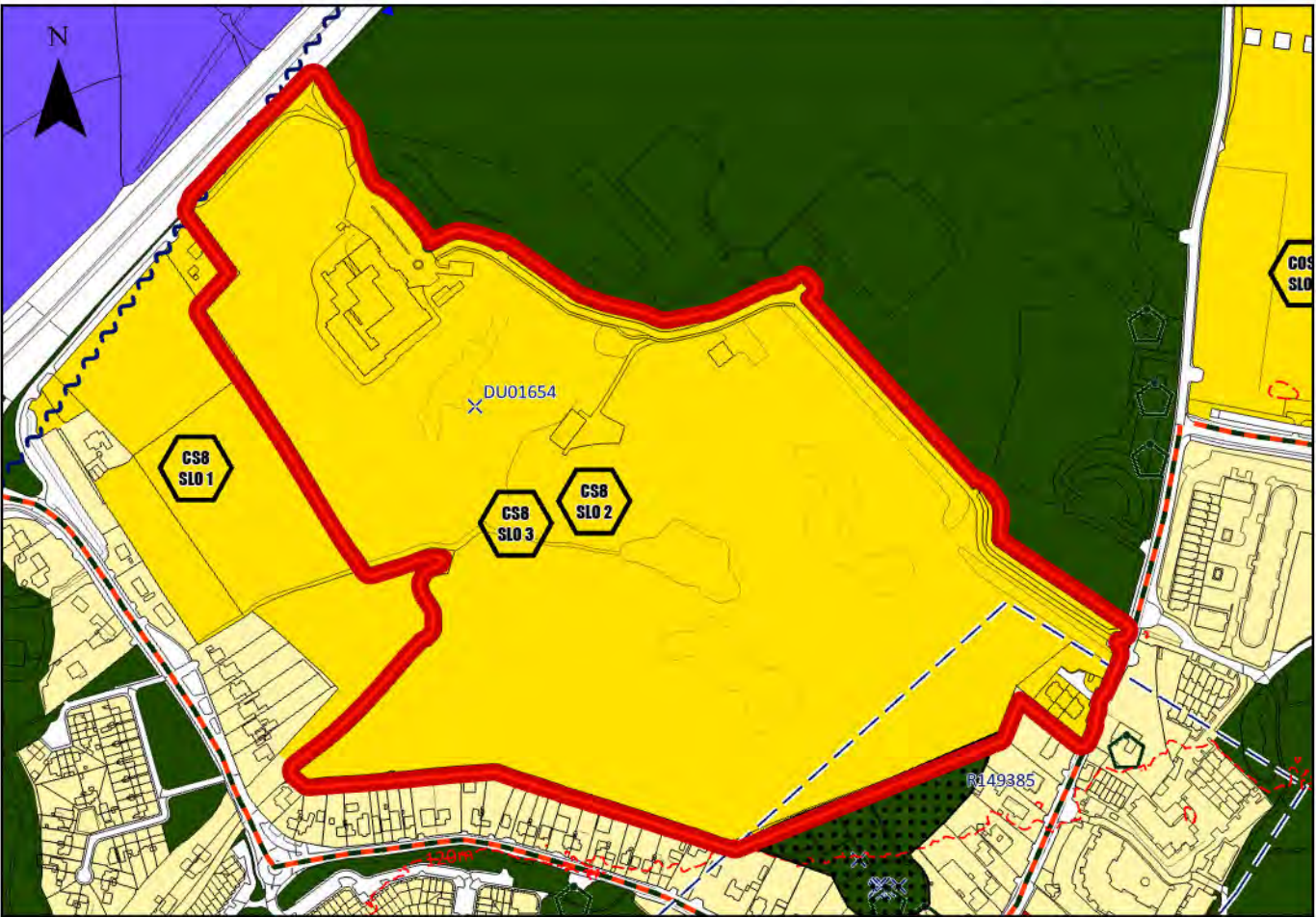
MA5.2

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.



Variation as Published



Amendment Proposed

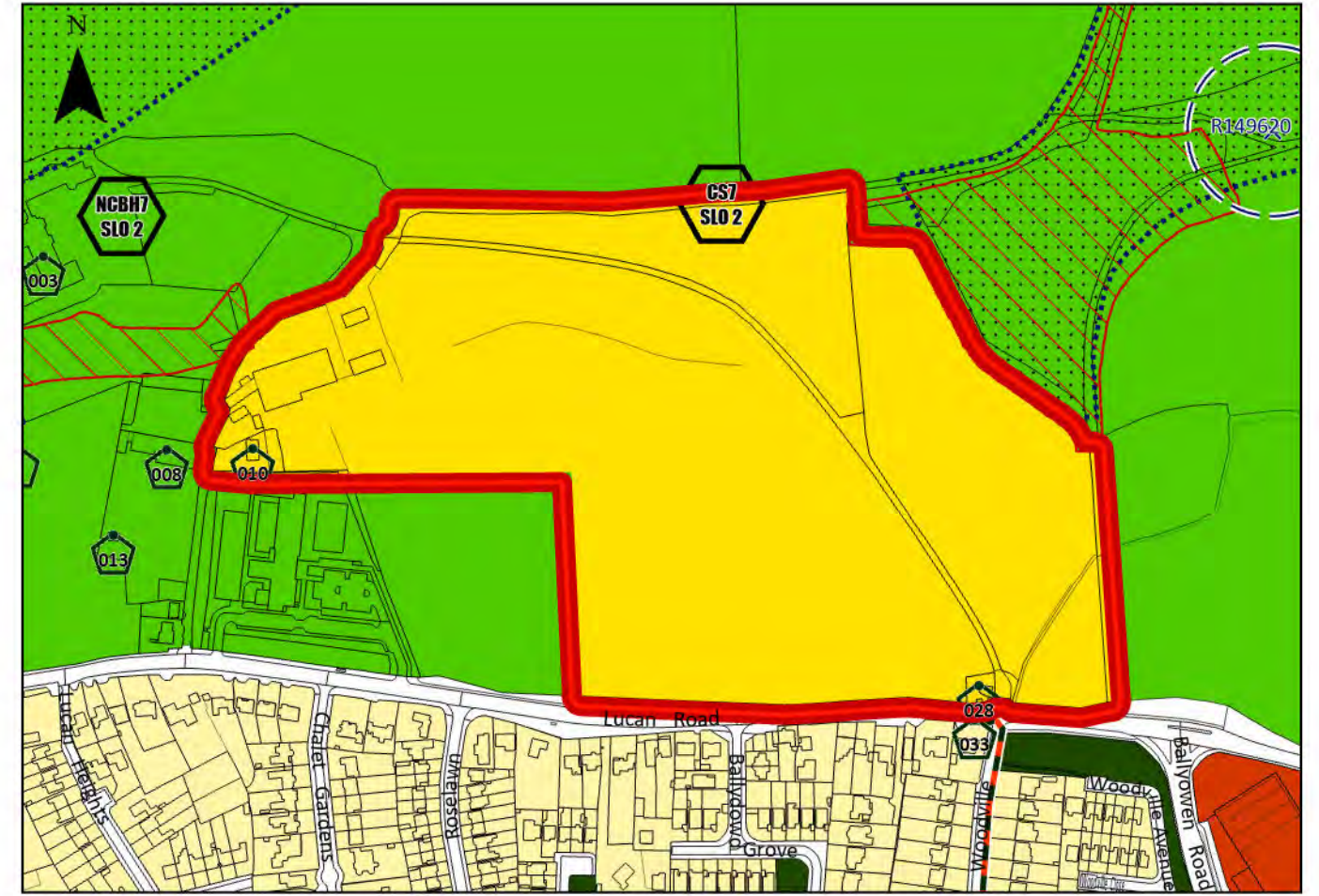
Amendment Ref. No. 6 St. Edmundsbury

Proposed Material Alteration/s

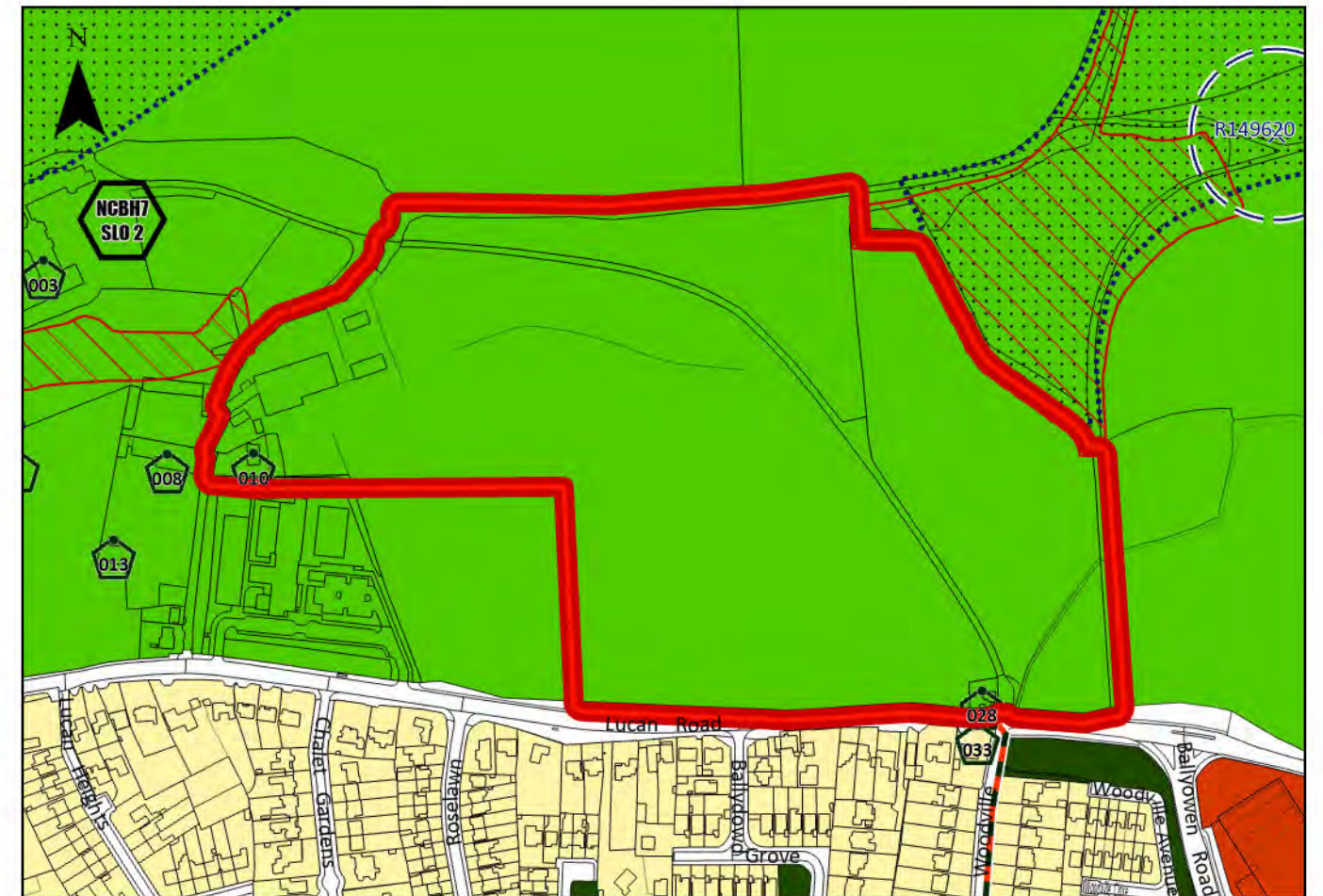
Note: For full details on SLO amendments / additions as shown in this book of maps, please see the accompanying changes to the written statement.

MA6.1

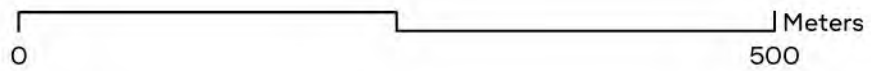
To omit Amendment Ref. No. 6



Variation as Published



Amendment Proposed



Amendment Ref. No. 7 Edmondstown Road

Proposed Material Alteration/s

Note: For full details on SLO amendments / additions as shown in this book of maps, please see the accompanying changes to the written statement.

MA7.1

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.

MA7.2

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.

MA7.3

To 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.



Variation as Published



Amendment Proposed

Amendment Ref. No. 8 Kiltipper Road

Proposed Material Alteration/s

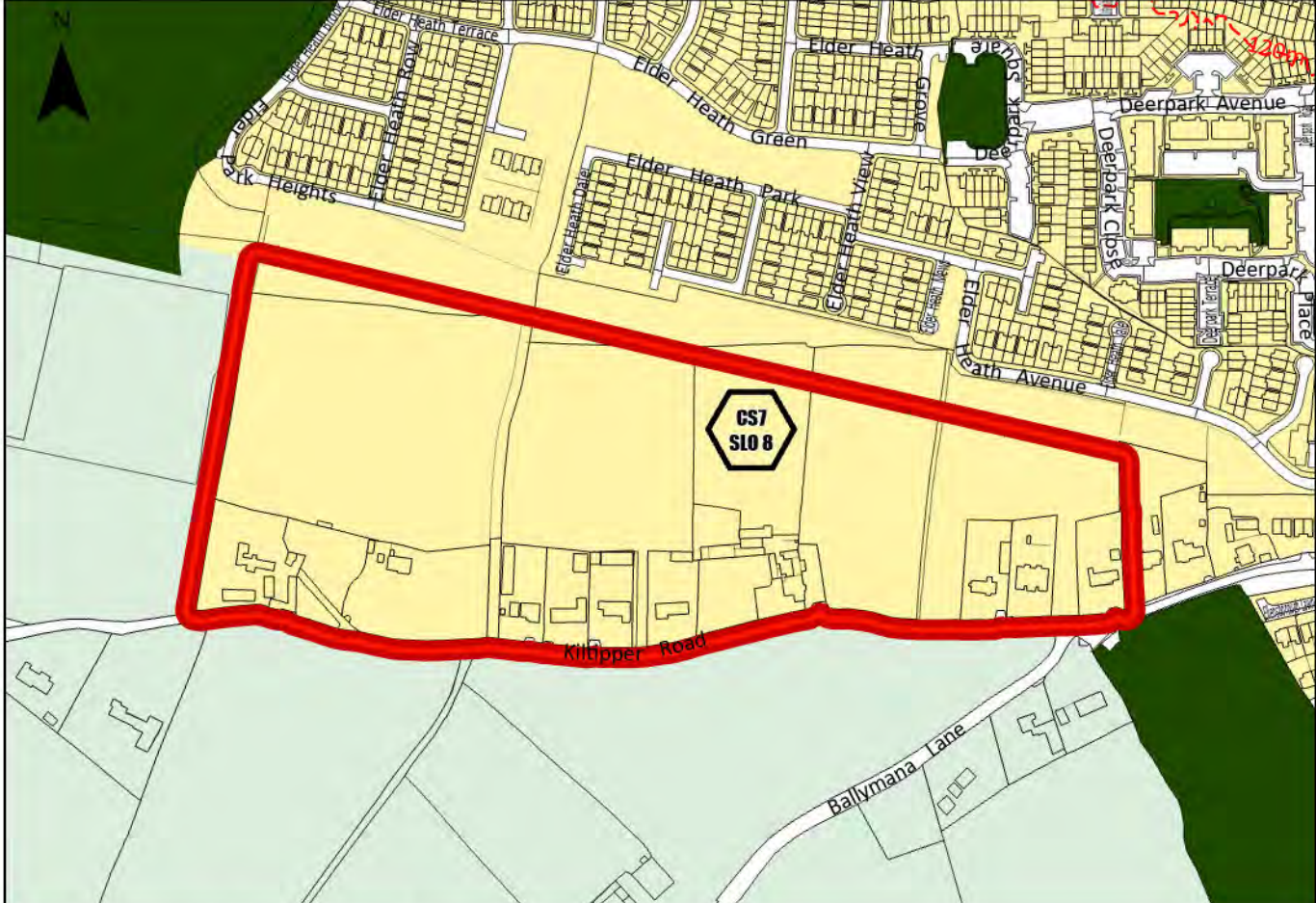
Note: For full details on SLO amendments / additions as shown in this book of maps, please see the accompanying changes to the written statement.

MA8.1

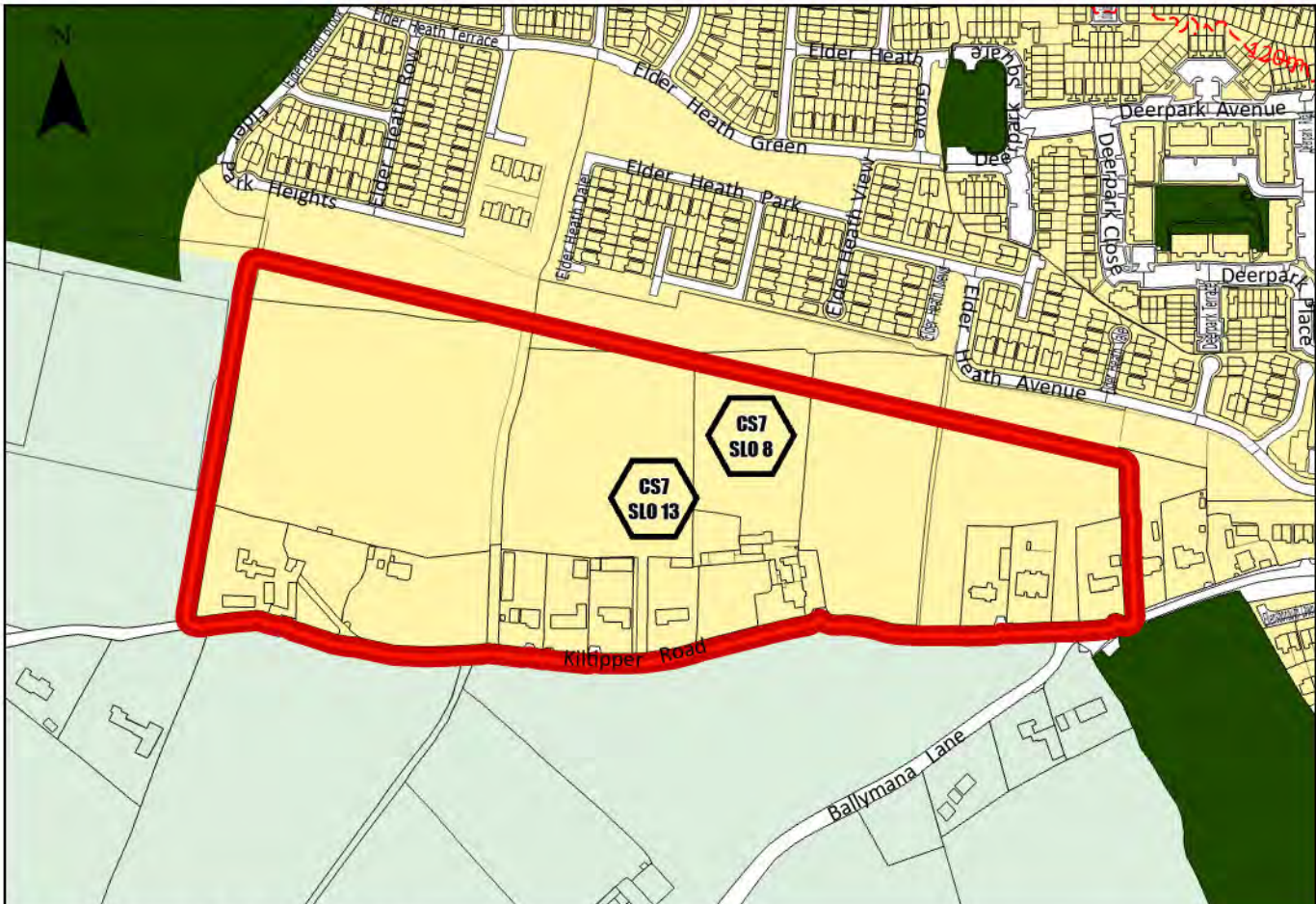
To include CS7 SLO13 in Variation No. 2, Amendment No. 8 Kiltipper Road as follows:

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.



Variation as Published



Amendment Proposed



Amendment Ref. No. 9 Knockmeenagh Framework Site

Proposed Material Alteration/s

Note: For full details on SLO amendments / additions as shown in this book of maps, please see the accompanying changes to the written statement.

MA9.1

To amend CS7 SLO7 in Variation No. 2, Amendment No. 9 Knockmeenagh Framework Site as follows:

CS7 SLO7:

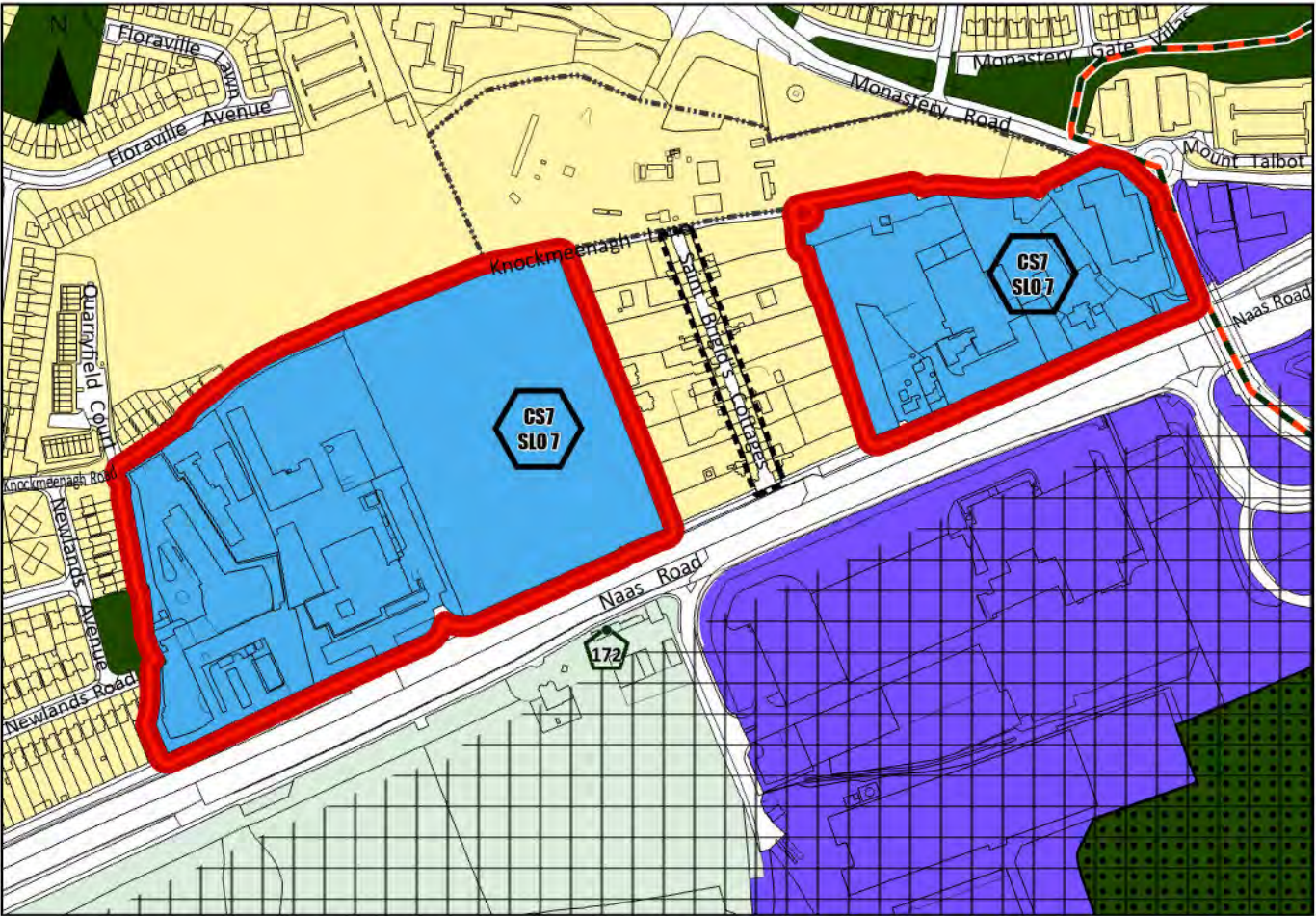
A phasing and delivery plan for the REGEN zoned lands between the N7 and Knockmeenagh Lane shall be prepared by the planning authority or in consultation with, and approved by, the planning authority in advance of a planning application for development on the subject lands. It shall be integrated with 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.

MA9.2

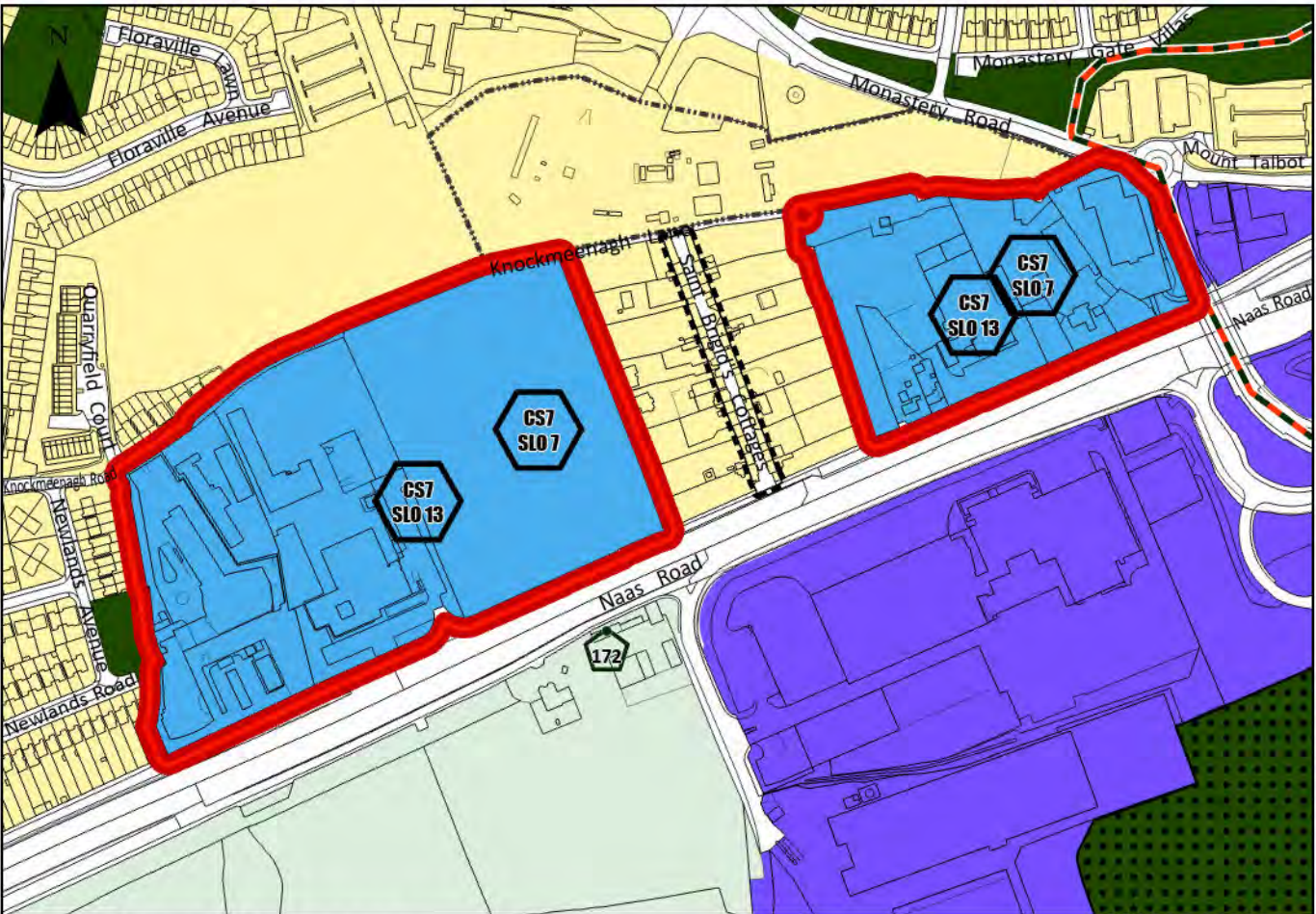
To include CS7 SLO13 in Variation No. 2, Amendment No. 9 Knockmeenagh Framework Site as follows:

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.



Variation as Published



Amendment Proposed

Amendment Ref. No. 10 Stonewall

Proposed Material Alteration/s

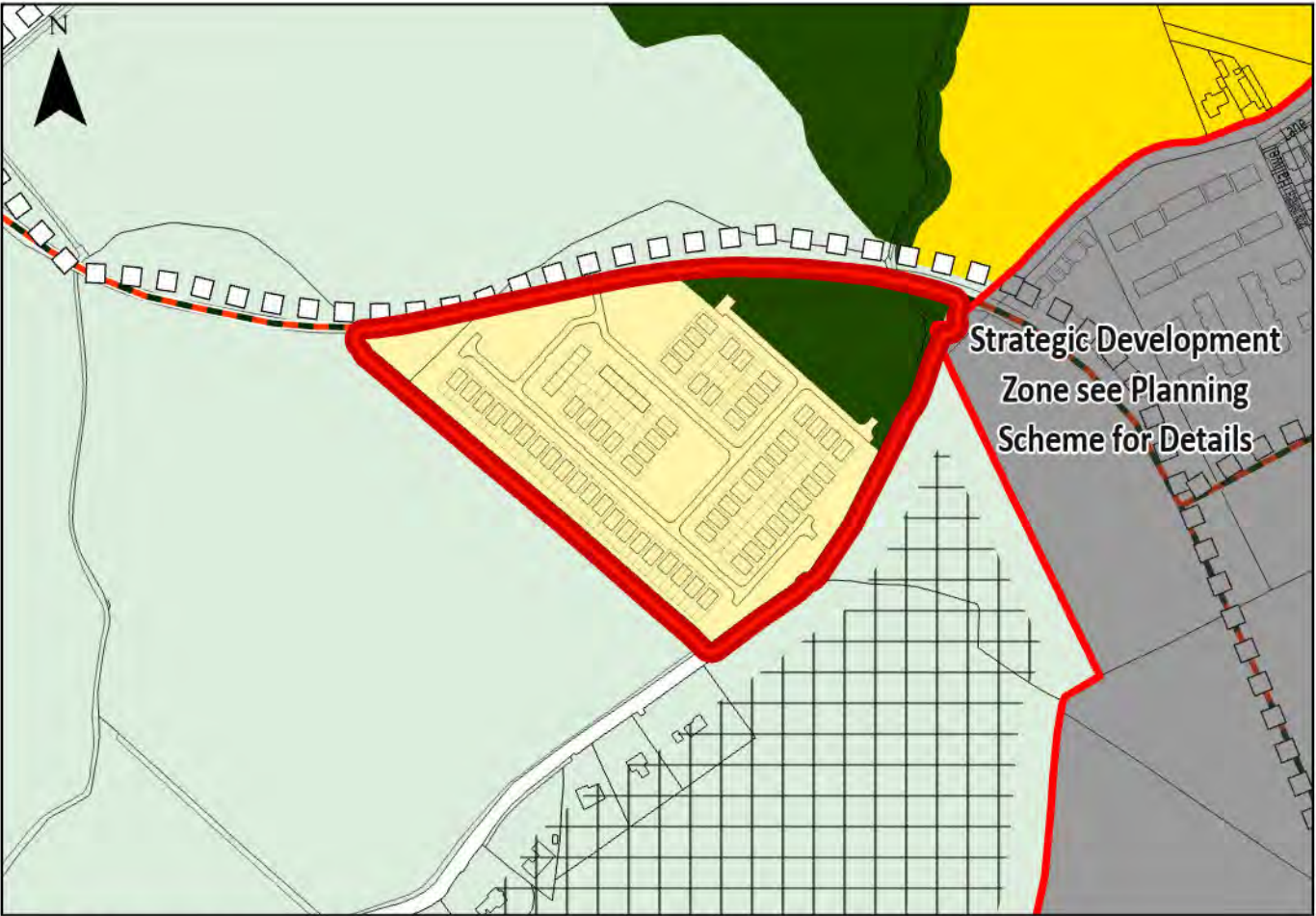
Note: For full details on SLO amendments / additions as shown in this book of maps, please see the accompanying changes to the written statement.

MA10.1

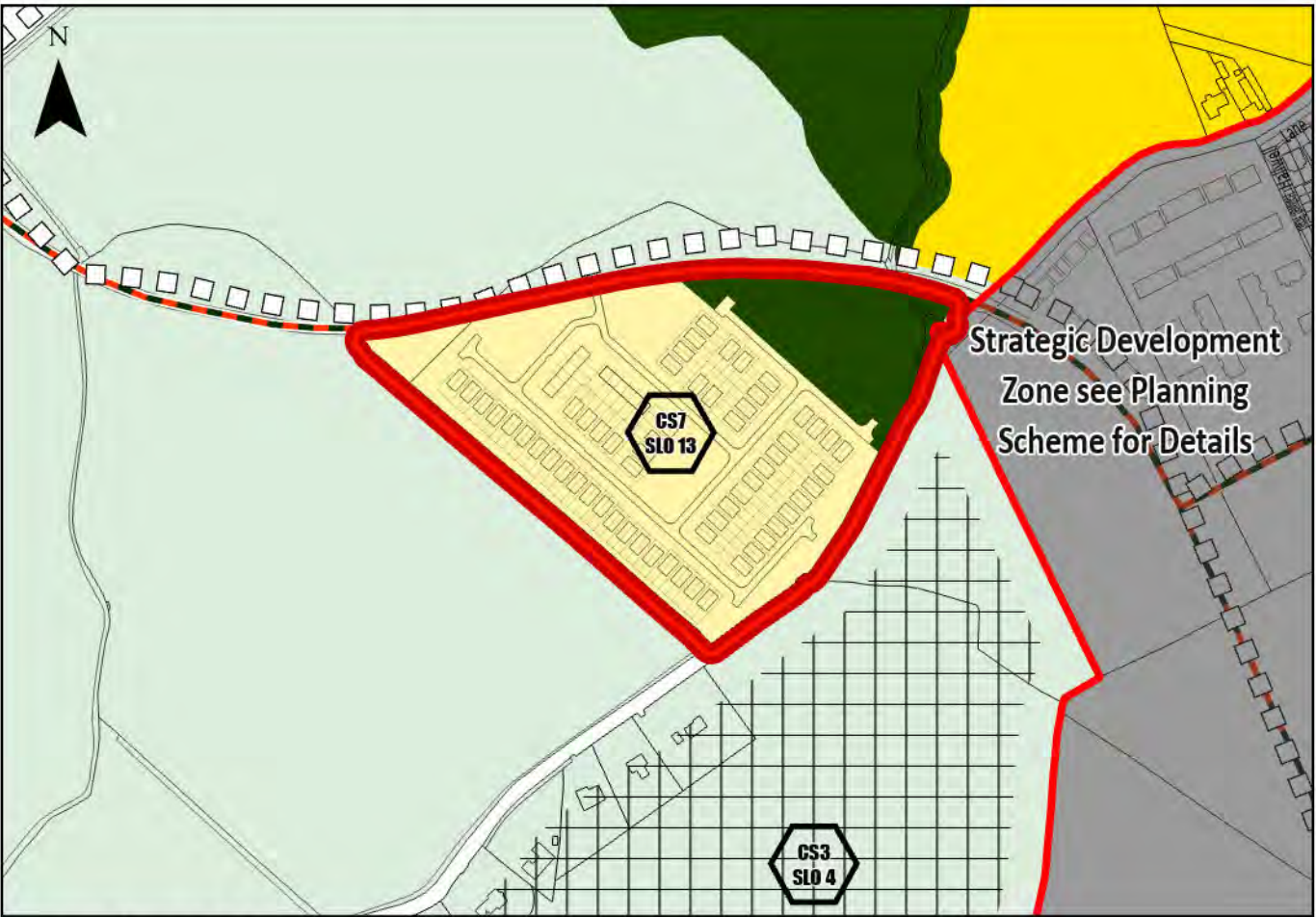
To include CS7 SLO13 in Variation No. 2, Amendment No. 10 Stonewall as follows:

CS7 SLO13:

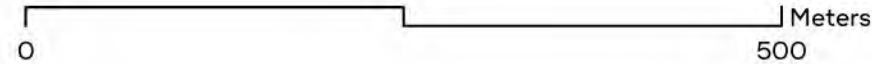
No bulk purchases of residential units developed on these lands shall be permitted, with the exception of acquisitions by the County Council or AHBs for the purposes of meeting its statutory housing functions. Residential units shall otherwise be sold only to individual private purchasers, and this requirement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



Variation as Published



Amendment Proposed



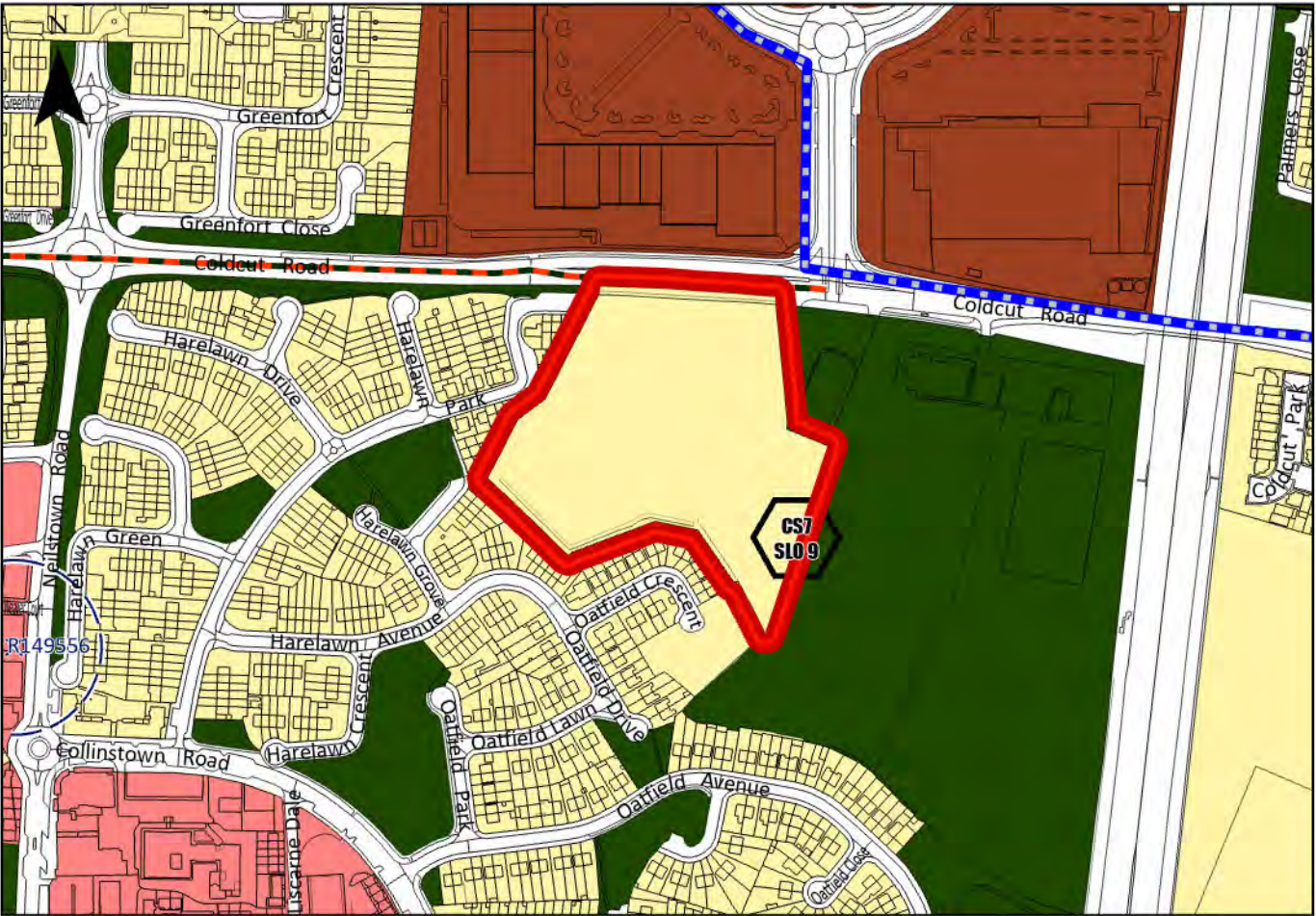
Amendment Ref. No. 11 Coldcut Road

Proposed Material Alteration/s

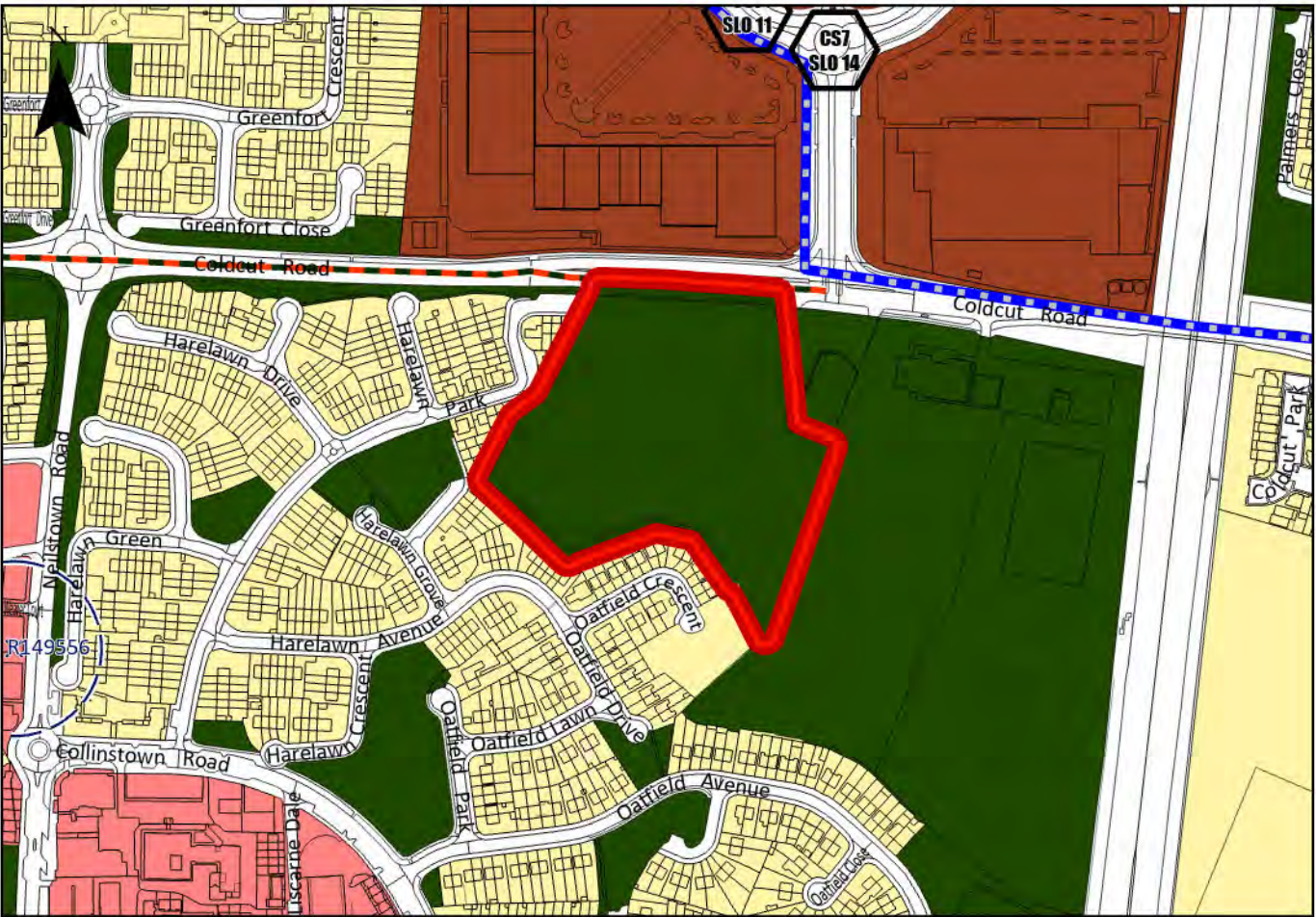
Note: For full details on SLO amendments / additions as shown in this book of maps, please see the accompanying changes to the written statement.

MA 11.1

To omit Amendment Ref. No. 11



Variation as Published



Amendment Proposed

Amendment Ref. No. 12 Cherryfield Way

Proposed Material Alteration/s

Note: For full details on SLO amendments / additions as shown in this book of maps, please see the accompanying changes to the written statement.

MA12.1

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.



Variation as Published



Amendment Proposed

Amendment Ref. No. 13 Rathcoole

Proposed Material Alteration/s

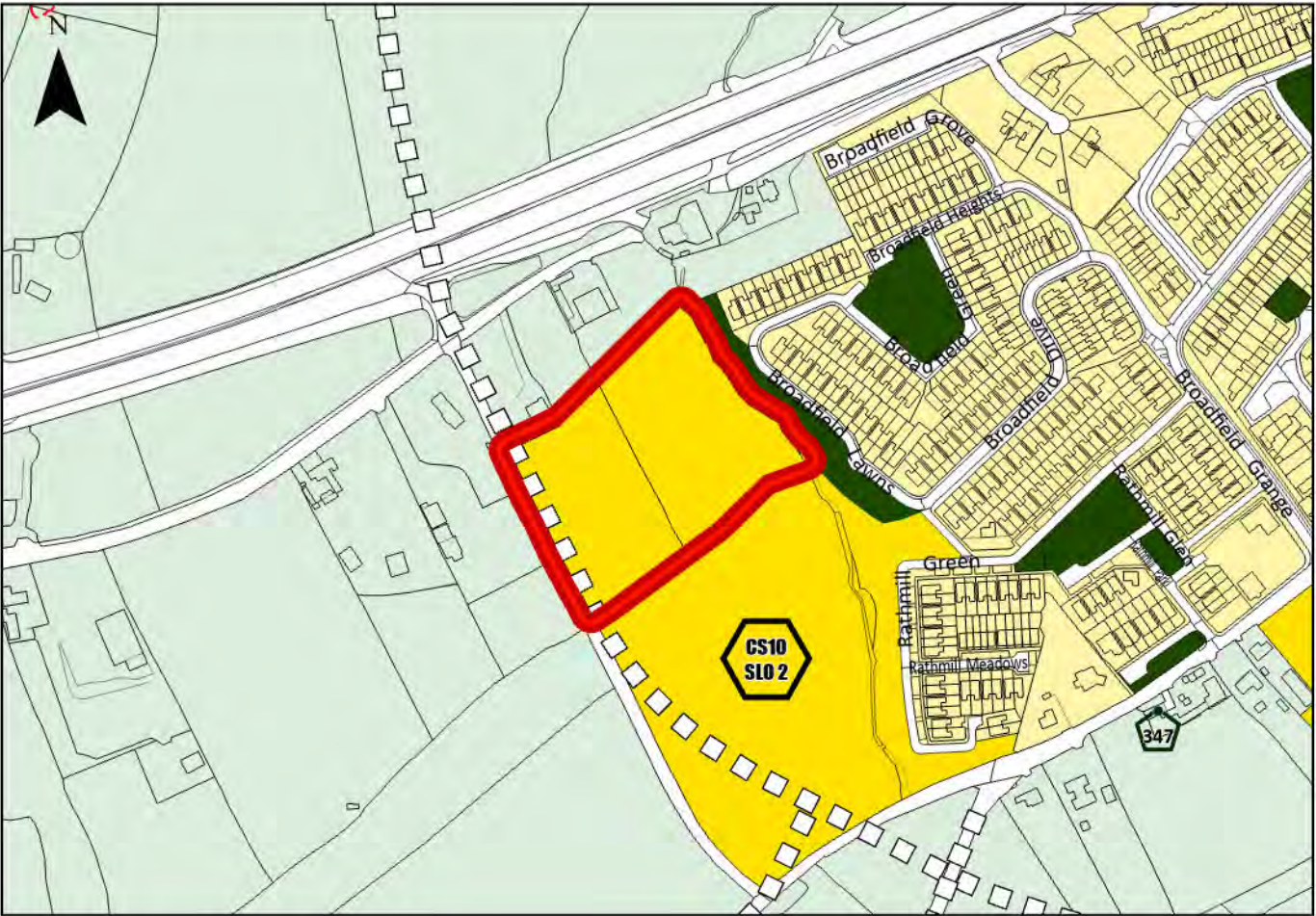
Note: For full details on SLO amendments / additions as shown in this book of maps, please see the accompanying changes to the written statement.

MA13.1

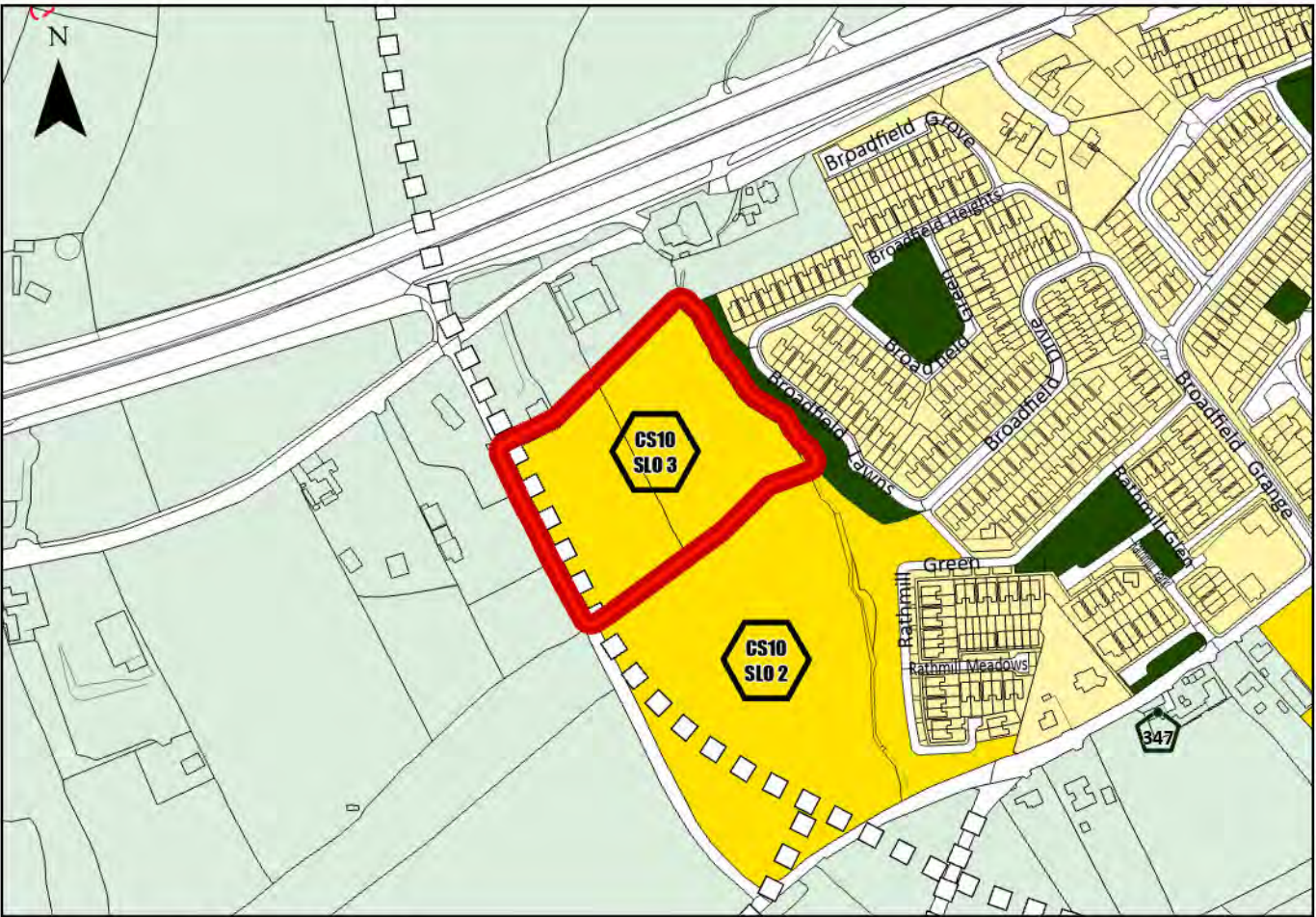
To include CS10 SLO3 in Variation No. 2, Amendment No. 13 Rathcoole as follows:

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.



Variation as Published



Amendment Proposed

Amendment Ref. No. 14 Foxhunter

Proposed Material Alteration/s

Note: For full details on SLO amendments / additions as shown in this book of maps, please see the accompanying changes to the written statement.

MA14.1

To add CS7 SLO12 in Variation No. 2, Amendment No. 14 Foxhunter as follows:

CS7 SLO12:

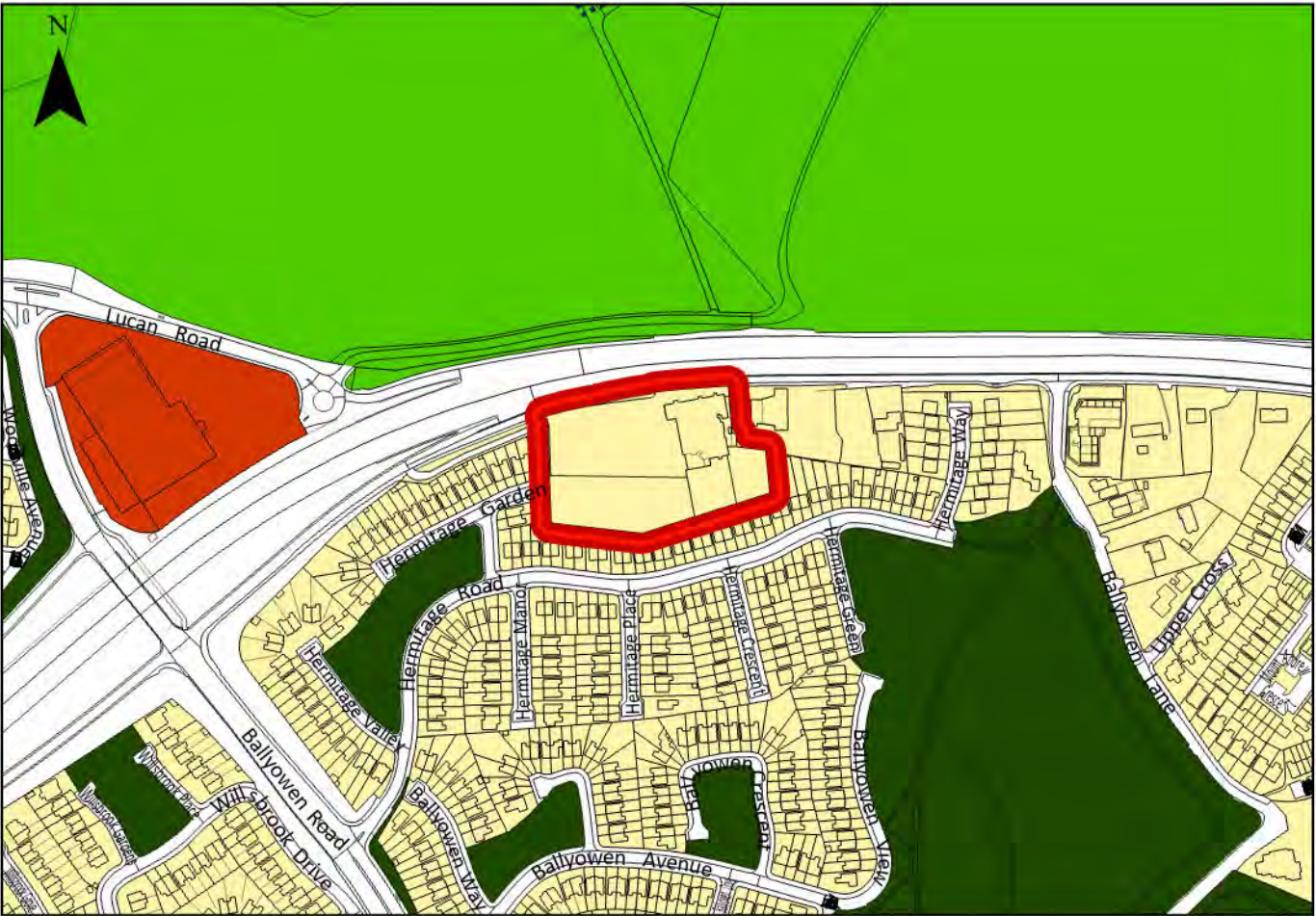
To ensure that any planning application on these lands adequately addresses vehicular access from the existing road network having regard to the need to protect the residential amenity of the adjoining area and safeguard the function of the national road network.

MA14.2

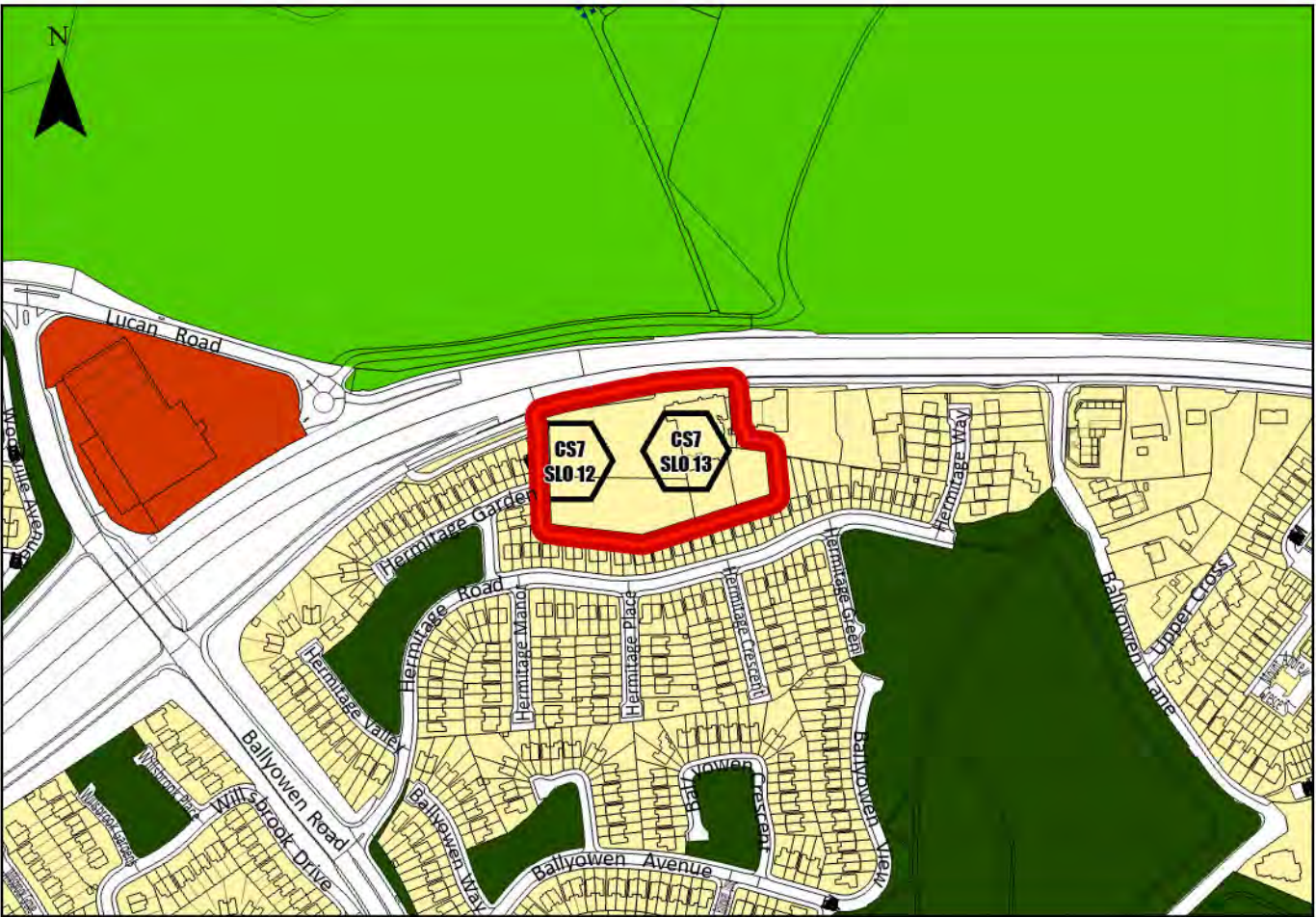
To include CS7 SLO13 in Variation No. 2, Amendment No. 14 Foxhunter as follows:

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.



Variation as Published



Amendment Proposed

Amendment Ref. No. 15 Ninth Lock Road

Proposed Material Alteration/s

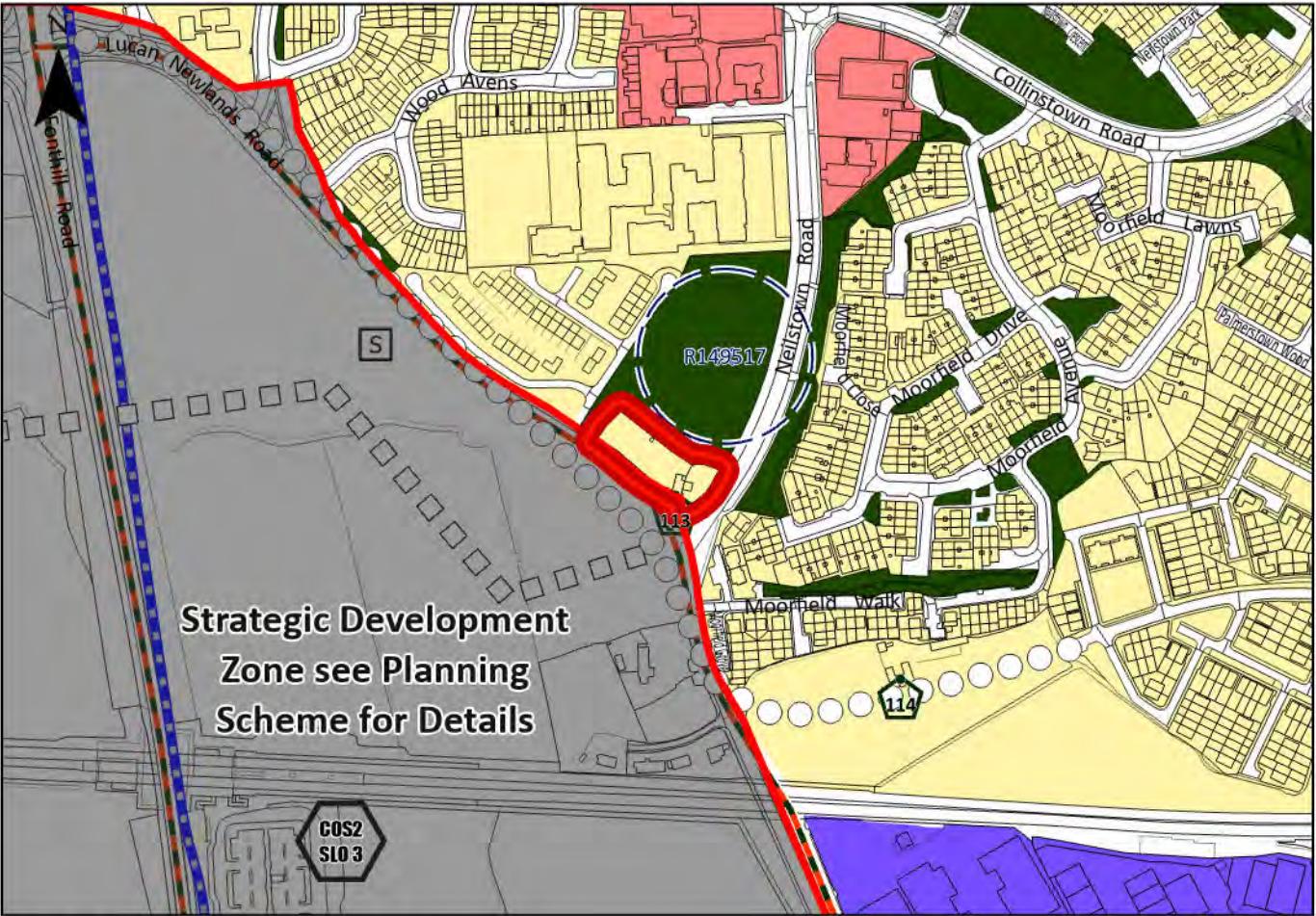
Note: For full details on SLO amendments / additions as shown in this book of maps, please see the accompanying changes to the written statement.

MA15.1

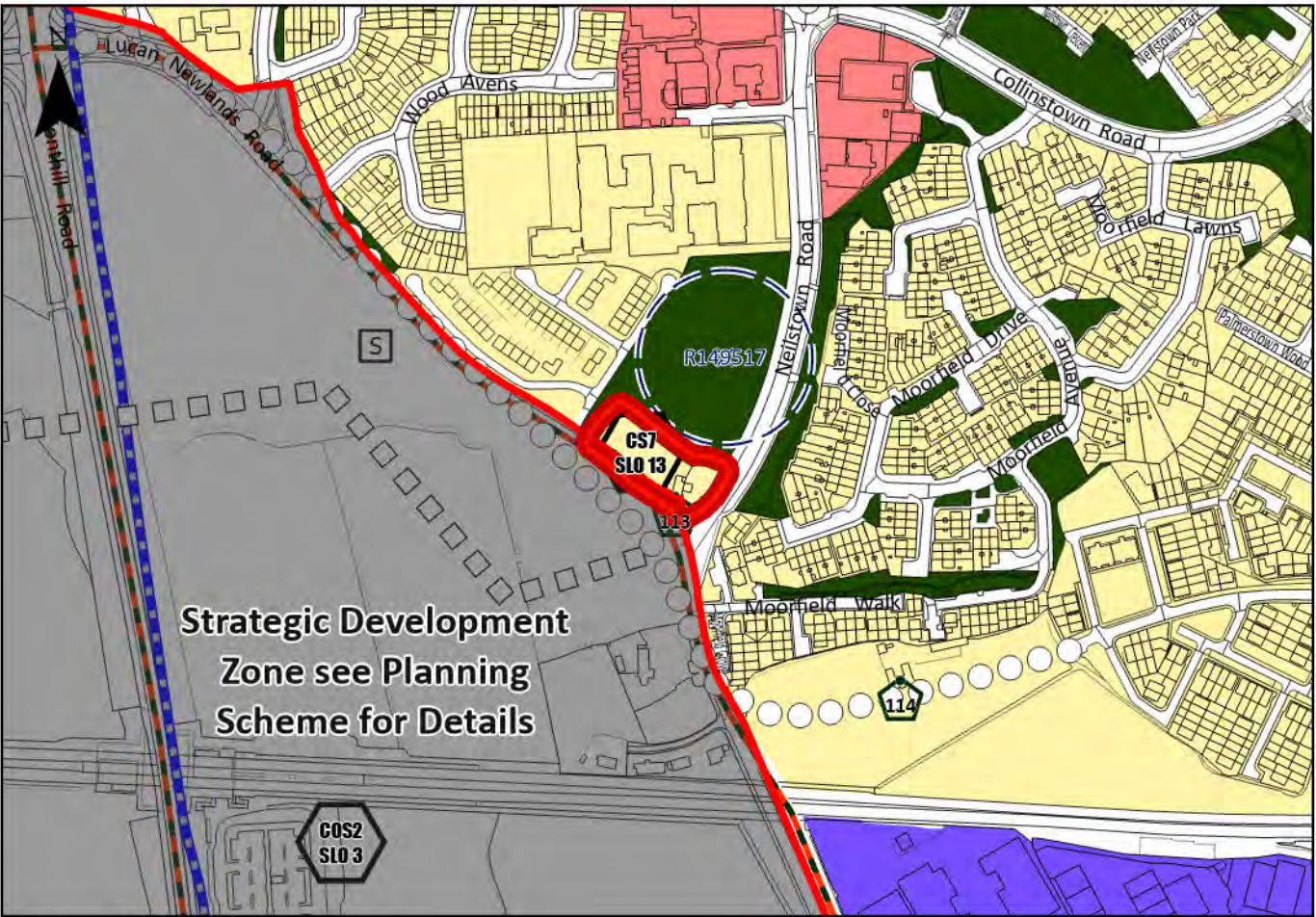
To include CS7 SLO13 in Variation No. 2, Amendment No. 15 Ninth Lock Road as follows:

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.



Variation as Published



Amendment Proposed

Amendment Ref. No. 16 Liffey Valley MRC

Proposed Material Alteration/s

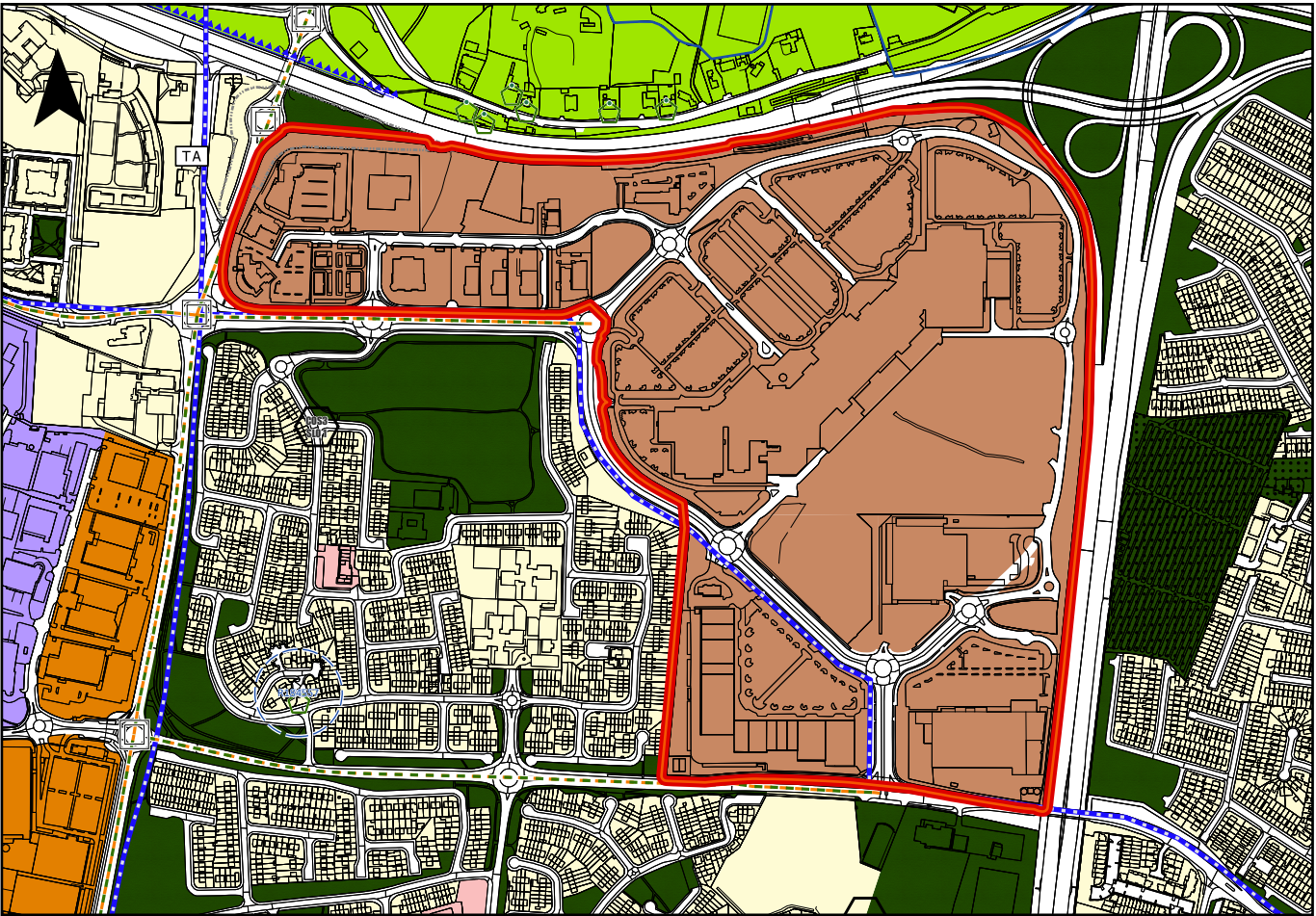
Note: For full details on SLO amendments / additions as shown in this book of maps, please see the accompanying changes to the written statement.

MA16.1

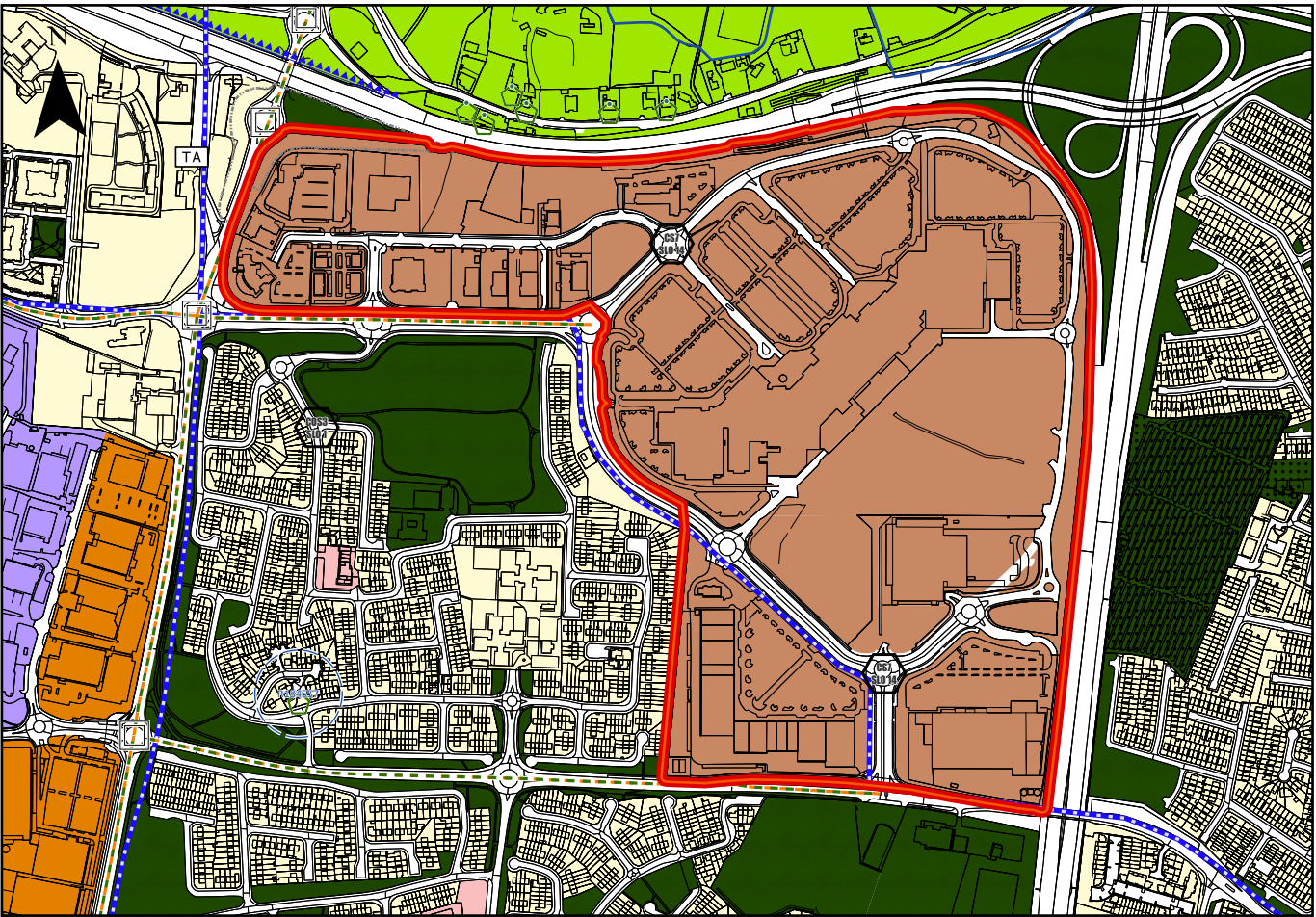
To include CS7 SLO14 in Variation No. 2, Amendment No. 16 Liffey Valley MRC as follows:

CS7 SLO14:

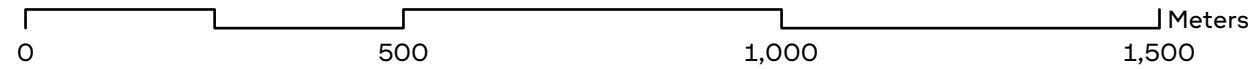
- a. Development on these lands shall have regard to the requirements of the Department of Education and Youth any planning application on this site shall be accompanied by evidence that sufficient primary and secondary school capacity is available in the wider area to serve existing and proposed development.
- 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.



Variation as Published



Amendment Proposed



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

Proposed Material Alteration/s

Note: For full details on SLO amendments / additions as shown in this book of maps, please see the accompanying changes to the written statement.

MA17.1

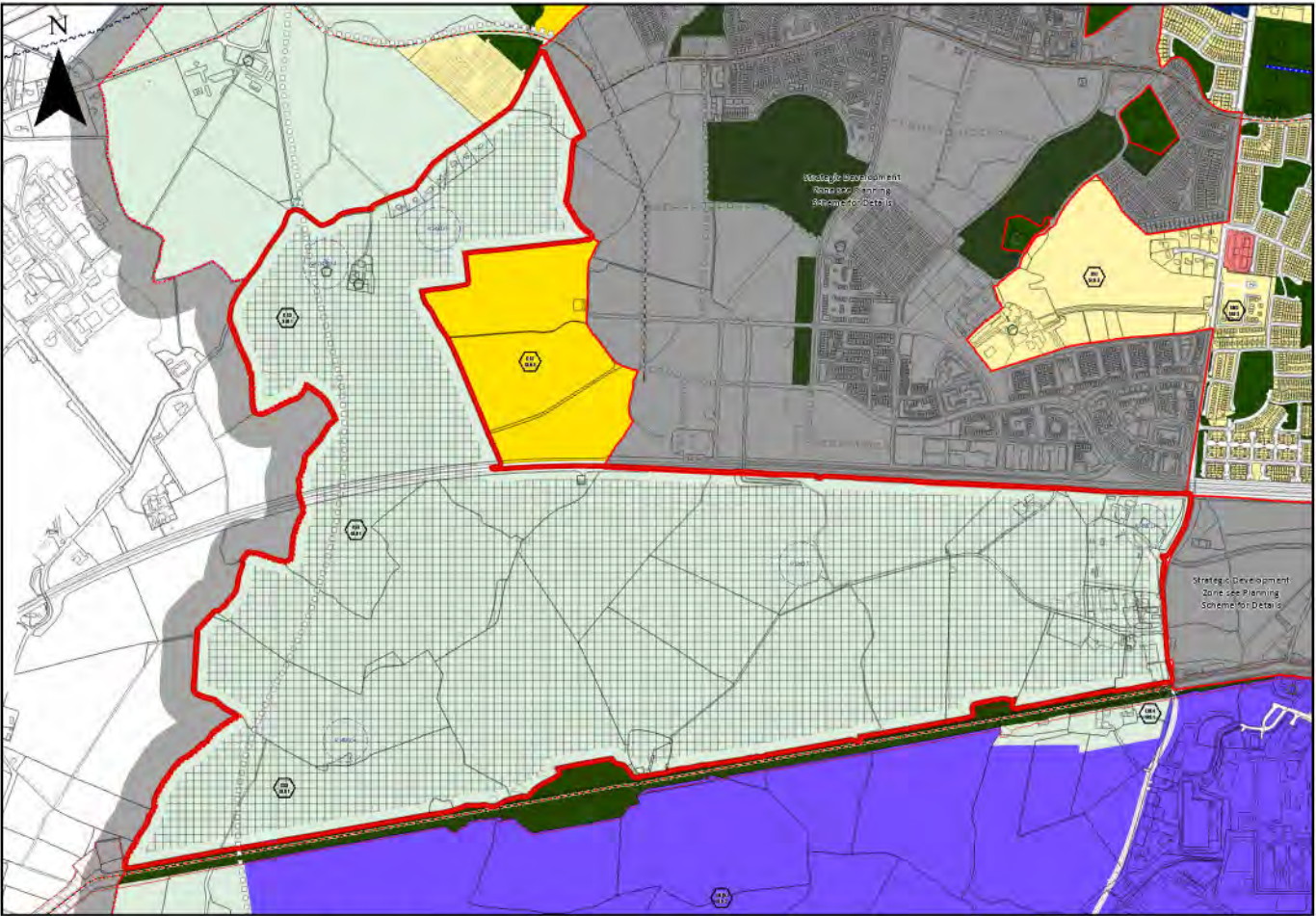
To include a new Specific Local Objective for the Adamstown South and West (Outer) SDA lands (CS3 SLO3) as follows:

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.

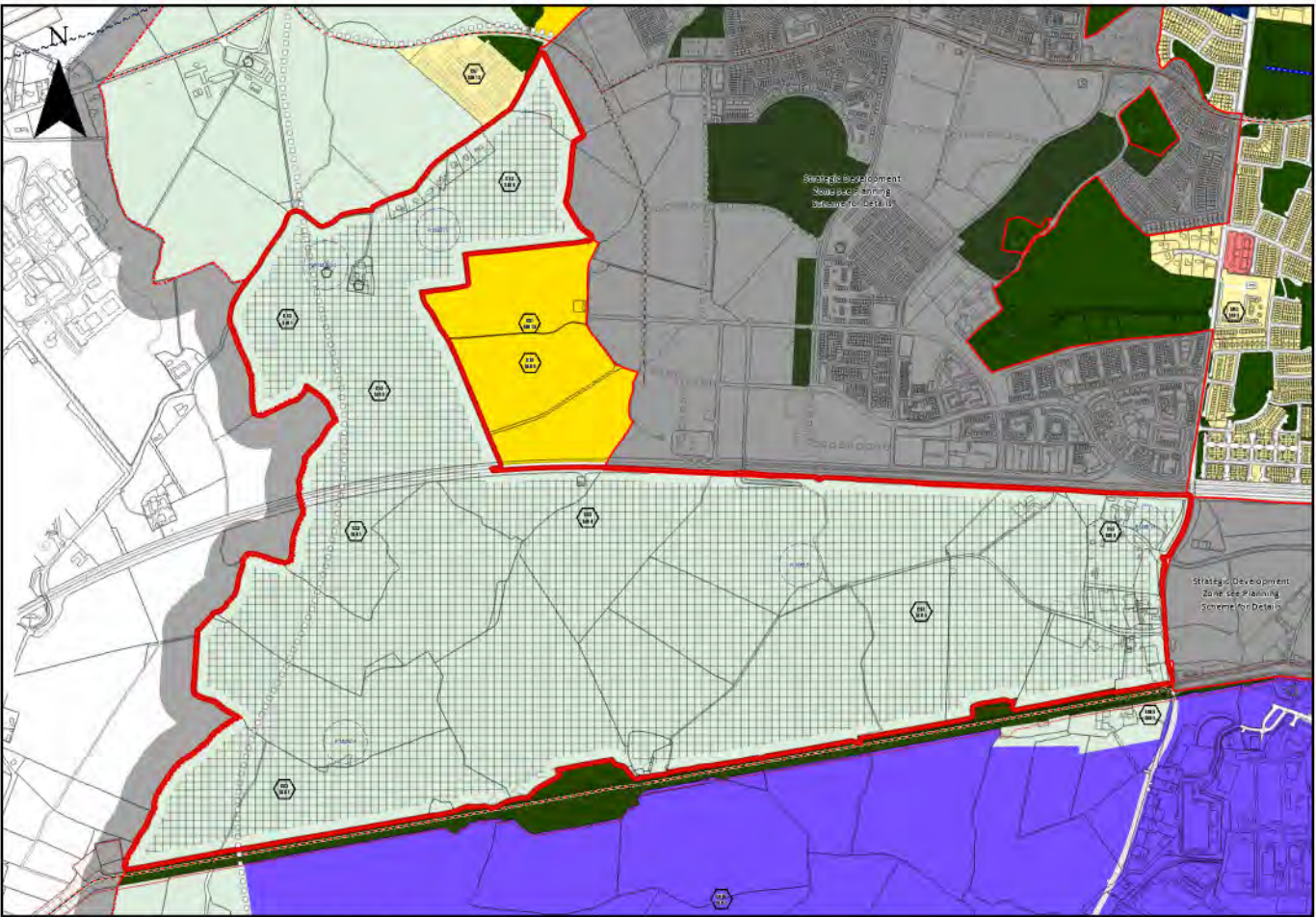
MA17.2

To include a new Specific Local Objective for the Adamstown South and West (Outer) SDA lands (CS3 SLO4) as follows:

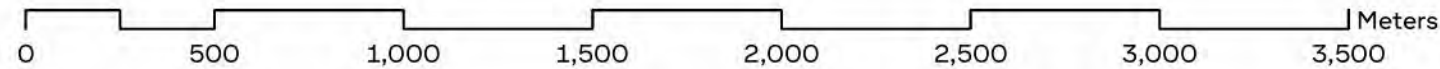
CS3 SLO4:
To ensure that the plan-led approach for any future Strategic Development Area within Adamstown South and West (Outer) includes investigation of the need for an additional rail station and appropriate community, recreation, and leisure infrastructure to serve the lands, including an evidence 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.



Variation as Published



Amendment Proposed



Amendment Ref. No. 18 Grange Castle

Proposed Material Alteration/s

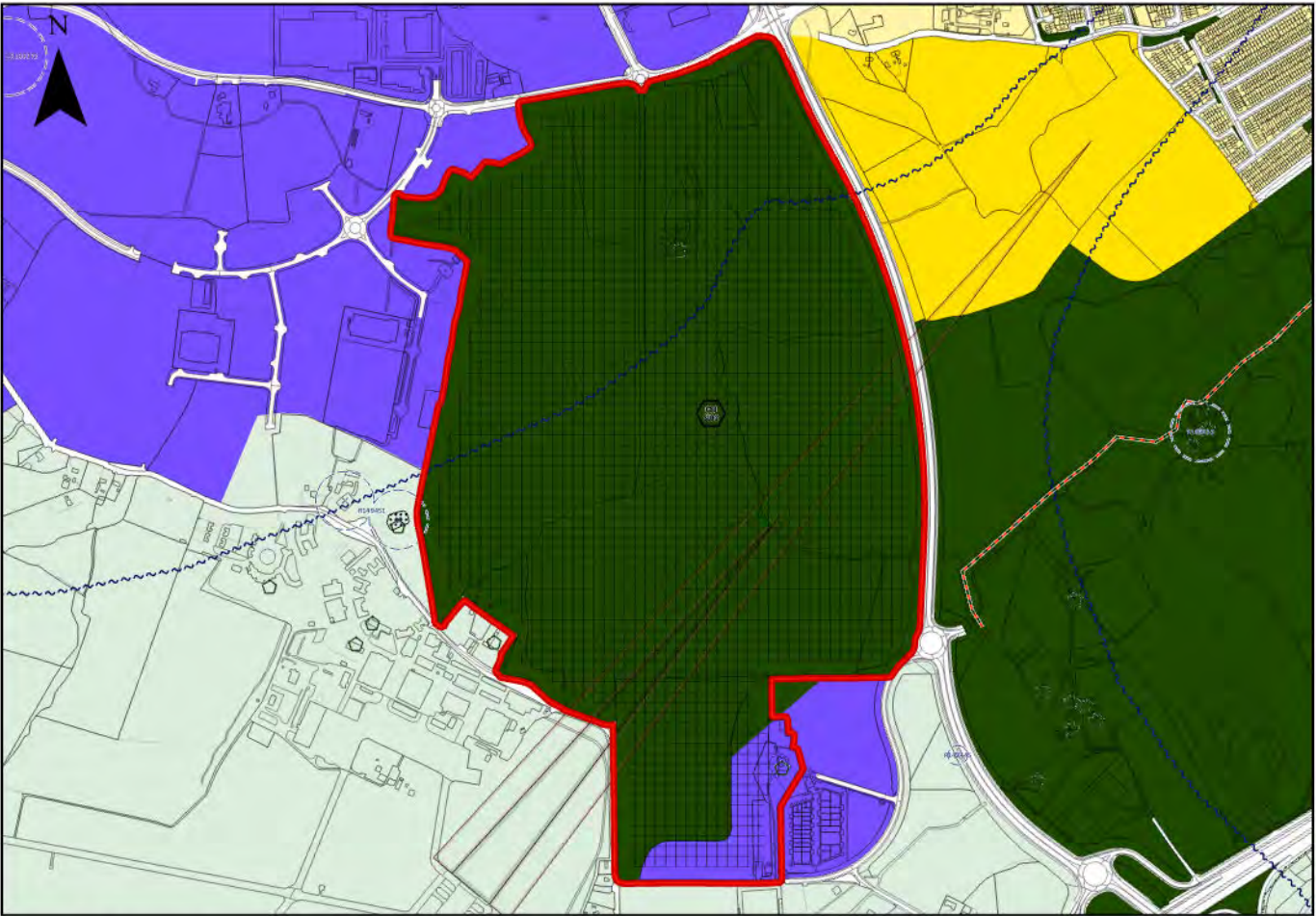
Note: For full details on SLO amendments / additions as shown in this book of maps, please see the accompanying changes to the written statement.

MA18.1

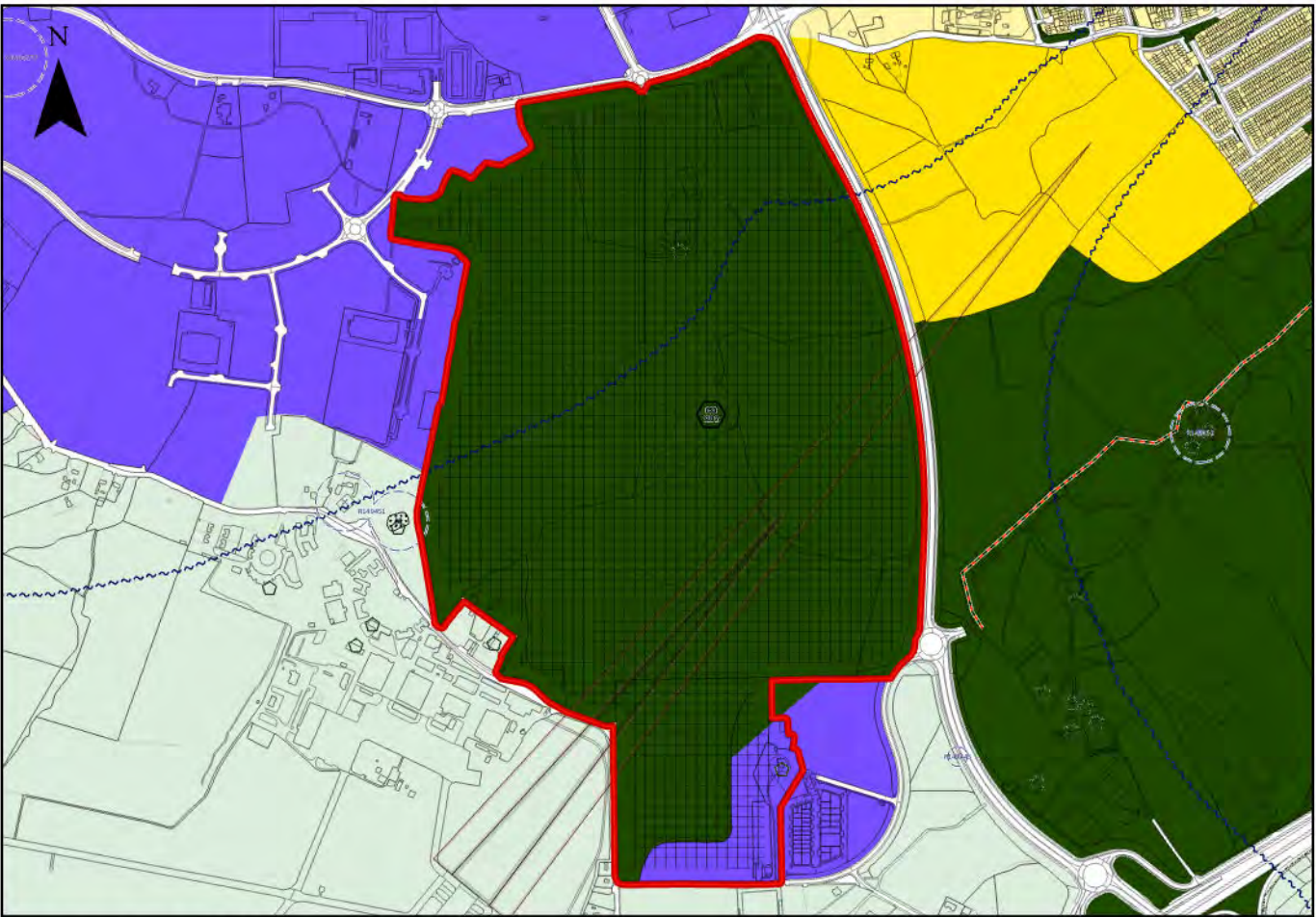
To amend CS3 SLO2 in Variation No. 2, Amendment No. 18 Grange Castle as follows:

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 within the lands and considering flood risk assessment, existing green infrastructure and riparian corridors.'



Variation as Published



Amendment Proposed



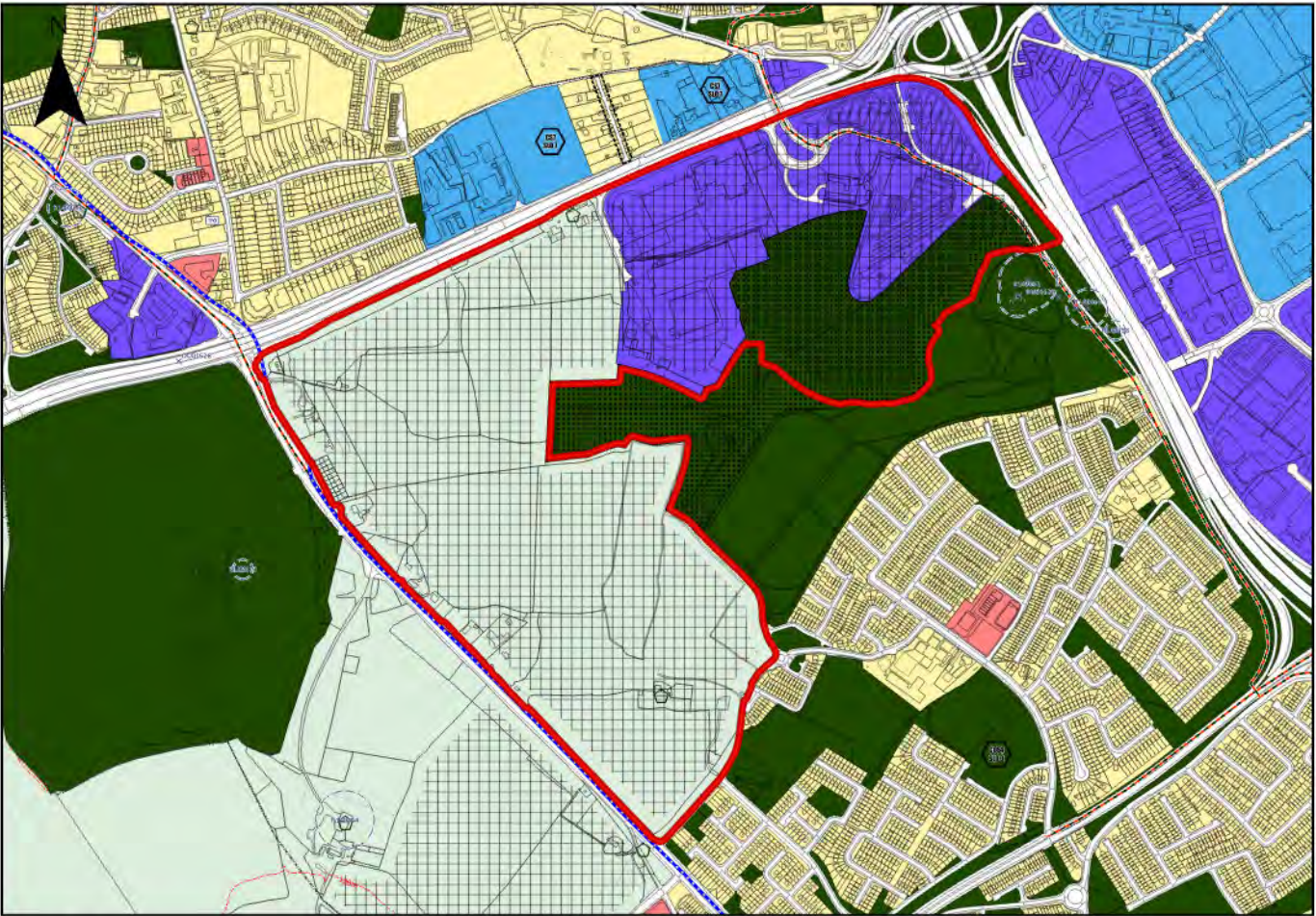
Amendment Ref. No. 19 Newlands

Proposed Material Alteration/s

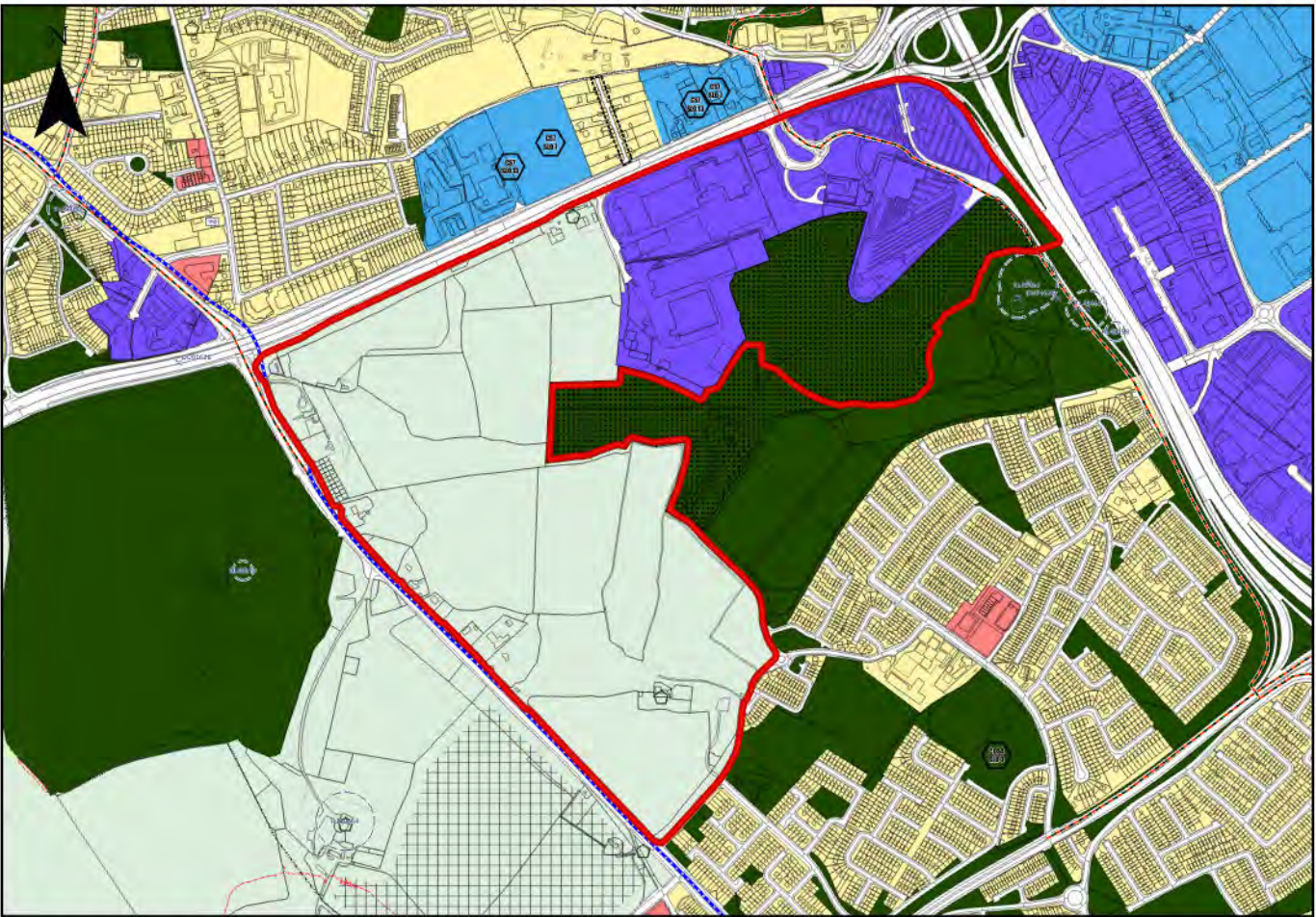
Note: For full details on SLO amendments / additions as shown in this book of maps, please see the accompanying changes to the written statement.

MA19.1

To omit Amendment Ref. No. 19



Variation as Published



Amendment Proposed



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

Proposed Material Alteration/s

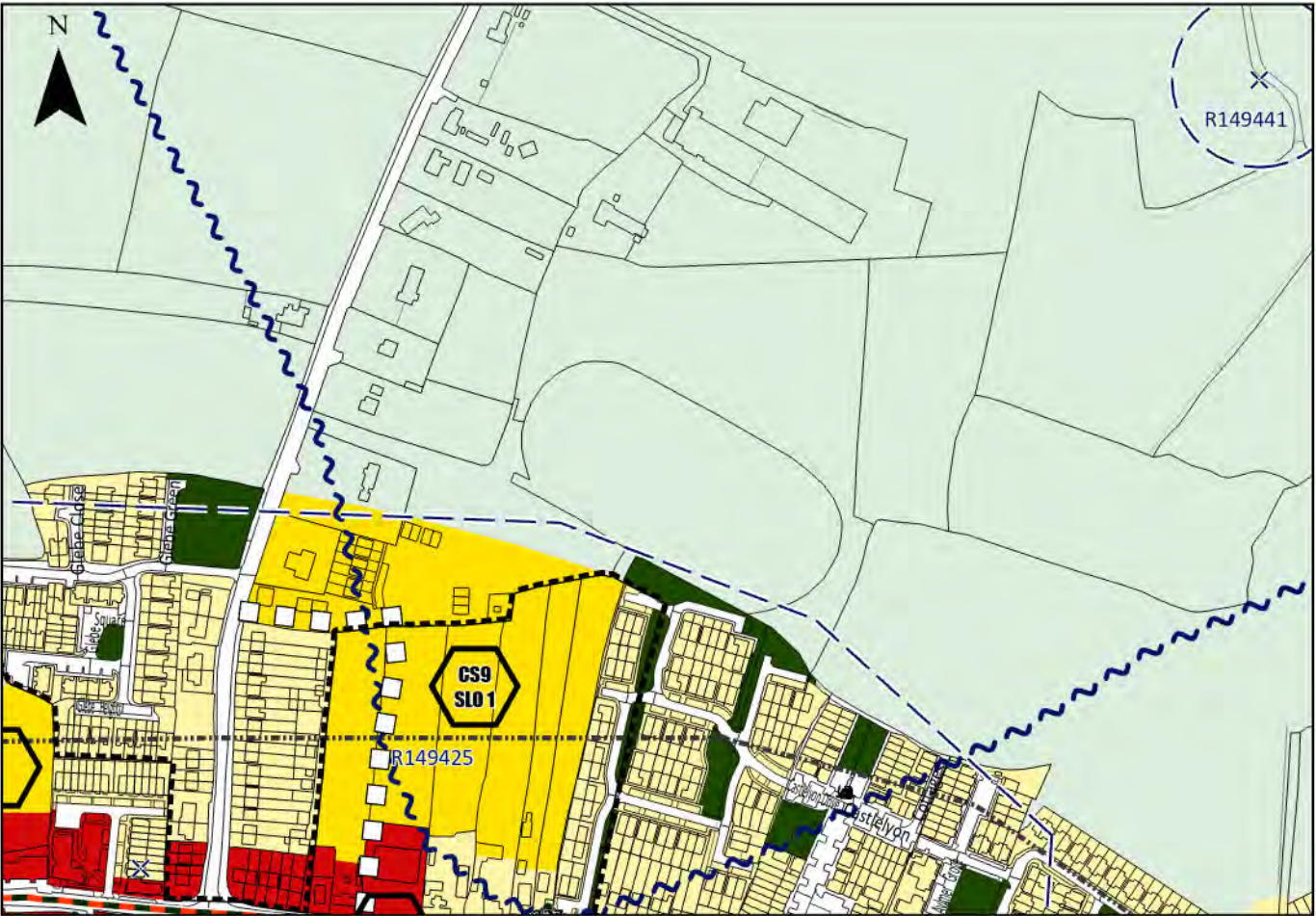
Note: For full details on SLO amendments / additions as shown in this book of maps, please see the accompanying changes to the written statement.

MA65.1

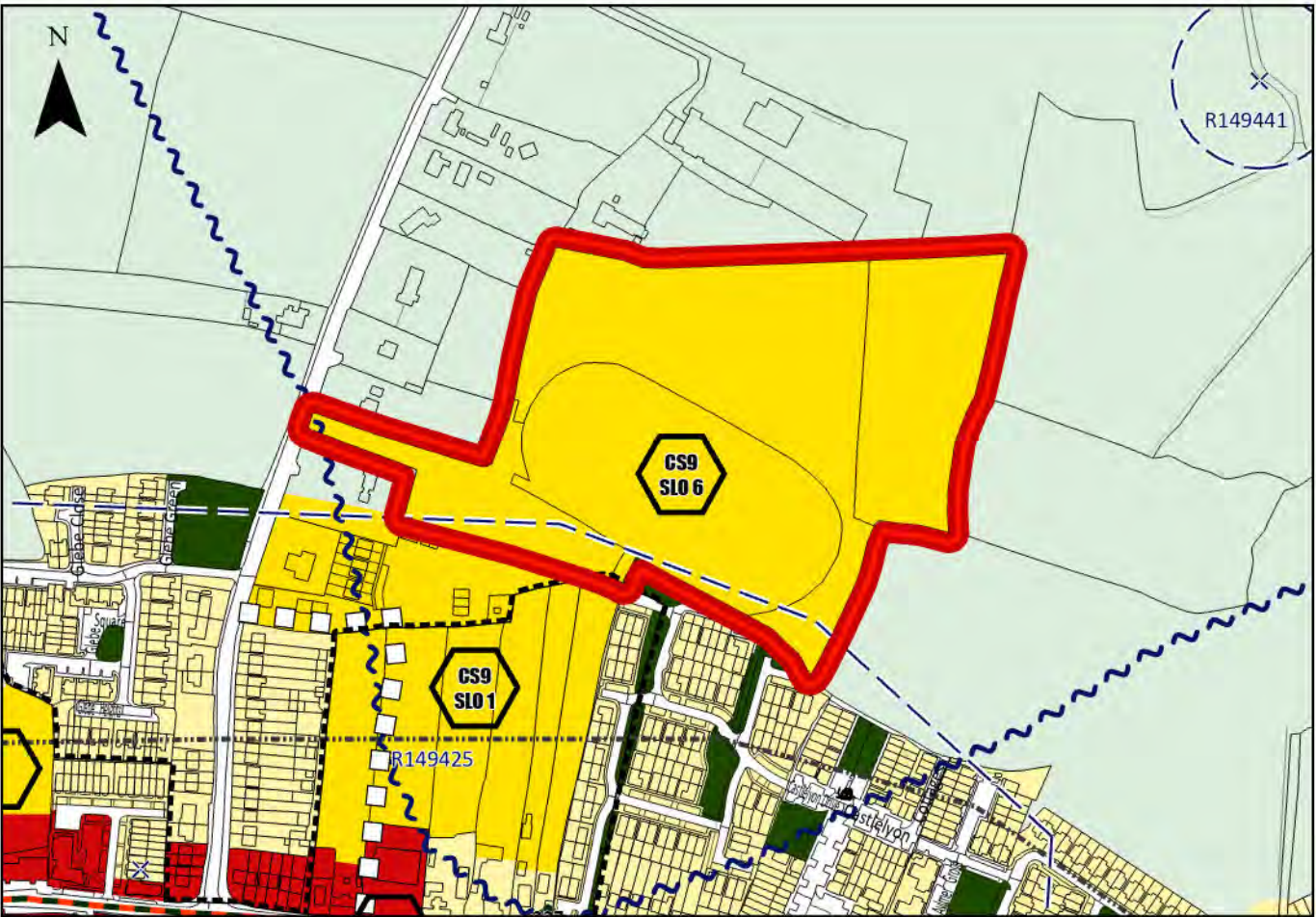
To rezone lands at Cornerpark (Haughans Field), Newcastle from Rural (RU) to New Residential (RES-N) and include a new Specific Local Objective (CS9 SLO6) as follows:

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.



Variation as Published



Amendment Proposed

Amendment Ref. No. 66 Elmcastle Court Kilnarnanagh

Proposed Material Alteration/s

Note: For full details on SLO amendments / additions as shown in this book of maps, please see the accompanying changes to the written statement.

MA66.1

To rezone lands adjacent to 21 Elmcastle Court, Kilnarnanagh from Objective Open Space (OS) to Residential (RES).



Variation as Published



Amendment Proposed