## **COMHAIRLE CONTAE ÁTHA CLIATH THEAS** **SOUTH DUBLIN COUNTY COUNCIL**

Minutes of South Dublin County Council Development Plan Meeting held on Thursday 17th June 2021, remotely via Microsoft Teams

### **PRESENT**

|  |  |  |
| --- | --- | --- |
| **Councillors** |  | **Councillors** |
| Bailey, C. |  | McCrave, L. |
| Carey, W.  Casserly, V. |  | McEneaney, S.  McMahon R. |
| Collins, Y. |  | McManus, D. |
| Costello, T.  Donaghy, L. |  | Moynihan, S.  Murphy, E. |
| Duff, M. |  | O Brádaigh, D |
| Dunne, L. |  | O’Brien, E. |
| Edge, A. |  | Ó’ Broin, E. |
| Egan, K.  Gilligan, T. |  | O’Connell, G.  O’Connor, C |
| Gogarty, P. |  | O’Donovan, D |
| Hayes, A. |  | O’Hara, S. |
| Holohan, P.  Johansson, M.  Kavanagh, P.  Kearns, P.  King, C.  Lawlor, B.  Mahon. K. |  | O’Toole, L.  Pereppadan, B.  Richardson, D,  Sinclair, L.  Timmons, F  Tuffy, J.  Whelan, L. |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |

### **OFFICIALS PRESENT**

|  |  |  |
| --- | --- | --- |
| Chief Executive | D. McLoughlin | |
| Directors / Heads of Function | M. Mulhern |
| Senior Executive Officer  Senior Parks Superintendent | M. Maguire  S. Furlong | |
| Senior Planner | H. Craigie | |
| Senior Executive Planners | S. Willoughby, S, Duff, A. Hyland | |
| Executive Planners  Assistant Planners | S. O’Toole, S. Geoghegan. L, Clarke  J. Carty, C. Bleytou | |
| Administrative Officer  Senior Staff Officer | C. Shanahan  E. Colgan | |
| Staff Officer | A. McGee | |
| Assistant Staff Officer | M. Dunne | |
| Clerical Officer | G. Mc Donnell | |

The Mayor E. O’Brien presided and outlined the proceedings for the Meeting.

**DPM1/0621 Item ID:70444**

Proposed by Planning

**Chief Executive’s Draft Plan.**

[**HI 1** - Chief **Exe**cutive’s Draft South Dublin County Development Plan 2022 - 2028](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=71675)

Pursuant to the requirements of Section 11 (4)(d) of the Planning and Development Act (as amended) South Dublin County Council considered the (Chief Executive’s) Draft Plan Consultation, regarding the preparation of the Draft County Development Plan, specifically in respect of Members’ motions in that regard, received on or before 28th May 2021 as follows:

## **Introduction, Strategic Vision Climate Action**

### **DPM1/0621 Item ID:70784**

Proposed by Councillor C. King, Seconded by Councillor D. Ó Brádaigh

Chapter 1 - 1.0 Introduction. Second Paragraph: at the end of this paragraph insert "and integration with each other"

**REPORT:**

The motion seeks to add additional wording to the 2nd Paragraph of Chapter 1 Introduction as follows:

From: The plan includes a vision for the County’s growing communities, places, housing, jobs, sustainable transport and the delivery of services in a manner which promotes climate action and efficient patterns of land use, paying particular attention to the physical, cultural, environmental and social identities that define areas within the County and support their ongoing evolution.

To: The plan includes a vision for the County’s growing communities, places, housing, jobs, sustainable transport and the delivery of services in a manner which promotes climate action and efficient patterns of land use, paying particular attention to the physical, cultural, environmental and social identities that define areas within the County and support their ongoing evolution **and integration with each other.**

**Recommendation**: It is considered that the proposed additional wording is acceptable.

The Motion was **AGREED**

## **Core Strategy Settlement Strategy**

### **DPM2/0621 Item ID:70759**

Proposed by Councillor F. Timmons, Seconded by Councillor E. O’Brien

That an area beside No. 36 Monastery Crescent (known around as The Little Green) is zoned as residential I am asking to rezone as a public amenity and public green space in the new Development Plan, to copper-fasten its protection for public use

**REPORT:**

The motion seeks to re-zone the identified lands from Residential (RES) to Objective OS – *To preserve and provide for open space and recreational amenities*.

**The rationale for this proposal is to protect the area as a public amenity and public green space. Having regard to the nature and use of the space, this motion is considered reasonable.**

**Recommendation**:

It is recommended that this motion is adopted.

[Link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C70759)

The Motion was **AGREED**

### **DPM3/0621 Item ID:70812**

Proposed by Councillor C. King, Seconded by Councillor E. O’Brien

Chapter 2: Core Strategy - 2.6.6 Amend the final sentence of the final paragraph by inserting the words "and Affordable" between the words Social Housing.

**REPORT:**

The motions seeks to amend a sentence under Section 2.6.6 of Chapter by inserting the words “and Affordable” in between the words ‘social’ and ‘housing’. The motion proposes a change to this paragraph as follows:

From: The measures aim to maximise the efficiency of existing housing stock through the promotion of right sizing, measures to address housing segregation; and mechanisms to provide social housing.

To: The measures aim to maximise the efficiency of existing housing stock through the promotion of right sizing, measures to address housing segregation; and mechanisms to provide social **and affordable** housing.

It is considered that the proposed additional wording is acceptable.

**Recommendation**

It is recommended that this motion is adopted as follows:

The measures aim to maximise the efficiency of existing housing stock through the promotion of right sizing, measures to address housing segregation; and mechanisms to provide social and affordable housing.

The Motion was **AGREED**

### **DPM4/0621 Item ID:70823**

Proposed by Councillor C. King, Seconded by Councillor E. O’Brien

Chapter 2: Core Strategy - Policy 3. To amend CS3 Objective 3 to replace the word "Shall" with the word "Must" on line 5 between the words "Applicant" and "Demonstrate".

**REPORT:**

The motion seeks to replace words within CS3 Objective 3 as follows:

From: ‘To provide for flexibility in achieving the housing supply targets and meeting housing demand, the Council will consider the re-distribution of housing and population figures within the settlement and Neighbourhood Areas. In this regard, where a site greater than 0.25ha has the potential to exceed the allocation for a particular Neighbourhood Area as set out under Core Strategy Table 10, the applicant shall demonstrate to the Planning Authority that the necessary social and physical infrastructure is in place or can be provided as part of the application to accommodate the proposed development.

The Council will monitor the delivery of housing units to ensure general compliance with the Core Strategy and housing supply targets for the County and to inform the redistribution potential outlined above.’

To: ‘*To provide for flexibility in achieving the housing supply targets and meeting housing demand, the Council will consider the re-distribution of housing and population figures within the settlement and Neighbourhood Areas. In this regard, where a site greater than 0.25ha has the potential to exceed the allocation for a particular Neighbourhood Area as set out under Core Strategy Table 10, the applicant shall* ***must*** *demonstrate to the Planning Authority that the necessary social and physical infrastructure is in place or can be provided as part of the application to accommodate the proposed development.*

*The Council will monitor the delivery of housing units to ensure general compliance with the Core Strategy and housing supply targets for the County and to inform the redistribution potential outlined above.’*

**The motion is considered acceptable.**

**Recommendation**

It is recommended that this motion is adopted and CS3 Objective 3 to read as follows:

*‘To provide for flexibility in achieving the housing supply targets and meeting housing demand, the Council will consider the re-distribution of housing and population figures within the settlement and Neighbourhood Areas. In this regard, where a site greater than 0.25ha has the potential to exceed the allocation for a particular Neighbourhood Area as set out under Core Strategy Table 10, the applicant* ***must*** *demonstrate to the Planning Authority that the necessary social and physical infrastructure is in place or can be provided as part of the application to accommodate the proposed development.*

*The Council will monitor the delivery of housing units to ensure general compliance with the Core Strategy and housing supply targets for the County and to inform the redistribution potential outlined above.’*

The Motion was **AGREED**

### **DPM5/0621 Item ID:70824**

Proposed by Councillor C. King, Seconded by Councillor E. O’Brien

Chapter 2: Core Strategy - Vacant Sites. To Amend the final paragraph to read from line two "The council will investigate 'and prioritise' reports of dereliction and take relevant and 'stringent' action......"

**REPORT:**

This motion relates to the last sentence of the Vacant Sites section within Chapter 2, page 44 of the CE Draft which reads:

From: *The Council will investigate reports of dereliction and take relevant action, in accordance with the Derelict Sites Act 1990 (the Act), in an effort to have the dereliction abated and ensure re-use of existing urban lands throughout the County.*

To: *The Council will investigate* ***and prioritise*** *reports of dereliction and take relevant* ***and stringent*** *action, in accordance with the Derelict Sites Act 1990 (the Act), in an effort to have the dereliction abated and ensure re-use of existing urban lands throughout the County.*

The motion is considered reasonable.

**RECOMMENDATION:**It is recommended that this motion is adopted so that the last paragraph on page 44 under sub heading Vacant Sites reads as follows:

'The Council will investigate **and prioritise** reports of dereliction and take relevant **and stringent** action, in accordance with the Derelict Sites Act 1990 (the Act), in an effort to have the dereliction abated and ensure re-use of existing urban lands throughout the County.’

The Motion was **AGREED**

### **DPM6/0621 Item ID:70817**

Submitted by Councillor G. O'Connell, Councillor L. O'Toole, Councillor P. Gogarty

Proposed by Councillor P. Gogarty, Seconded by Councillor E. O’Brien

Add a new objective, CS5 Objective 6: To ensure that a section of any lands zoned EE or REGEN are set aside for local enterprise hubs for developing businesses or for shared workspaces serving people who are unable to work from home but who want to carry out their work close to where they live.

**REPORT:**

Policy 5 of the draft Plan states: *‘Ensure that sufficient serviced lands continue to be available in the right place for employment generation over the lifetime of the Development Plan.’*

This motion seeks a new objective under Policy 5 as follows:

*To ensure that a section of any lands zoned EE or REGEN are set aside for local enterprise hubs for developing businesses or for shared workspaces serving people who are unable to work from home but who want to carry out their work close to where they live.*

**Recommendation**

It is recommended that this motion is adopted with amendment to reflect that the existing objectives EDE 3 Objectives 5, 6 and 7 and EDE 4 Objectives 7 and 12 as currently set out in the CE Draft Plan appropriately provide for the intent of the motion.

The Motion was **AGREED**

### **DPM7/0621 Item ID:70826**

Proposed by Councillor C. King, Seconded by Councillor E. O’Brien

Chapter 2: Core Strategy - Policy 4. CS4 Objective 3: Amend by removing the word "Seek" at the beginning of the Objective.

**REPORT:**

The motion seeks to omit a word from CS4 Objective 3 as follows:

From: To seek, where the context requires for compact growth and for the benefit of the common good, to deliver development through the compulsory purchase of land as part of active land management.

To: To seek, Where the context requires for compact growth and for the benefit of the common good, to deliver development through the compulsory purchase of land as part of active land management.

The motion is considered reasonable and a minor rewording is recommended to provide for a consistent approach to the wording of objectives.

**RECOMMENDATION:**

It is recommended that this motion is adopted and CS4 Objective 3 is amended to read as follows:

*To deliver development through the compulsory purchase of land as part of active land management where the context requires for compact growth and for the benefit of the common good.*

The Motion was **AGREED**

### **DPM8/0621 Item ID:70828**

### Submitted by Councillor G. O'Connell, Councillor L. O'Toole, Councillor P. Gogarty,

Proposed by Councillor P. Gogarty, Seconded by Councillor E. O’Brien

Amend CS8 Objective 3 to read: To proactively support and promote the highest levels of services, social infrastructure, facilities, retail and economic activity to meet the needs of current and future growth in line with the scale and function of Saggart within the settlement hierarchy.

**REPORT:**

The motion seeks to add additional wording to CS8 Objective 3 as follows:

 From: *To support and promote appropriate levels of services, social infrastructure, facilities, retail and economic activity to meet the needs of current and future growth in line with the scale and function of Saggart within the settlement hierarchy.*

*To: To* ***proactively*** *support and promote* ***the highest*** *appropriate levels of services, social infrastructure, facilities, retail and economic activity to meet the needs of current and future growth in line with the scale and function of Saggart within the settlement hierarchy.*

**It is considered that the motion is acceptable**

**Recommendation**

It is recommended that this motion is adopted and CS8 Objective 3 be adopted as follows;

***To proactively support and promote the highest levels of services, social infrastructure, facilities, retail and economic activity to meet the needs of current and future growth in line with scale and function of Saggart within the settlement hierarchy***

[link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C70828)

The Motion was **AGREED**

### **DPM9/0621 Item ID:70878**

Submitted by Councillor L. Donaghy, Councillor Liam Sinclair, Councillor Peter Kavanagh, Councillor S. McEneaney

Proposed by Councillor P. Kavanagh, Seconded by Councillor E. O’Brien

Core Strategy and Settlement Strategy: To amend CS6 Objective 5 as follows: Design future development in a manner that facilitates sustainable travel patterns, with a particular focus on increasing the share of active modes (walking and cycling) and public transport use and creating a safe, attractive, universally-accessible street environment for pedestrians and cyclists.

**REPORT:**

The motion seeks to add ‘**universally-accessible’** between ‘attractive’ and ‘street’ under CS6 Objective 5. The motion proposes to change this paragraph as follows:

From: Design future development in a manner that facilitates sustainable travel patterns, with a particular focus on increasing the share of active modes (walking and cycling) and public transport use and creating a safe attractive street environment for pedestrians and cyclists.

To: Design future development in a manner that facilitates sustainable travel patterns, with a particular focus on increasing the share of active modes (walking and cycling) and public transport use and creating a safe, attractive, **universally accessible** street environment for pedestrians and cyclists.

**Recommendation:** It is considered that the proposed additional wording is acceptable.

CS6 Objective 5: To design future development in a manner that facilitates sustainable travel patterns, with a particular focus on increasing the share of active modes (walking and cycling) and public transport use and creating a safe, attractive, universally-accessible street environment for pedestrians and cyclists.

The Motion was **AGREED**

### **DPM10/0621 Item ID:71012**

Proposed by Councillor L. Dunne, Seconded by Councillor E. O’Brien

In support of Executive summary 2.4, 2.6.1 (Land Capacity Study) table 9 & 10; This Development Plan will ensure that no further lands will be rezoned in Map 8 bounded by the Naas Road, Garter Lane & Mill Road.

**REPORT:**

The Core Strategy and Settlement Strategy in Chapter 2 sets out population and housing figures which must be consistent with National and Regional Planning policy as required under the Planning and Development Act. South Dublin County is anticipated to grow by 46,518 persons with an identified need for over 17,817 households. Chapter 2 also confirms that the County has enough land for a further 10,470 units (79%) above the net household need and therefore there is no need to re-zone or zone new lands over and above those currently set out under the current 2016 County Development Plan.

The content of the motion is noted.

**Recommendation:** It is recommended that this motion is adopted to reflect the retention of the zonings in the CE Draft Plan which have not changed from the 2016-2022 County Development Plan on lands bounded by the Naas Road, Garter Lane and Mill Road.

[Link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C71012)

The Motion was **AGREED**

### **DPM11/0621 Item ID:71017**

Proposed by Councillor Derren Ó Brádaigh, Seconded by Councillor E. O’Brien

Page 43, Core Strategy (CS) Policy 3, add new objective 'CS3 Objective 5: Create and maintain a data base of land zoned for residential development that has not yet been developed including information on why this land has not been developed so as to inform future zoning and de-zoning decisions'.

**REPORT:**

The motion proposes a new objective within Policy 3: Monitoring and Housing Growth To examine the performance of currently zoned land for residential development not yet developed to inform future zoning proposals.

This motion is considered acceptable subject to inclusion of the words ‘where available’.

**Recommendation:**

It is recommended that this motion is adopted and a new objective CS3 Objective 5 be included which will read as follows;

CS3 Objective 5: *Create and maintain a data base of land zoned for residential development that has not yet been developed including, where available, information on why this land has not been developed so as to inform future zoning and de-zoning decisions'.*

The Motion was **AGREED**

**DPM12/0621 Item ID:71019**

Submitted by Councillor Derren Ó Brádaigh, Councillor William Joseph Carey,

Proposed by Councillor D. Ó Brádaigh, Seconded by Councillor E. O’Brien

Page 54, Core Strategy (CS) Policy 8, insert in Objective 1 'and increased open space amenity' after 'active travel'

**REPORT:**

The motion seeks to amend CS8 Objective 1 by inserting 'and increased open space amenity' after 'active travel'. The motion proposes a change to this objective as follows:

From: *To facilitate the commencement and completion of development on zoned residential lands within and contiguous to the settlement boundary facilitating connections to the village core and other areas to provide for active travel.*

To: *To facilitate the commencement and completion of development on zoned residential lands within and contiguous to the settlement boundary facilitating connections to the village core and other areas to provide for active travel* ***and increased open space amenity.***

It is considered that the proposed additional wording is acceptable however the content of motion ID 70827 which proposes further additional wording can also be taken into consideration. It is considered that an amalgamated version of both motions is acceptable and would therefore read as follows:

*‘To facilitate the commencement and completion of development on zoned residential lands within and contiguous to the settlement boundary facilitating connections to the village core and other areas to provide for active travel* ***and the provision of necessary open space and community amenities in close proximity.’***

**Recommendation:**

It is recommended that the motion be adopted with amendments taking into consideration the content of this motion and motion 70827 such that CS8 Objective 1 reads:

***‘To facilitate the commencement and completion of development on zoned residential lands within and contiguous to the settlement boundary facilitating connections to the village core and other areas to provide for active travel and the provision of necessary open space and community amenities in close proximity.’***

The Motion was **AGREED**

### **DPM13/0621 Item ID:71020**

### Submitted by Councillor Derren Ó Brádaigh, Councillor William Joseph Carey

### Proposed by Councillor W. Carey, Seconded by Councillor E. O’Brien

Page 56, Core Strategy (CS) Policy 9, insert in Objective 3, ', open space amenity' between 'retail' and 'and'

**REPORT:**

The motion seeks to amend CS9 Objective 3 by inserting ' open space amenity ' between 'retail' and 'and'. The motion proposes a change to this objective as follows:

From: *To support and promote appropriate levels of services, social infrastructure, facilities, retail and economic activity to meet the needs of current and future growth in line with scale and function of Newcastle within the settlement hierarchy.*

To: *To support and promote appropriate levels of services, social infrastructure, facilities, retail,* ***open space amenity*** *and economic activity to meet the needs of current and future growth in line with scale and function of Newcastle within the settlement hierarchy.*

It is considered that the proposed additional wording is acceptable.

**RECOMMENDATION:**

It is recommended that the motion be adopted such that CS9 Objective 3 reads:

‘To support and promote appropriate levels of services, social infrastructure, facilities, retail, **open space amenity** and economic activity to meet the needs of current and future growth in line with scale and function of Newcastle within the settlement hierarchy’.

The Motion was **AGREED**

### **DPM14/0621 Item ID:71022**

Proposed by Councillor C. King, Seconded by Councillor L. Dunne

Chapter 2: Core Strategy - 2.2, 2.4.1, 2.6.7, Table 9 & 10, Map Sheet 5 (+Chapter 3) That the Plan protects and enhances where possible the Unique Lands known as Newlands Farm Located between the Belgard Rd, Ballymount Road and the Naas Rd N7 found on Map/Sheet 5. These lands are zoned RU and are a unique wildlife Habitat in an Urban setting between two major settings of Human Population of Clondalkin and Tallaght and are the lungs of Tallaght or the 'Stepping stones' for the purposes of Natural infrastructure mentioned in Chapter 3 NCBH 2 Objective 3 which states 'To protect and conserve the natural heritage of the County, and to conserve and manage EU and nationally designated sites and non-designated locally important areas which act as 'stepping stones' for the purposes of green infrastructure and Article 10 of the Habitats Directive'. These Lands with their rich abundance of Flora and Fauna including large numbers of animals offset the enormous carbon Pollution created by the vehicular traffic on the Belgard Road but more specifically the N7 - THE busiest Road in the Country and therefore must be protected. Section 2.2 Clearly states that we have more than enough Residential zoned lands within the County to meet our Ministerial targets of 17,817 and even the top tier target of 23,730 as we currently have enough zoned land to deliver 44,472 Housing units which could cover two development plans over 12 years under current population projections. In addition to the above 2.4.1 states 'The NPF's number one strategic objective: Compact Growth, sets a clear development outcome to grow our existing urban areas creating a priority to build on brownfield / infill development first, before considering greenfield lands.' This statement further supports the argument to protect the current zoning on the aforementioned Lands. Furthermore, 2.6.7 continues to support this zoning by stating 'As set out in Table 9, South Dublin has a physical excess of zoned lands to meet the population and housing targets set out under national and regional policy. These lands are located, for the most part, within existing built-up areas in Dublin City and Suburbs and will, therefore, support compact growth. Lastly, with all of the above in mind, this are of rich Biodiversity must be protected now in this Plan and into the future by ensuring its zoning is enshrined in the plan to ensure the important functions its serves to both the wildlife and the human population that surrounds it and also to ensure we create a plan that is strictly in line with current ministerial targets and National and Local targets, guidelines and Policy's some of which are set out above.

**REPORT:**

The Core Strategy and Settlement Strategy in Chapter 2 sets out population and housing figures which must be consistent with National and Regional Planning policy as required under the Planning and Development Act. South Dublin County is anticipated to grow by 46,518 persons with an identified need for over 17,817 households. Chapter 2 also confirms that the County has enough land for a further 10,470 units (79%) above the net household need and therefore there is no need to re-zone or zone new additional lands over and above those currently set out under the current 2016 County Development Plan.

In addition to the above the subject lands are zoned RU ‘Rural and Agricultural’ where it is an objective as per Chapter 13 Implementation and Monitoring Table 13.1 *To protect and improve rural amenity and to provide for the development of agriculture.*

The Contents of the motion are noted and it is considered that the policies and objectives set out in the Development Plan provide sufficient protection to the subject lands.

**Recommendation:**It is recommended that this motion is adopted through the retention of the ‘RU’ zoning objective on the lands and the retention of Objective NCBH 2 Objective 3.

[Link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C71022)

A discussion ensued with contributions from Councillors C. King, B. Lawlor, T. Gilligan, T. Costello, M. Duff, C. O’Connor, P. Kavanagh, P. Gogarty, A. Edge, P. Holohan, G. O’Connell, D. Ó Brádaigh, W. Carey, R. McMahon, L. Dunne, M. Johansson, K. Mahon, P. Kearns, A. Hayes, L. O’Toole, L. Sinclair, E. Ó Broin, J. Tuffy, D. O’Donovan. Ms. Hazel Craigie, Senior Planner responded to queries raised.

A Roll Call Vote followed on Councillor C. King’s motion, the result of which was as follows: -

**For:** 30 (Thirty)

**Against:** Nil

**Abstain:** 8 (Eight)

[Motion 14 Roll call vote .pdf](file:///C:\Users\mdunne\AppData\Local\Microsoft\Windows\INetCache\IE\DNIDELL7\Motion%2014%20Roll%20call%20vote%20.pdf)

The Motion was **AGREED.**

### **DPM15/0621 Item ID:71173**

Proposed by Councillor T. Costello, Seconded by Councillor Y. Collins

Chapter 2 That this council does not rezone the green belt at Newlands Cross and it remains zoned agricultural

**REPORT:**

The Core Strategy and Settlement Strategy in Chapter 2 sets out population and housing figures which must be consistent with National and Regional Planning policy as required under the Planning and Development Act. South Dublin County is anticipated to grow by 46,518 persons with an identified need for over 17,817 households. Chapter 2 also confirms that the County has enough land for a further 10,470 units (79%) above the net household need and therefore there is no need to re-zone or zone new additional lands over and above those currently set out under the current 2016 County Development Plan.

In addition to the above the subject lands are zoned RU ‘Rural and Agricultural’ where it is an objective as per Chapter 13 Implementation and Monitoring Table 13.1 *To protect and improve rural amenity and to provide for the development of agriculture.*

*The Contents of the motion are noted and it is considered that the policies and objectives set out in the Development Plan provide sufficient protection to the subject lands.*

**Recommendation**

It is recommended that this motion is adopted by way of the retention of the existing RU zoning.

[Link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C71173)

A discussion ensued with contributions from Councillors C. King, B. Lawlor, T. Gilligan, T. Costello, M. Duff, C. O’Connor, P. Kavanagh, P. Gogarty, A. Edge, P. Holohan, G. O’Connell, D. Ó Brádaigh, W. Carey, R. McMahon, L. Dunne, M. Johansson, K. Mahon, P. Kearns, A. Hayes, L. O’Toole, L. Sinclair, E. Ó Broin, J. Tuffy, D. O’Donovan. Ms. Hazel Craigie, Senior Planner responded to queries raised.

A Roll Call Vote followed on Councillor T. Costello’s motion, the result of which was as follows: -

**For:** 37 (Thirty-seven)

**Against:** Nil

**Abstain:** 1 (One)

[Motion 15 Roll Call vote (4).pdf](file:///C:\Users\mdunne\Downloads\Motion%2015%20Roll%20Call%20vote%20%20(4).pdf)

The Motion was **AGREED.**

### **DPM16/0621 Item ID:71036**

Submitted by Councillor Alan Edge, Councillor M. Duff, Councillor P. Kearns

Proposed by Councillor A. Edge, Seconded by Councillor E. O’Brien

CS3: Add: Objective 6: Facilitate as far as possible the development of homes for owner-occupiers over institutional investors.

**REPORT:**

This motion seeks to add an objective under Policy CS3 which seeks to *‘Facilitate as far as possible the development of homes for owner-occupiers over institutional investors’*

The Department of Environment published further guidance on owner-occupiers over institutional investors under Circular Letter: NRUP 03/2021 and Ministerial Guidelines titled *‘Regulation of Commercial Institutional Investment in Housing, Guidelines for Planning Authorities May 2021*. Relevant supporting legislation is anticipated.

The intent of the motion is noted. However, Policy CS3 relates to the Monitoring of Population and Housing Growth in accordance with the overarching Core Strategy to meet the needs of current and future citizens of South Dublin. Based on the contents of the motion it is considered that to insert a new objective under Housing Policy 1, Objective 15, and renumber the remaining objectives accordingly would be more appropriate.

A new objective to read:

***‘Facilitate as far as possible the development of homes for owner-occupiers over institutional investors through the implementation of relevant government circulars, guidelines and supporting legislation’***

**RECOMMENDATION:**

It is recommended that this motion is adopted with amendment to insert a new objective to read:

Housing Policy 1, Objective 15:

*‘Facilitate, as far as possible, the development of homes for owner-occupiers over institutional investors through the implementation of relevant government circulars, guidelines and supporting legislation’*

**And renumber the remaining objectives accordingly.**

The Motion was **AGREED**

### **DPM17/0621 Item ID:71061**

Proposed by Councillor F. Timmons, Seconded by Councillor E. O’Brien

Population and plot density should be sustainable

**REPORT:**

The motion seeks to ensure population growth and plot densities are sustainable.

It is considered that the proposed motion and wording is acceptable and could be integrated as part of existing policy CS6 Objective 6 which would read as follows:

From: *To Support, through the compact growth model in the Core Strategy and settlement strategy, the transition to a climate resilient, biodiversity-rich, environmentally sustainable and carbon neutral economy by 2050.*

To: *To* *Support, through the compact growth model in the Core Strategy and settlement strategy and* ***by ensuring population growth and plot densities are sustainable,*** *the transition to a climate resilient, biodiversity-rich, environmentally sustainable and carbon neutral economy by 2050.*

**RECOMMENDATION:**

It is recommended that this motion is adopted with amendment whereby policy CS6 Objective 6 would be amended to read as follows:

*To* *Support, through the compact growth model in the Core Strategy and settlement strategy and by ensuring population* ***growth and******plot densities are sustainable,*** *the transition to a climate resilient, biodiversity-rich, environmentally sustainable and carbon neutral economy by 2050.*

The Motion was **AGREED**

### **DPM18/0621 Item ID:71073**

Proposed by Councillor Yvonne Collins, Seconded by Councillor E. O’Brien

Core Strategy and Settlement Strategy: CS3 Objective 1: To add in at the end of this objective the words “and to ensure that brownfield sites are prioritised for development over greenfield sites in line with the regional strategy”.

**REPORT:**

The motion seeks to add the following text at the end of CS3 Objective 1: ‘*and to ensure that brownfield sites are prioritised for development over greenfield sites in line with the regional strategy’*

CS3 Objective 1 states: *‘To ensure that sufficient zoned land is available to satisfy the housing and population requirements of the County, as set out under the Ministerial Guidelines for Housing Supply and the Regional Spatial and Economic Strategy, over the lifetime of the Plan.’*

Policy CS3 relates to the Monitoring of Population and Housing growth in line with the Core Strategy and serves as a series of Objectives to monitor and where required ensure there is sufficient zoned land to ensure compliance with the housing and population targets set at National and Regional Planning level. It is considered acceptable that where the context so requires, brownfield will be prioritised over greenfield.

**It is considered that the proposed additional wording is acceptable.**

**Recommendation**

It is recommended that this motion is adopted such that CS3 Objective 1 reads:

***‘To ensure that sufficient zoned land is available to satisfy the housing and population requirements of the County, as set out under the Ministerial Guidelines for Housing Supply and the Regional Spatial and Economic Strategy, over the****lifetime of the Plan* ***and to ensure that brownfield sites are prioritised for development over greenfield sites in line with the regional strategy’.***

The Motion was **AGREED**

### **DPM19/0621 Item ID:71126**

Proposed by Councillor Yvonne Collins, Seconded by Councillor E. O’Brien

Core Strategy and Settlement Strategy: CS6 Objective 5: To add in at the end of this objective “and to ensure that adequate transport links are in place, or will be situated, close to new developments and to existing developments which need them.

**REPORT:**

This motion seeks to add text to the end of CS6 Objective 5 such that this objective would read as follows:

From: ‘*Design future development in a manner that facilitates sustainable travel patterns, with a particular focus on increasing the share of active modes (walking and cycling) and public transport use and creating a safe attractive street environment for pedestrians and cyclists.*

**To: *Design future development in a manner that facilitates sustainable travel patterns, with a particular focus on increasing the share of active modes (walking and cycling) and public transport use and creating a safe attractive street environment for pedestrians and cyclists.* *and to ensure that adequate transport links are in place, or will be situated, close to new developments and to existing developments which need them***

The design and overall operation of public transport network is a function of the National Transport Authority (NTA) who prepare the Greater Dublin Area Transport Strategy. In preparing the Core Strategy, ensuring compliance with the MASP results in a co-ordinated land-use plan which is consistent with the GDA transport Strategy.

***The objective already seeks to facilitate sustainable travel patterns and the motion looks to further emphasise this. It is considered that the motion can be adopted with minor amendment to recognise that the local authority is just one agent in the co-ordination of the delivery of public transport links.***

**Recommendation**

It is recommended that this motion is adopted with amendment as follows:

*To design future development in a manner that facilitates sustainable travel patterns, with a particular focus on increasing the share of active modes (walking and cycling) and public transport use and creating a safe attractive street environment for pedestrians and cyclists,* ***where adequate transport links are in place, or will be situated, close to new developments and, insofar as possible, to existing developments which need them.***

The Motion was **AGREED**

### **DPM20/0621 Item ID:71175**

Proposed by Councillor T. Costello, Seconded by Councillor E. O’Brien.

Chapter 2 Core Strategy & Settlement Strategy CS4 Obj 1 That the long term vacant houses in St Maelruins park no longer be left vacant and allowed to go into a state of disrepair.

**REPORT:**

This motion seeks to make specific reference to long term vacant homes in St Maelruins park, Tallaght under CS4 Objective 1 where it is an objective: *To Implement the Vacant Site Levy for vacant development sites, as appropriate, in the County and continue to make publicly available a register of vacant sites, as set out in the Urban Regeneration and Housing Act 2015 (or any superseding Act).*

The merits of the motions are welcome in terms of creating supply to meet household need through the re-use of existing housing stock. However, the policies and objectives are strategic and county wide for the purposes of the Development Plan to ensure vacant units throughout the County are re-activated.

Further Policy and Objectives are set out under the Housing Chapter, Policy H1 Objective 9 ‘*To promote the re-use of and reactivation of vacant units within our Urban Areas and pursue through the application of the vacant site levy in accordance with the Urban Regeneration and Housing Act 2015, and through the implementation of the South Dublin Vacant Homes Strategy and Action Plan 2018-2021. The Council shall review and update this programme as deemed necessary.’*

**The above objective provides for the planning authority to investigate sites which are brought to its attention for inclusion on the vacant sites register. It would be inappropriate to name all potential sites within the Development Plan itself.**

**Recommendation**

**H1 Objective 9: *‘To promote the re-use of and reactivation of vacant units within our Urban Areas and pursue through the application of the vacant site levy in accordance with the Urban Regeneration and Housing Act 2015, and through the implementation of the South Dublin Vacant Homes Strategy and Action Plan 2018-2021. The Council shall review and update this programme as deemed necessary.’***

[Link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C71175)

The Motion was **AGREED**

### **DPM21/0621 Item ID:70816**

Submitted by Councillor G. O'Connell, Councillor L. O'Toole, Councillor P. Gogarty

Proposed by Councillor P. Gogarty, Seconded by Councillor G. O’Connell

To add a new objective, CS5 Objective 5: To ensure an even geographical spread within the county for intensive employment expansion so that varied local employment opportunities exist to cut commute times for residents in the county's major population centres, even along public transport nodes.

**REPORT:**

This motion seeks a new objective:

*To ensure an even geographical spread within the county for intensive employment expansion so that varied local employment opportunities exist to cut commute times for residents in the county's major population centres, even along public transport nodes.*

The policy under which the new objective is sought is Policy 5 which states: *‘Ensure that sufficient serviced lands continue to be available in the right place for employment generation over the lifetime of the Development Plan.’*

The new objective seeks to ensure an even geographical spread within the county for intensive employment expansion so that varied local employment opportunities exist to cut commute times for residents in the county's major population centres. This approach is promoted under National Policy to locate people near jobs through the model of compact growth.

South Dublin is well served by public transport corridors along which intensive employment is encouraged. Higher intensity employment can be facilitated in a number of zoning objectives including REGEN and EE and in mixed-use zonings in urban centres. These zonings are located within and in close proximity to the County’s main population centres providing for local communities to avail of different employment opportunities.

It is considered that such an objective is sufficiently covered under objectives under the Draft Plan as follows:

***CS5 Objective 1:*** *To focus high intensity employment generating uses around high-capacity public transport nodes.*

***CS5 Objective 2:*** *To ensure that, insofar as possible, space extensive enterprise is located on lands which are outside the M50, and which do not compromise labour intensive opportunity on zoned lands adjacent to public transport.*

***CS5 Objective 3:*** *To support mixed use employment activities in our urban areas in accordance with the settlement and retail hierarchies.*

***CS7 Objective 1:*** *Promote more intensive population and employment uses within the key urban centres, consistent with RPO 4.3.*

***EDE1 Objective 2:*** *To develop and support the Dublin Metropolitan Area Strategic Plan (MASP) through growth in the identified strategic development and employment areas of South Dublin, as part of the growth of the Dublin Region to a sufficient scale and quality to compete internationally and to be drivers of national and regional growth, investment, and prosperity consistent with NSO 5 of the NPF****.***

***EDE1 Objective 7:*** *To ensure that economic and enterprise related development is provided in a manner which facilitates a reduction in greenhouse gas emissions by supporting and promoting the following measures:*

*- An increase in employment densities within walkable distances of communities and on public transport routes;*

*- Promotion of walking and cycling and use of public transport through increased permeability and mobility management measures within and outside employment areas;*

*The sourcing of power from district heating and renewables including wind and solar*

*- Additional native tree planting and landscaping on development sites to aid with carbon*

*sequestration, contribute to the green infrastructure network of the County and promote quality placemaking.*

**Recommendation**

It is recommended that this motion is adopted with amendment to reflect that the existing objectives CS5 Objectives 1, 2 and 3 and EDE1 Objective 7 as currently set out in the CE Draft Plan provide for the intent of the motion.

Following contributions from Councillors P. Gogarty, G. O’Connell, L. Donaghy, P. Kavanagh, J. Tuffy, L. Dunne, R. McMahon, Mr M. Mulhern, Director and Ms H. Craigie, Senior Planner responded to queries raised.

The Chief Executive’s recommendation was **AGREED**

### **DPM22/0621 Item ID:70819**

Proposed by Councillor C. King, Seconded Councillor B. Lawlor

Chapter 2: Core Strategy - Policy 3. To amend CS3 Objective 2 by adding at the end of the sentence - "Whilst ensuring overdevelopment does not occur in any particular area".

**REPORT:**

The motion seeks to amend the wording of CS3 Objective 2 as follows;

From: *Implement a robust monitoring process for housing delivery for each neighbourhood area and settlement within the County.*

To: *Implement a robust monitoring process for housing delivery for each neighbourhood area and settlement within the County* ***whilst ensuring overdevelopment does not occur in any particular area’****.*

The proposed amendment is considered appropriate. For clarity on the purpose of the monitoring, it is considered that a further amendment to the proposed motion should be added to the objective to read:

*Implement a robust monitoring process for housing delivery for each neighbourhood area and settlement within the County to allow for* ***ongoing assessment of delivery targets******whilst ensuring overdevelopment does not occur in any particular area’.***

**Recommendation**

It is recommended that this motion is adopted with amendment to read:

*CS 3 Objective 2: Implement a robust monitoring process for housing delivery for each neighbourhood area and settlement within the County to allow for* ***ongoing assessment of delivery targets whilst ensuring overdevelopment does not occur in any particular area’.***

The Members unanimously **AGREED** to accept the Chief Executive’s Recommendation.

### **DPM23/0621 Item ID:70821**

Submitted by Councillor G. O'Connell, Councillor L. O'Toole, Councillor P. Gogarty

Proposed by Councillor P. Gogarty, Seconded by Councillor F. Timmons

Amend CS6 Objective 4 to read: Promote higher densities (50+ units per hectare) subject to meeting qualitative standards at appropriate locations, in urban built-up areas, especially near urban centres and/or high-capacity public transport nodes in line with prevailing Section 28 Ministerial Guidelines, subject to community facilities, retail, usable open space or any infrastructure deemed necessary being included as part of the initial application.

**REPORT:**

The motion proposes to change CS6 Objective 4 as follows:

From: *To promote higher densities (50+ units per hectare) subject to meeting qualitative standards at appropriate locations, in urban built-up areas, especially near urban centres and/or high-capacity public transport nodes in line with prevailing Section 28 Ministerial Guidelines.*

To: *To promote higher densities (50+ units per hectare) subject to meeting qualitative standards*

*at appropriate locations, in urban built-up areas, especially near urban centres and/or high-capacity public transport nodes in line with prevailing Section 28 Ministerial Guidelines,* ***subject to community facilities, retail, usable open space or any infrastructure deemed necessary being included as part of the initial application*.**

The premise of the motion is noted however it is considered that the wording set out is overly restrictive particularly the wording ‘being included as part of the initial application’

It may not be possible, or desirable, for every planning application to provide for all community and retail need generated by the proposed development on site.

Critically, it is not possible to predetermine what is submitted as part of a planning application beyond what is required by regulation. The need for planning applications to include required infrastructure could not be enforced under the regulations. It is a matter for development management to assess planning applications as they are received based on policy contained within the development plan, government guidelines and national and regional planning policy. The draft plan has sufficient policy to allow a detailed assessment of planning applications when they are received.

However, it is considered that the motion can be adopted with the following amended wording which would require applicants for high density schemes to ensure adequate infrastructure is in place or can be provided.

*To promote higher densities (50+ units per hectare) subject to meeting qualitative standards*

*at appropriate locations, in urban built-up areas, especially near urban centres and/or high-capacity public transport nodes in line with prevailing Section 28 Ministerial Guideline****s and where it can be demonstrated that the necessary infrastructure is in place or can be provided to facilitate the development.***

**Recommendation**

It is recommended that the motion be adopted with amendments such that CS6 Objective 4 reads:

*To promote higher densities (50+ units per hectare) subject to meeting qualitative standards*

***at appropriate locations, in urban built-up areas, especially near urban centres and/or high-capacity public transport nodes in line with prevailing Section 28 Ministerial Guidelines and where it can be demonstrated that the necessary infrastructure is in place or can be provided to facilitate the development.***

The Members unanimously **AGREED** to accept the Chief Executive’s Recommendation.

### **DPM24/0621 Item ID:70822**

Submitted by Councillor G. O'Connell, Councillor L. O'Toole, Councillor P. Gogarty

Proposed by Councillor P. Gogarty, Seconded by Councillor G. O’Connell

Amend CS6 Objective 6 to read: Support, through the compact growth model in the Core Strategy and settlement strategy, the transition to a climate resilient, biodiversity-rich, environmentally sustainable and carbon neutral economy before 2050.

**REPORT:**

The motion seeks to replace ‘by’ with ‘before’ under CS6 Objective 6. The motion proposes to change this paragraph as follows:

From: *To support, through the compact growth model in the Core Strategy and settlement strategy, the just transition to a climate resilient, biodiversity-rich, environmentally sustainable and carbon neutral economy by 2050.*

To: *To support, through the compact growth model in the Core Strategy and settlement strategy, the just transition to a climate resilient, biodiversity-rich, environmentally sustainable and carbon neutral economy* ***before*** *2050.*

**In addition to the above, Motion 70874 also relates to Policy CS6 Objective 6. This has been considered and forms part of the CE Recommendation.**

**Recommendation**

It is recommended that the motion be adopted with amendments taking into consideration the content of this motion and motion Item ID 70874 such that CS6 Objective 6 reads;

*To support, through the compact growth model in the Core Strategy and settlement strategy, the* ***just*** *transition to a climate resilient, biodiversity-rich, environmentally sustainable and carbon neutral economy* ***before*** *2050.*

The Members unanimously **AGREED** to accept the Chief Executive’s Recommendation.

### **DPM25/0621 Item ID:70825**

Proposed by Councillor C. King, Seconded by Councillor William Joseph Carey

Chapter 2: Core Strategy - CPO's. To Amend this by reading - Where the context so requires "and once identified", the use of Compulsory Purchase Orders (CPO's) will be pursued "immediately" under the relevant Legislation.

**REPORT:**

This motion relates to Compulsory Purchase Orders (CPOs) section within Chapter 2, page 44 of the CE Draft which reads:

From: Where the context so requires, the use of Compulsory Purchase Orders (CPOs) will be pursued under the relevant legislation, for the betterment of the community as part of Active Land Management measures.

To: Where the context so requires and **once identified**, the use of Compulsory Purchase Orders (CPOs) will be pursued **immediately** under the relevant legislation, for the betterment of the community as part of Active Land Management measures.

The merits of the motion are welcomed, and where CPO is considered necessary the Council should progress as quickly as possible. However, there is a legislative process that must be followed when progressing a CPO, including trying to deliver the scheme objectives by agreement in the first instance and time must be given to allow this ‘by agreement’ process to be followed.

In addition, should a CPO be considered necessary to deliver a scheme, but where the Council has not been able to take immediate action, it may harm the Council’s case at the time when it is ready to take CPO action, if the policy seeks that the Council take immediate action.

The motion is considered reasonable.

**RECOMMENDATION:**

It is recommended that this motion is adopted with amendment so that Chapter 2, page 44 ‘Compulsory Purchase Orders’ (CPOs) section shall read as follows:

Where the context so requires and **once identified,** the use of Compulsory Purchase Orders (CPOs) will be pursued under the relevant legislation, for the betterment of the community as part of Active Land Management measures.

Following contributions from Councillors C. King, M. Johansson, W. Carey, Mr M. Mulhern, Director responded to queries raised.

An Amendment to the Motion was proposed by Councillor P. Kavanagh and seconded by Councillor L. Dunne as follows:

Chapter 2: Core Strategy - CPO's. To Amend this by reading - Where the context so requires "and once identified", the use of Compulsory Purchase Orders (CPO's) will be pursued ~~immediately~~ **in as timely a manner as possible** under the relevant Legislation.

The Motion **AS AMENDED** was **AGREED**

### **DPM26/0621 Item ID:70827**

Submitted by Councillor G. O'Connell, Councillor L. O'Toole, Councillor P. Gogarty

Proposed by Councillor P. Gogarty, Seconded by Councillor G. O’Connell

Amend CS8 Objective 1 to read: To facilitate the commencement and completion of development on zoned residential lands within and contiguous to the settlement boundary facilitating connections to the village core and other areas to provide for active travel and the provision of necessary community amenities in close proximity.

**REPORT:**

The motion seeks to add additional wording to CS8 Objective 1 as follows:

From: To facilitate the commencement and completion of development on zoned residential lands within and contiguous to the settlement boundary facilitating connections to the village core and other areas to provide for active travel.

To: To facilitate the commencement and completion of development on zoned residential lands within and contiguous to the settlement boundary facilitating connections to the village core and other areas to provide for active travel **and the provision of necessary community amenities in close proximity.**

The motion is considered reasonable however the proposal also has a knock-on effect for Item ID: 71019 which also seeks to add wording to this objective.  It is considered that the motion can be adopted with amendments taking into consideration the content of this motion and motion 71024 such that CS8 Objective 1 reads:

*‘To facilitate the commencement and completion of development on zoned residential lands within and contiguous to the settlement boundary facilitating connections to the village core and other areas to provide for active travel* ***and the provision of necessary open space and community amenities in close proximity.’***

**Recommendation**

It is recommended that the motion be adopted with amendment taking into consideration the content of this motion and motion 71024 such that CS8 Objective 1 reads:

*‘To facilitate the commencement and completion of development on zoned residential lands within and contiguous to the settlement boundary facilitating connections to the village core and other areas to provide for active travel* ***and the provision of necessary open space and community amenities in close proximity.’***

The Members unanimously **AGREED** to accept the Chief Executive’s Recommendation.

### **DPM27/0621 Item ID:70829**

Submitted by Councillor G. O'Connell, Councillor L. O'Toole, Councillor P. Gogarty

Proposed by Councillor P. Gogarty, Seconded by Councillor G. O’Connell

Amend CS9 Objective 1 to read: To ensure that development proposals provide for the front-loading of infrastructure, community buildings, sports pitches and service provision in line with population growth as set out in the Newcastle LAP (2012 extended to December 2022) or any succeeding plan.

**REPORT:**

The motion seeks to add additional wording to CS9 Objective 1 as follows:

From: To ensure that development proposals provide for infrastructure and service provision in line with population growth as set out in the Newcastle LAP (2012 extended to December 2022) or any succeeding plan.

To: To ensure that development proposals provide for **the front-loading of** infrastructure, **community buildings, sports pitches** and service provision in line with population growth as set out in the Newcastle LAP (2012 extended to December 2022) or any succeeding plan.

The premise of the motion is noted which aims to ensure that a level of physical and social infrastructure is front-loaded to meet existing and future demand.

However, the objective is referencing the adopted Newcastle LAP and ensuring that the phasing of the adopted LAP is adhered to. Introducing the words ‘front-loading’ would not align with the LAP for the different aspects of required infrastructure in the phasing and therefore the objective would be contradictory and cannot be supported.

It is considered that the objective as currently worded reflects and supports the LAP and adopted phasing requirements. However, it could be amended to read:

*To ensure that development proposals provide for infrastructure including* ***community buildings, sports pitches*** *and service provision in line with population growth as set out in the Newcastle LAP (2012 extended to December 2022) or any succeeding plan*.

It is noted that Objective CS 9 Objective 3 is also relevant and that there is an approved motion to amend it to read:

*To* ***proactively*** *support and promote* ***the highest*** *levels of service, social infrastructure, facilities, retail and economic activity to meet the needs of current and future growth in line with the scale and function of Newcastle within the settlement hierarchy.*

It is considered that the motion can be adopted with amendment noting also that there are a number of objectives in the draft Plan which support the delivery of necessary infrastructure.

**Recommendation**

It is recommended that this motion is adopted with amendment to read:

CS9 Objective 1: *To ensure that development proposals provide for infrastructure including* ***community buildings, sports pitches*** *and service provision in line with population growth as set out in the Newcastle LAP (2012 extended to December 2022) or any succeeding plan*.

[Link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C70829)

The Members unanimously **AGREED** to accept the Chief Executive’s Recommendation.

### **DPM28/0621 Item ID:70830**

Submitted by Councillor G. O'Connell, Councillor L. O'Toole, Councillor P. Gogarty

Proposed by Councillor P. Gogarty, Seconded by Councillor G. O’Connell

Amend CS9 Objective 3 to read: To proactively support and promote the highest levels of services, social infrastructure, facilities, retail and economic activity to meet the needs of current and future growth in line with scale and function of Newcastle within the settlement hierarchy.

**REPORT:**

The motion seeks to include additional wording to CS9 Objective 3 as follows:

From: *To support and promote appropriate levels of services, social infrastructure, facilities, retail and economic activity to meet the needs of current and future growth in line with scale and function of Newcastle within the settlement hierarchy.*

To: *To* ***proactively*** *support and promote* ***the highest*** *appropriate levels of services, social infrastructure, facilities, retail and economic activity to meet the needs of current and future growth in line with scale and function of Newcastle within the settlement hierarchy.*

*The motion is considered acceptable.*

**Recommendation**

It is recommended that this motion is adopted to read:

*To* ***proactively*** *support and promote the* ***highest levels*** *of services, social infrastructure, facilities, retail and economic activity to meet the needs of current and future growth in line with scale and function of Newcastle within the settlement hierarchy.*

[Link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C70830)

The Members unanimously **AGREED** to accept the Chief Executive’s Recommendation.

### **DPM29/0621 Item ID:70831**

Submitted by Councillor G. O'Connell, Councillor L. O'Toole, Councillor P. Gogarty

Proposed by Councillor P. Gogarty, Seconded by Councillor G. O’Connell

Amend CS10 Objective 1 to read: To facilitate the commencement and completion of development on zoned residential lands within and contiguous to the settlement boundary of Rathcoole facilitating connections to the village core and other areas to provide for active travel opportunities, while preserving biodiversity and by protecting and enhancing hedgerows and established/developing native woodlands.

**REPORT:**

The motion seeks to add additional wording to CS10 Objective 1 as follows:

 From: *To facilitate the commencement and completion of development on zoned residential lands within and contiguous to the settlement boundary of Rathcoole facilitating connections to the village core and other areas to provide for active travel opportunities.*

**To: *To facilitate the commencement and completion of development on zoned residential lands within and contiguous to the settlement boundary of Rathcoole facilitating connections to the village core and other areas to provide for active travel opportunities, while preserving***

***biodiversity and by protecting and enhancing hedgerows and established/developing native woodlands.***

***The aim of the motion is noted. However, it is considered that a further amendment be used to capture the existing Natural Heritage assets in and around the entire Rathcoole settlement boundary.***

***It is therefore proposed that CS10 Objective 1 be amended to read as follows:***

*To facilitate the commencement and completion of development on zoned residential lands within and contiguous to the settlement boundary of Rathcoole* ***which recognises natural heritage assets and facilitates*** *connections to the village core and other areas to provide for active travel opportunities.*

***Recommendation***

It is recommended that this motion is amended such that CS10 Objective 3 reads

***‘To facilitate the commencement and completion of development on zoned residential lands within and contiguous to the settlement boundary of Rathcoole which recognises natural heritage assets and facilitates connections to the village core and other areas to provide for active travel opportunities.***

[Link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C70831)

The Members unanimously **AGREED** to accept the Chief Executive’s Recommendation.

### **DPM30/0621 Item ID:70832**

Submitted by Councillor G. O'Connell, Councillor L. O'Toole, Councillor P. Gogarty

Proposed by Councillor P. Gogarty, Seconded by Councillor G. O’Connell

Amend CS10 Objective 3 to read: To proactively support and promote the highest levels of services, social infrastructure, facilities, retail and economic activity to meet the needs of current and future growth in line with scale and function of Rathcoole within the settlement hierarchy.

**REPORT:**

The motion seeks to include additional wording to CS10 Objective 3 as follows:

From: *To support and promote appropriate levels of services, social infrastructure, facilities, retail and economic activity to meet the needs of current and future growth in line with scale and function of Rathcoole within the settlement hierarchy.*

To: *To* ***proactively*** *support and promote* ***the highest*** *appropriate levels of services, social infrastructure, facilities, retail and economic activity to meet the needs of current and future growth in line with scale and function of Rathcoole within the settlement hierarchy.*

The motion is considered acceptable.

**Recommendation**

It is recommended that this motion is adopted to read:

*To* ***proactively*** *support and promote* ***the highest*** *levels of services, social infrastructure, facilities, retail and economic activity to meet the needs of current and future growth in line with scale and function of Rathcoole within the settlement hierarchy.*

[Link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C70832)

The Members unanimously **AGREED** to accept the Chief Executive’s Recommendation.

### **DPM31/0621 Item ID:70846**

Submitted by Councillor Derren Ó Brádaigh, Councillor William Joseph Carey

Proposed by Councillor W. Carey, Seconded by Councillor D Ó Brádaigh

Chapter 2 - CORE STRATEGY AND SETTLEMENT STRATEGY - Policy 7 (Page 54) CS7 Objective 4: Amend From: To promote and facilitate development at the Strategic Development Zones at Adamstown and Clonburris, in accordance with their planning scheme and associated phasing requirements. Amend To: To promote and facilitate development at the Strategic Development Zones at Adamstown and Clonburris, in accordance with their planning scheme and associated phasing requirements, whilst adapting and facilitating emerging transport service level pattern needs.

**REPORT:**

The motion seeks to amend CS7 Objective 4 by inserting ‘whilst adapting and facilitating emerging transport service level pattern needs’ at the end of the objective. The motion proposes a change to this paragraph as follows:

From: *To promote and facilitate development at the designated Strategic Development Zones at Adamstown and Clonburris, in accordance with their planning scheme and associated phasing requirements.*

To: *To promote and facilitate development at the Strategic Development Zones at Adamstown and Clonburris, in accordance with their planning scheme and associated phasing requirements,* ***whilst adapting and facilitating emerging transport service level pattern needs****.*

It is understood that the purpose of this motion is to work in support of public transport requirements and facilitate active travel initiatives locally.

An SDZ planning scheme as adopted forms part of the Development Plan and any contrary provisions of the development plan are superseded by the scheme. Both SDZ Planning Schemes have been prepared in the context of their position along a major rail corridor. All planning applications within the scheme are considered in relation to their ability to provide for active travel and connectivity to public transport. As an example, in Adamstown, central to the recent application for the district centre was the need to facilitate appropriate bus services and cycle paths to provide access to the train station and to provide a positive active travel environment around the station and within the square.

**It is considered that the proposed additional wording is acceptable.**

**Recommendation**

It is recommended that this motion is adopted with CS7 Objective 4 amended as follows;

From: *To promote and facilitate development at the designated Strategic Development Zones at Adamstown and Clonburris, in accordance with their planning scheme and associated phasing requirements.*

To**:** *To promote and facilitate development at the Strategic Development Zones at Adamstown and Clonburris, in accordance with their planning scheme and associated phasing requirements,* ***whilst adapting to and facilitating emerging transport service level pattern needs.***

Following contributions from Councillors D. Ó Brádaigh, and L. O’Toole, Ms H. Craigie, Senior Planner responded to queries raised.

The Chief Executive’s Recommendation was **AGREED**

### **DPM32/0621 Item ID:71311**

Proposed by Councillor F. Timmons, Seconded by Councillor T. Gilligan

That this council rezone the Rathcoole woodlands from RES-N (residential) to OS (to protect and preserve open space

**REPORT:**

This motion seeks to re rezone lands identified as ‘RES-N’ south of Rathcoole to ‘OS’.

The intent of the motion is noted. However, there are a range of considerations to be taken account of, including the provision of housing and a library by SDCC and suitable access to lands owned by the Department of Education and Skill for a school to serve the Newcastle / Rathcoole / Saggart area.

**It is therefore considered appropriate to insert an SLO for the subject lands to further investigate the potential for alternative land uses for the lands currently zoned RES-N.**

**Recommendation**

It is recommended that the proposed motion be adopted with amendment to insert a Specific Local Objective in Chapter 2, CS Policy 10 SLO1 to read as follows:

*To investigate the potential for alternative land uses for the lands currently zoned RES-N (To provide for new residential communities in accordance with approved area plans) and OS (To preserve and provide for open space and recreational amenities) as identified by the SLO on the CDP land use zoning map, having regard to, existing habitats, the need for social and affordable housing, community infrastructure and access. Following this assessment, and where alternative land use arrangements are identified in line with the proper planning and sustainable development of the area, to bring forward proposals for re-zoning.*

[Link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C71311)

A discussion ensued with contributions from Councillors F. Timmons, P. Gogarty, J. Tuffy, P. Kavanagh, M. Johansson, T. Gilligan, S. O’Hara, P. Kearns, L. Dunne, C. King, P. Holohan, A. Edge, A. Hayes, M. Duff, C. Bailey, W. Carey, E. O’Broin, B. Lawlor, G. O’Connell, Mr. M. Mulhern, Director Land Use Planning & Transportation responded to queries raised.

Councillor P. Kavanagh proposed the following amendment to the Chief Executive’s Recommendation, Seconded by Councillor L. Sinclair as follows:-

***To investigate the potential for alternative land uses for the lands currently zoned RES-N (To provide for new residential communities in accordance with approved area plans) and OS (To preserve and provide for open space and recreational amenities) as identified by the SLO on the CDP land use zoning map, having regard to protecting existing habitats, Biodiversity and the Rathcoole Woodlands, the need for social and affordable housing, community infrastructure and access. Following this assessment, and where alternative land use arrangements are identified in line with the proper planning and sustainable development of the area, to bring forward proposals for re-zoning.***

A Roll Call vote on the **AMENDED** wording followed, the result of which was as follows:

**FOR: 4(Four)**

**AGAINST: 30(THIRTY)**

**ABSTAIN: 2(TWO)**

[Motion 32 Roll Call Vote.pdf](file:///C:\Users\mdunne\Downloads\Motion%2032%20%20Roll%20Call%20Vote.pdf)

The **AMENDED** Motion **FELL** and The Chief Executive’s recommendation was **AGREED**

### **DPM33/0621 Item ID:71340**

Submitted by Councillor Alan Edge, Councillor C. O'Connor, Councillor M. Duff, Councillor P. Kearns

Proposed by Councillor M. Duff, Seconded by Councillor P. Kearns

Housing Policy: H5 Ref Map 6 (242) The Lands south of the Templeogue Road between Hillcrest and Corrybeg Estates, owned by the Cheeverstown Charity, as outlined in red on map attached To insert a SLO to support a volume of residential development that equates to the existing floor space of the site for the purpose of Elderly and Supported living.

**REPORT:**

The motion seeks to insert a SLO at lands south of the Templeogue Road between Hillcrest and Corrybeg Estates, owned by the Cheeverstown Charity which supports a volume of residential development that equals the existing floor space of the existing use on site for the purpose of Elderly and Supported living.

The subject lands accommodate Cheeverstown House, a protected structure, and a group of buildings which have evolved over time around the house, and which provide for a range of residential, respite and day services. It is currently zoned HA-DV, a zoning which seeks to protect the Dodder Valley through a generally restrictive policy on development. The Dodder Valley is a key corridor in the Green Infrastructure Strategy as set out in Chapter 4 of the Plan and is important for the ecosystem services it provides including surface water management and flooding, its amenity value and the value it has to biodiversity.

The southern section of the lands is located within Flood Zone B with small sections within Flood Zone A and within the Riparian Corridor of the River Dodder.

The motion should be reworded to incorporate the need to recognise the planning considerations for the site while facilitating a level and type of residential development which reflects the current community benefit of the site and its use.

**RECOMMENDATION:**

It is recommended that the motion is adopted with amendments to propose an SLO at lands south of the Templeogue Road between Hillcrest and Corrybeg Estates, on the lands of Cheeverstown House to read:

*‘To facilitate the provision of Elderly and Supported living which positively addresses the highly sensitive environmental characteristics of the site in relation to Flood Risk, the Riparian Corridor and Green Infrastructure principles. The scale of any replacement redevelopment must not exceed the existing gross floor space of the existing use on site, discounting the floorspace of the protected structure on site.’*

[Link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C71340)

[MAP](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=70632)

The Members unanimously **AGREED** to accept the Chief Executive’s Recommendation.

### **DPM34/0621 Item ID:70874**

Submitted by Councillor L. Donaghy, Councillor Liam Sinclair, Councillor Peter Kavanagh, Councillor S. McEneaney

Proposed by Councillor P. Kavanagh, Seconded by Councillor L. Donaghy

Core Strategy and Settlement Strategy Motion: To amend CS6 Objective 6 as follows: Support, through the compact growth model in the Core Strategy and settlement strategy, the just transition to a climate resilient, biodiversity-rich, environmentally sustainable and carbon neutral economy by 2050.

**REPORT:**

The motion seeks to add ‘**just’** between ‘the’ and ‘transition’ under CS6 Objective 6. The motion proposes to change this paragraph as follows:

From: To Support, through the compact growth model in the Core Strategy and settlement strategy, the transition to a climate resilient, biodiversity-rich, environmentally sustainable and carbon neutral economy by 2050.

To: To support, through the compact growth model in the Core Strategy and settlement strategy, the **just** transition to a climate resilient, biodiversity-rich, environmentally sustainable and carbon neutral economy by 2050.

**In addition to the above, Motion 70822 also relates to Policy CS6 Objective 6. This has been considered and forms part of the CE Recommendation.**

**Recommendation:**

It is recommended that the motion be adopted with amendments taking into consideration the content of this motion and motion 70822 such that CS6 Objective 6 reads:

To support, through the compact growth model in the Core Strategy and settlement strategy, the **just** transition to a climate resilient, biodiversity-rich, environmentally sustainable and carbon neutral economy **before** 2050.

The Members unanimously **AGREED** to accept the Chief Executive’s Recommendation.

### **DPM35/0621 Item ID:71392**

Submitted by Councillor L. Donaghy, Councillor Liam Sinclair, Councillor Peter Kavanagh, Councillor S. McEneaney

Proposed by Councillor P. Kavanagh, Seconded by Councillor L. Donaghy

To amend CS1 Objective 2 as follows: Support continued collaboration between infrastructure providers, state agencies and local authorities to inform cross sectoral investment plans and capital spending plans to accelerate the development of strategic development areas and secure the best use of public lands in the Dublin Metropolitan Area - consistent with RPO 5.1. This includes but is not limited to supporting increased rail capacity under DART+ or any succeeding plan, increased capacity on the Luas Red Line, and development of a metro rail link serving the south of the county.

**REPORT:**

*The motion seeks to amend CS1 Objective 2 as follows:*

*From: ‘To Support continued collaboration between infrastructure providers, state agencies and local authorities to inform cross sectoral investment plans and capital spending plans to accelerate the development of strategic development areas and secure the best use of public lands in the Dublin Metropolitan Area – consistent with RPO 5.1’*

*To:  Support continued collaboration between infrastructure providers, state agencies and local authorities to inform cross sectoral investment plans and capital spending plans to accelerate the development of strategic development areas and secure the best use of public lands in the Dublin Metropolitan Area – consistent with RPO 5.1* ***This includes but is not limited to supporting increased rail capacity under DART+ or any succeeding plan, increased capacity on the Luas Red Line, and development of a metro rail link serving the south of the county.***

While the intent of the motion is noted it is considered that in addition to the provisions set out under CS1 Objective 2 that further objectives within the plan sufficiently address the aim of the motion in particular objectives located within Chapter 7 Sustainable Movement section 7.6.2 Rail namely;

*SM 1 Objective 3: To support the delivery of key sustainable transport projects including DART and Luas expansion programmes, Bus Connects and the Greater Dublin Metropolitan Cycle Network in accordance with RPO 5.2 of the RSES/MASP.*

*SM3 Objective 2: To facilitate and secure the implementation of major public transport projects as identified within the NTA Transport Strategy for the Greater Dublin Area (2016-2015), or any superseding document, including BusConnects, the DART expansion programme along the Kildare route, the opening of the new rail station at Kishogue and the Luas to Lucan.*

*SM3 Objective 16: To promote the delivery of the Luas to Lucan and facilitate the reservation of any identified or emerging route.*

*SM3 Objective 17: To support additional capacity on the Luas Red Line, to service the intensification of development in Tallaght and Fortunestown and the future development of the Naas Road lands.*

*SM3 Objective 18: To support the opening of the Kishogue rail station to align with the delivery of homes within the Clonburris SDZ area, in accordance with SDZ Planning Scheme phasing*

**RECOMMENDATION:**

It is recommended that this motion is adopted with amendment *to reflect* that the existing objectives CS1 Objective 2 and the provisions set out in Chapter 7 Sustainable Movement SM1 Objective 3 and SM3 Objectives 2,16,17 and 18 as currently set out in the CE Draft Plan are sufficient to provide for the intent of the motion:

*CS1 Objective 2: ‘To Support continued collaboration between infrastructure providers, state agencies and local authorities to inform cross sectoral investment plans and capital spending plans to accelerate the development of strategic development areas and secure the best use of public lands in the Dublin Metropolitan Area – consistent with RPO 5.1’*

*SM1 Objective 3: To support the delivery of key sustainable transport projects including DART and Luas expansion programmes, Bus Connects and the Greater Dublin Metropolitan Cycle Network in accordance with RPO 5.2 of the RSES/MASP.*

*SM3 Objective 2: To facilitate and secure the implementation of major public transport projects as identified within the NTA Transport Strategy for the Greater Dublin Area (2016-2015), or any superseding document, including BusConnects, the DART expansion programme along the Kildare route, the opening of the new rail station at Kishogue and the Luas to Lucan.*

*SM3 Objective 16: To promote the delivery of the Luas to Lucan and facilitate the reservation of any identified or emerging route.*

*SM3 Objective 17: To support additional capacity on the Luas Red Line, to service the intensification of development in Tallaght and Fortunestown and the future development of the Naas Road lands.*

*SM3 Objective 18: To support the opening of the Kishogue rail station to align with the delivery of homes within the Clonburris SDZ area, in accordance with SDZ Planning Scheme phasing.*

The Members unanimously **AGREED** to accept the Chief Executive’s Recommendation.

### **DPM36/0621 Item ID:70907**

Submitted by Councillor B. Lawlor, Councillor S. O'Hara

Proposed by Councillor B. Lawlor, Seconded by Councillor T. Gilligan

To rezone lands (map attached) in Rathcoole, Co. Dublin from RES-N to OS 'To preserve and provide for open space and recreational amenities" in the County Development Plan.

**REPORT:**

This motion seeks to re rezone lands identified as ‘RES-N’ south of Rathcoole to ‘OS’.

The intent of the motion is noted. However, there are range of considerations to be taken account of, including the provision of housing and a library by SDCC and suitable access to lands owned by the Department of Education and Skill for a school to serve the Newcastle / Rathcoole / Saggart area.

**It is therefore considered appropriate to insert an SLO for the subject lands to further investigate the potential for alternative land uses for the lands currently zoned RES-N.**

**CE Recommendation**

It is recommended that the motion is amended to include a SLO under Chapter 2, CS10 which reads:

*‘To investigate the potential for alternative land uses for the lands currently zoned RES-N (To provide for new residential communities in accordance with approved area plans) and OS (To preserve and provide for open space and recreational amenities) as identified by the SLO on the CDP land use zoning map, having regard to, existing habitats, the need for social and affordable housing, community infrastructure and access. Following this assessment, and where alternative land use arrangements are identified in line with the proper planning and sustainable development of the area, to bring forward proposals for re-zoning.’*

[Link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C70907)

[Rathcoole Map](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=70609)

Following contributions from Councillors B. Lawlor, P. Gogarty and P. Kavanagh, Mr M. Mulhern, Director responded to queries raised.

Having regard to the result of **Motion** **32** (Item **ID 71311)**, the Motion **FELL**

### **DPM37/0621 Item ID:70589**

Proposed by Councillor L. Dunne, Seconded by Councillor M. Duff

Core Strategy CS Policy 7 To amend Section CS7 Objective 1: Promote more intensive population & employment uses, to add the following: 'that focuses on good community, civic and school facilities, good quality streets & spaces & that existing & new neighbourhoods are knitted together alongside essential infrastructure & amenities that are required to develop sustainable communities & employment' within key urban centres, consistent with RPO 4.3

**REPORT:**

The motion seeks to add additional wording to CS7 Objective 1 as follows:

From: *Promote more intensive population and employment uses within the key urban centres, consistent with RPO 4.3.*

To: *Promote more intensive population and employment uses* ***that focuses on good community, civic and school facilities, good quality streets & spaces & that existing & new neighbourhoods are knitted together alongside essential infrastructure & amenities that are required to develop sustainable communities & employment*** *within the key urban centres, consistent with RPO 4.3.*

The motion is considered reasonable. However, having regard to the text and the nature of the objective it is considered that that the new wording should be inserted to improve the objective as follows;

***Promote more intensive population and employment uses focussing on good community, civic and school facilities, good quality streets and spaces whereby that existing and new neighbourhoods are knitted together alongside essential infrastructure and & amenities that are required to develop sustainable communities & and employment within the key urban centres, consistent with RPO 4.3.***

***Recommendation***

It is recommended that the motion be adopted with amendments such that CS7 Objective 1 reads

***Promote more intensive population and employment uses focussing on good community, civic and school facilities, good quality streets and spaces whereby existing and new neighbourhoods are knitted together alongside essential infrastructure and amenities that are required to develop sustainable communities and employment within the key urban centres, consistent with RPO 4.3.***

The Members unanimously **AGREED** to accept the Chief Executive’s Recommendation.

### **DPM38/0621 Item ID:71035**

Submitted by Councillor Alan Edge, Councillor M. Duff, Councillor P. Kearns

Proposed by Councillor A. Edge, Seconded by Councillor P. Kavanagh

CS3: Add Objective 5: Prioritise the building of social and genuinely affordable housing to meet the housing needs of the citizens of South Dublin.

**REPORT:**

This motion seeks to add an objective under Policy CS3 which seeks to *‘Prioritise the building of social and genuinely affordable housing to meet the housing needs of the citizens of South Dublin.’*

The intent of the motion is noted. However, Policy CS3 relates to the Monitoring of Population and Housing Growth in accordance with the overarching Core Strategy to meet the needs of current and future citizens of South Dublin.

Based on the contents of the motion an amendment to Housing Policy 1, Objective 4 is considered more appropriate. It reads *‘To provide for social and affordable housing accommodation through a range of delivery mechanisms including new builds, acquisitions, renovations and acquisitions of vacant homes, leasing, and housing supports including RAS and HAP or any other mechanism promoted under Government Housing Policy.’*

**RECOMMENDATION:**

It is recommended that this motion is adopted with amendment to the existing objective Housing Policy 1, Objective 4 of Chapter 6 as follows:

*‘To provide for social and* ***genuinely*** *affordable housing accommodation* ***to meet housing needs*** *through a range of delivery mechanisms including new builds, acquisitions, renovations and acquisitions of vacant homes, leasing, and housing*

Following contributions from Councillors A. Edge, C. Bailey, Mr M. Mulhern, Director responded to queries raised.

Councillor L. O’Toole proposed the following Amendment to the Chief Executive’s Recommendation, Seconded by Councillor M. Duff as follows:

***‘To ~~provide~~ PRIORITISE for social and* genuinely*affordable housing accommodation*to meet housing needs*through a range of delivery mechanisms including new builds, acquisitions, renovations and acquisitions of vacant homes, leasing, and housing***

The Chief Executive’s recommendation **AS AMENDED** was **AGREED.**

### **DPM39/0621 Item ID:71038**

Submitted by Councillor Alan Edge, Councillor M. Duff, Councillor P. Kearns

Proposed by Councillor A. Edge, Seconded by Councillor F. Timmons

CS3: Add 'Objective 7: In line with NPF, Appendix 3, development in areas in which SHDs have been granted permission will be kept under constant review to ensure that the delivery of necessary infrastructure is possible to ensure the sustainability of communities.

**REPORT:**

The motion proposes a new objective under Policy CS 3 as follows:

*‘In line with NPF, Appendix 3, development in areas in which SHDs have been granted permission will be kept under constant review to ensure that the delivery of necessary infrastructure is possible to ensure the sustainability of communities.’*

The motion is considered reasonable. However, having regard to the fact that SHDs form a part of the housing delivery in each neighbourhood and settlement, it is not considered that the proposed text as a separate objective is appropriate. It is therefore proposed to amend policy CS3 Objective 2 with the merits of this motion and insert the wording *‘including the performance of large-scale housing developments (Schemes for 100 units****+)****’.*

The wording ‘schemes for 100 units +’ is preferred to SHDs as the SHD process will be coming to an end during the life of the Development Plan. It is also considered that the word ‘all’ should be inserted for clarity.

*Policy CS3 Objective 2 will therefore read as follows:*

**‘***Implement a robust monitoring process for all housing delivery including the* ***performance of large-scale housing developments (Schemes for 100 units+)*** *for each neighbourhood area and settlement within the County* ***to ensure that the delivery of necessary infrastructure is possible to ensure the sustainability of communities.’***

**Recommendation#**

It is recommended that the motion be adopted with amendment with policy CS3 Objective 2 being amended to read as follows:

 ‘*Implement a robust monitoring process for* ***all*** *housing delivery including* ***the performance of large-scale housing developments (Schemes for 100 units+)*** *for each neighbourhood area and settlement within the County* ***to ensure that the delivery of necessary infrastructure is possible to ensure the sustainability of communities.’***

The Members unanimously **AGREED** to accept the Chief Executive’s Recommendation.

### **DPM40/0621 Item ID:71143**

Submitted by Councillor Alan Edge, Councillor M. Duff, Councillor P. Kearns

Proposed by Councillor A. Edge, Seconded by Councillor P. Kavanagh

SM4: Add SLO: With regard to the land zoned yellow RES between Stocking Avenue, Ballycullen Rd and the M50 (map 10 relates) to ensure that development is delivered in tandem with necessary infrastructure.

**REPORT:**

This motion refers to New Residential Development lands (RES-N) between Stocking Avenue, Ballycullen Rd and the M50 (map 10 relates). Development on the lands is guided by the Ballycullen - Oldcourt Local Area Plan (2014), as extended, which sets out a phasing requirement for social and physical infrastructure in line with the construction of housing units.

The merits of the motion are noted. It is considered that a new objective should be added to the plan under Policy CS3 which would ensure new development in the County is delivered in a phased manner in tandem with new physical and social infrastructure. It is recommended that a new objective be added to read as follows:

CS3 Objective 6: *To ensure the phased development of new housing areas with the delivery of physical and social infrastructure provision as identified within Local Area Plans or as informed by assessments carried out by the Planning Authority.*

This new objective would further strengthen existing objectives in the Plan to ensure delivery of physical and social infrastructure in a phased manner with new development.

**Recommendation**

It is recommended that this motion be adopted with amendment such that a new objective be added to the plan under Chapter 2 Policy CS3 Objective 6 to read as follows:

**CS3 Objective 6: *To ensure the phased development of new housing areas with the delivery of physical and social infrastructure provision as identified within Local Area Plans or as informed by assessments carried out by the Planning Authority.***

[Link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C71143)

The following amendment was proposed by Councillor E. Ó Broin and seconded by Councillor A. Edge:

**CS3 Objective 6: *To ensure the phased development of new housing areas in tandem with the delivery of physical and social infrastructure provision as identified within Local Area Plans or as informed by assessments carried out by the Planning Authority.***

The Chief Executive’s recommendation **AS AMENDED** was **AGREED**

### **DPM41/0621 Item ID:71183**

Proposed by Councillor T. Costello, Seconded by Councillor T. Gilligan

Tallaght densities in recent SHDs exceed the LAP and the CDP. There needs to be a clear planning objective for the County Town to be sustainable, and not see densities that exceed those of Central London - whose public transport system is far more developed than that in Tallaght ( underground, 24 hour buses, over ground rail).

**REPORT:**

The motion seeks a clear objective for Tallaght to be sustainable following recent decisions of SHDs and to avoid densities which exceed those of Central London which has more developed public transport.

The Tallaght Local Area Plan was adopted in June 2020 and sets out development management parameters which are used to adjudicate planning applications. The LAP promotes the sustainable development of the Regen Lands by facilitating a more intensive land-uses to accommodate higher density residential and employment uses. The Tallaght Town Centre LAP provides for a Plot Ratio of 0.75 up to 2.0 with flexibility to increase this by up to 20%, which generally equates 75-200 units per hectare based on an average 100sqm unit.

It is acknowledged developments permitted by An Bord Pleanála (ABP) prior to the adoption of the LAP have resulted in increased densities in this area. However, since the adoption of the LAP, planning reference SHD3 ABP -308398-20 should be noted whereby ABP upheld South Dublin County Councils recommendation that the plot ratio of 2.95 was a material contravention of the LAP.

In addition, the proposed contravention of the height strategy while not considered to be as severe as that of plot ratio issue was also considered to be a contravention of the LAP. It should also be noted that ABP upheld SDCC’S recommendation that the proposed development represented an over-development of the site.

Having regard to the above and with the Town Centre Local Area Plan provisions in place alongside the provisions set out in Chapter 5 of the County Development Plan and the South Dublin Building Height and Density Guide it is considered that there is sufficient policy provisions set out at a Local and County level to ensure that increased densities and building heights will only be permitted at appropriate locations and in a sustainable manner.

QDP13 Objective 1 supports a plan led approach through Local Area Plans in identified areas by ensuring that development complies with the specific local requirements of the LAP. This further supports the Tallaght LAP alongside the related objectives in the Development Plan.

*Policy QDP7 High Quality Design – General - To promote and facilitate development which incorporates exemplary standards of high-quality, sustainable and inclusive urban design, urban form and architecture.*

*QDP7 Objective 1: To actively promote high quality design through the policies and objectives which form the ‘The Plan Approach’ to creating sustainable and successful neighbourhoods and through the implementation of South Dublin’s Building Height and Density Guide*

*Policy QDP8 – Building Height and Density Guide - Adhere to the requirements set out in the Urban Development and Building Height Guidelines* *(2018) issued by the DHLGH through the implementation of the Assessment Toolkit set out in the* *South Dublin Building Heights and Density Guide 2021.*

It is considered that motion should be adopted subject to amendment whereby the provisions of the Tallaght Town Centre Local Area Plan and the policies and objectives of Chapters 5 of the CE Draft Plan capture the overall aim of the proposed motion.

**Recommendation**

It is recommended that this motion is adopted with amendment *to reflect* that the provisions set out in the Draft Plan Chapters 5 are sufficient to provide for the intent of the motion:

QDP13 Objective 1 – *To support a plan led approach through Local Area Plans in identified areas by ensuring that development complies with the specific local requirements of the Local Area Plan, having regard to the policies and objectives contained in this Development Plan and ministerial guidelines.*

*Policy QDP7 High Quality Design – General - To promote and facilitate development which incorporates exemplary standards of high-quality, sustainable and inclusive urban design, urban form and architecture.*

The Members unanimously **AGREED** to accept the Chief Executive’s Recommendation.

### **DPM42/0621 Item ID:70649**

Submitted by Councillor K. Egan, Councillor S. O'Hara, Councillor V. Casserly

Proposed by Councillor K. Egan, Seconded by Councillor T. Gilligan

''The Greenogue and Aerodrome Business Parks at Rathcoole/Newcastle, Clondalkin Industrial Estate and Fonthill Industrial Estate are large industrial campuses comprising a mix of largely warehousing and manufacturing facilities, providing potential for new jobs or any displacement of jobs from the Naas Road or Tallaght REGEN lands over the coming years. Other smaller industrial estates throughout the County can also offer space for employment throughout the lifetime of the plan.'' (Ref Chapter 9- Economic development and Employment. Section 9.1)

*Motion:  ‘To rezone the land outlined in red on the attached map, (extending to 129 acres), from its current ‘RU’ Objective, (to protect and improve rural amenity and to provide for agriculture), to Objective ‘EE’, (to provide for enterprise and employment related uses) to allow the existing industrial estate to expand.’*

[Development Plan Motion Greenogue 2021](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=70576)

**REPORT:**

This motion seeks to rezone 129 acres of land from ‘RU’ Objective  (to protect and improve rural amenity and to provide for agriculture), to Objective 'EE', (to provide for enterprise and employment related uses) at Greenogue. The rationale for re-zoning is to allow the existing industrial estate to expand. A response to this is set out under the heading of: Land Capacity, Flood Risk, Aviation Safety and Environmental considerations.

The Draft Plan includes a land capacity analysis under Section 2.6.8 of Chapter 2 setting out the availability of zoned land for employment purposes. Based on the assessment carried out there is potential for 31,824 jobs on existing zoned undeveloped land. The need during the lifetime of the Plan amounts to 18,336 jobs and thus there is sufficient zoned land to meet the projected need without considering further land.

From the perspective of Flooding, the subject lands comprise parcels of land which have been identified as being Flood Zone A (1 in 100-year flood) and Flood Zone B (1 in 1000-year flood) within the Strategic Flood Risk Assessment carried out as part of the review process of the County Development Plan. In this regard the Planning System and Flood Risk Management Guidelines for Planning Authorities, 2009 (FRM Guidelines) set out the following:

The planning implications for each of the flood zones are:

Zone A - *High probability of flooding. Most types of development would be considered inappropriate in this zone. Development in this zone should be avoided and/or only considered in exceptional circumstances, such as in city and town centres, or in the case of essential infrastructure that cannot be located elsewhere, and where the Justification Test has been applied. Only water-compatible development, such as docks and marinas, dockside activities that require a waterside location, amenity open space, outdoor sports and recreation, would be considered appropriate in this zone.*

Zone B - *Moderate probability of flooding. Highly vulnerable development, such as hospitals, residential care homes, Garda, fire and ambulance stations, dwelling houses and primary strategic transport and utilities infrastructure, would generally be considered inappropriate in this zone, unless the requirements of the Justification Test can be met. Less vulnerable development, such as retail, commercial and industrial uses, sites used for short-let for caravans and camping and secondary strategic transport and utilities infrastructure, and water-compatible development might be considered appropriate in this zone. In general however, less vulnerable development should only be considered in this zone if adequate lands or sites are not available in Zone C and subject to a flood risk assessment to the appropriate level of detail to demonstrate that flood risk to and from the development can or will adequately be managed.*

The provisions of the Flood Risk Management (FRM) Guidelines are clear in regard to zoning proposals for such lands with section 4.23 setting out the following: *“Having prepared a Strategic Flood Risk Assessment and mapped flood zones as part of its development plan review process and any more detailed flood risk assessments as necessary, situations can arise where a planning authority will need to consider the future development of areas at a high or moderate risk of flooding, for uses or development vulnerable to flooding that would generally be inappropriate as set out in Table 3.2. In such cases, the planning authority must be satisfied that it can clearly demonstrate on a solid evidence base that the zoning or designation for development will satisfy the Justification Test”.*

The proposal set out in the motion is not supported by any Justification Test which clearly demonstrates the use of the subject lands for enterprise and employment. In addition, the FRM Guidelines clearly set out that less vulnerable type development should only be considered within Flood Zone B if adequate lands or sites are not available in Zone C (Low probability of Flooding) and subject to a flood risk assessment to the appropriate level of detail to demonstrate that the flood risk to and from the development can or will be adequately managed.

From an aviation perspective, the proposed rezoned area lies fully within Casement Aerodrome’s Security Zone. Furthermore, given the Transitional Surface, rising at a 1 in 7 slope from the edge of the flight strip and with existing surface level of the lands, there is insufficient headroom for the height of typical industrial type development at the nearest boundary of the site to Casement Aerodrome.

It is also worth noting that from an environmental perspective that the proposal would lead to potential negative environmental impacts through:

* potential erosion of rural amenity and landscape character;
* loss of agricultural land;
* loss of local biodiversity; and
* conflict with operational constraints at Casement Aerodrome;

Having regard to the above issues relating to the quantum of existing zoned lands, the extent of the flood zones within this area and the potential for a cumulative flood impact on adjoining lands, alongside the lands proximity to Casement Aerodrome’s security zone and the implications of same in regard to building heights and the identified impacts on the natural environment it is considered that the proposal put forward to zone the subject lands for new enterprise and employment development is not appropriate and therefore it is recommended that the proposed motion is not adopted.

**RECOMMENDATION:**It is recommended that this motion is not adopted.

[Link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C70649)

It was agreed to consider Motion 43 and Motion 44 in conjunction with Motion 42

Councillor K. Egan **AGREED** to **WITHDRAW** Motion 42

### **DPM44/0621 Item ID:71256**

Proposed by Councillor F. Timmons,

To rezone the land outlined in red on the attached map, (extending to 129 acres), from its current 'RU' Objective, (to protect and improve rural amenity and to provide for agriculture), to Objective 'EE', (to provide for enterprise and employment related uses) to allow the existing industrial estate to expand The Greenogue and Aerodrome Business Parks at Rathcoole/Newcastle, Clondalkin Industrial Estate and Fonthill Industrial Estate are large industrial campuses comprising a mix of largely warehousing and manufacturing facilities, providing potential for new jobs or any displacement of jobs from the Naas Road or Tallaght REGEN lands over the coming years. Other smaller industrial estates throughout the County can also offer space for employment throughout the lifetime of the plan.'' (Ref Chapter 9- Economic development and Employment. Section 9.1)

Councillor F. Timmons **AGREED** to **WITHDRAW** the Motion.

**DPM43/0621 Item ID:70987**

Submitted by Councillor K. Egan, Councillor S. O'Hara, Councillor V. Casserly

Proposed by Councillor K. Egan, Seconded by Councillor T. Gilligan

'To rezone the land outlined in red on the attached map, (extending to 129 acres), from its current 'RU' Objective, (to protect and improve rural amenity and to provide for agriculture), to Objective 'EE', (to provide for enterprise and employment related uses) to allow the existing industrial estate to expand.'

[Development Plan Motion Greenogue 2021](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=70613)

**REPORT:**

This motion seeks to rezone 129 acres of land from ‘RU’ Objective  (to protect and improve rural amenity and to provide for agriculture), to Objective 'EE', (to provide for enterprise and employment related uses) at Greenogue. The rationale for re-zoning is to allow the existing industrial estate to expand. A response to this is set out under the heading of: Land Capacity, Flood Risk, Aviation Safety and Environmental considerations.

The Draft Plan includes a land capacity analysis under Section 2.6.8 of Chapter 2 setting out the availability of zoned land for employment purposes. Based on the assessment carried out there is potential for 31,824 jobs on existing zoned undeveloped land. The need during the lifetime of the Plan amounts to 18,336 jobs and thus there is sufficient zoned land to meet the projected need without considering further land.

From the perspective of Flooding, the subject lands comprise parcels of land which have been identified as being Flood Zone A (1 in 100-year flood) and Flood Zone B (1 in 1000-year flood) within the Strategic Flood Risk Assessment carried out as part of the review process of the County Development Plan. In this regard the Planning System and Flood Risk Management Guidelines for Planning Authorities, 2009 (FRM Guidelines) set out the following:

The planning implications for each of the flood zones are:

Zone A - *High probability of flooding. Most types of development would be considered inappropriate in this zone. Development in this zone should be avoided and/or only considered in exceptional circumstances, such as in city and town centres, or in the case of essential infrastructure that cannot be located elsewhere, and where the Justification Test has been applied. Only water-compatible development, such as docks and marinas, dockside activities that require a waterside location, amenity open space, outdoor sports and recreation, would be considered appropriate in this zone.*

Zone B - *Moderate probability of flooding. Highly vulnerable development, such as hospitals, residential care homes, Garda, fire and ambulance stations, dwelling houses and primary strategic transport and utilities infrastructure, would generally be considered inappropriate in this zone, unless the requirements of the Justification Test can be met. Less vulnerable development, such as retail, commercial and industrial uses, sites used for short-let for caravans and camping and secondary strategic transport and utilities infrastructure, and water-compatible development might be considered appropriate in this zone. In general however, less vulnerable development should only be considered in this zone if adequate lands or sites are not available in Zone C and subject to a flood risk assessment to the appropriate level of detail to demonstrate that flood risk to and from the development can or will adequately be managed.*

The provisions of the FRM Guidelines are clear in regard to zoning proposals for such lands with section 4.23 setting out the following: *“Having prepared a Strategic Flood Risk Assessment and mapped flood zones as part of its development plan review process and any more detailed flood risk assessments as necessary, situations can arise where a planning authority will need to consider the future development of areas at a high or moderate risk of flooding, for uses or development vulnerable to flooding that would generally be inappropriate as set out in Table 3.2. In such cases, the planning authority must be satisfied that it can clearly demonstrate on a solid evidence base that the zoning or designation for development will satisfy the Justification Test”.*

The proposal set out in the motion is not supported by any Justification Test which clearly demonstrates the use of the subject lands for enterprise and employment. In addition, the FRM Guidelines clearly set out that less vulnerable type development should only be considered within Flood Zone B if adequate lands or sites are not available in Zone C (Low probability of Flooding) and subject to a flood risk assessment to the appropriate level of detail to demonstrate that the flood risk to and from the development can or will be adequately managed.

From an aviation perspective, the proposed rezoned area lies fully within Casement Aerodrome’s Security Zone. Furthermore, given the Transitional Surface, rising at a 1 in 7 slope from the edge of the flight strip and with existing surface level of the lands, there is insufficient headroom for typical industrial type development at the nearest boundary of the site to Casement Aerodrome.

It is also worth noting that from an environmental perspective that the proposal would lead to potential negative environmental impacts through:

* potential erosion of rural amenity and landscape character;
* loss of agricultural land;
* loss of local biodiversity; and
* conflict with operational constraints at Casement Aerodrome;

Having regard to the above issues relating to the quantum of existing zoned lands, the extent of the flood zones within this area and the potential for a cumulative flood impact on adjoining lands, alongside the lands proximity to Casement Aerodrome’s security zone and the implications of same in regard to building heights and the identified impacts on the natural environment it is considered that the proposal put forward to zone the subject lands for new enterprise and employment development is not appropriate and therefore it is recommended that the proposed motion is not adopted.

**Recommendation**

It is recommended that this motion is not adopted.

[Link to Map](https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=71aa0778ae8f4fffba16debb2eb0132d&amp;HideLayers=Motionsjuly22&amp;query=Motionsjuly22_4365%2Cid%2C70987)

A discussion ensued with contributions from Councillors K. Egan, M. Johansson, F. Timmons, P. Gogarty, P. Kavanagh, L. O’Toole, C. Bailey, P. Kearns, J. Tuffy, T. Costello, S. O’Hara, D. Ó Bradaigh, W.J. Carey, L. Dunne, M. Duff. Mr M. Mulhern, Director and Ms H. Craigie, Senior Planner responded to queries raised. A Flood Risk Consultant and an Aviation Consultant contributed to the discussion/debate and provided their reports for the Councillors to consider.

An Amendment to the Motion was proposed by Councillor B. Lawlor and Seconded by Councillor R. McMahon as follows:

***No development to take place on the land until a further comprehensive flood risk assessment has been delivered to the satisfaction of the Council and until an air safety study in consultation with the Air Corp and the Department of Defence has been completed.***

A Roll Call vote on the **AMENDED** wording followed, the result of which was as follows:

**FOR: 6 (SIX)**

**AGAINST: 25 (TWENTY-FIVE)**

**ABSTAIN: 5 (FIVE)**

[Motion 43 Roll Call Vote.pdf](file:///C:\Users\mdunne\Downloads\Motion%2043%20Roll%20Call%20Vote.pdf)

The **AMENDED** Motion **FELL** and the Chief Executive’s Recommendation was **AGREED**

The meeting concluded at 20.30

Signed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Mayor

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_