

## **Appendix 1:**

**Changes arising on foot of CE Recommendations in Response to the OPR Submission in regard to Recommendation 1, Observation 1, Recommendation 3, Observation 3 and Recommendation 4**

## Introduction:

Appendix 1 has been prepared to sit alongside the Chief Executives Report on foot of CE Recommendations in response to the Office of the Planning Regulator Submission. The Appendix specifically provides details in regard to the following:

**Recommendation 1 - Housing Supply Targets:** Having regard to the section 28 *Housing Supply Target Methodology for Development Planning Guidelines for Planning Authorities* (2020) including Appendix 1, and *Circular Letter Housing 14/2021*, the planning authority is required to revise Core Strategy Table 7 to provide Housing Supply Target (HST) figures calculated in accordance with the methodology for the 6-year plan period, amend Core Strategy Tables 9 and 10 accordingly, and review the allocations for settlements over the plan period in line with the overall HST for the county.

The planning authority may also consider it necessary to review the draft Housing Strategy and Housing Needs Demand Assessment in light of the finalisation of the Housing Supply Target in accordance with the methodology as per the above.

**Observation 1 - Housing capacity from undeveloped zoned land:** The planning authority is requested to review and amend the quantum of housing land that will be available for development over the plan period, and taking account of Recommendations 3 and 4 in respect of Newcastle, Rathcoole and Saggart, in order to demonstrate consistency with the revised Housing Supply Target for the plan period as required under the section 28 *Housing Supply Targets Methodology for Development Planning Guidelines for Planning Authorities* (December, 2020).

The planning authority is advised to have regard to the guidance and considerations for 'Additional Provision' of residential lands in section 4.4.3 of the draft *Development Plans Guidelines for Planning Authorities* (August 2021) regarding any additional capacity identified.

**Recommendation 3 - Residential land zoning (Newcastle and Rathcoole):** Having regard to National Policy Objective 9, the recent population growth in Newcastle and Rathcoole, the infrastructure requirements identified in the Asset Based Assessment to support further development, their allocated housing units for the plan period and the extent of remaining undeveloped and zoned land that could accommodate residential development in these settlements, the

planning authority is required to review the extent of land zoned RES-N and change any surplus land without benefit of planning permission, and which provides for population growth exceeding 30% above the 2016 census figure, to strategic residential reserve. This is required to ensure that the growth of these settlements over the plan period has regard to their limited public transport provision and current deficits in social services in particular for education.

This review should also take account of any plan-making justification test undertaken for Flood Zone A and B lands (Recommendation 8).

**Observation 3 - Policy and objectives for Newcastle and Rathcoole:** Having regard to the need for Newcastle and Rathcoole to develop at an incremental pace, based on the delivery of social, physical and transport infrastructure and services as stated in the Core Strategy (pages 72 and 73), the planning authority is requested to strengthen the policy and objectives to reflect the need to support incremental growth to align with infrastructure and services.

**Recommendation 4 – Residential land zoning (Saggart):** Having regard to the recent rapid population increase in Saggart, its allocated housing units for the plan period and the extent of remaining undeveloped and zoned land that could accommodate residential development, the planning authority is required to review the extent of land zoned RES-N and change any surplus land without benefit of planning permission, and which is not required to meet its housing target for the plan period, to strategic residential reserve.

## Recommendation 1: Housing Supply Targets

*Having regard to the section 28 Housing Supply Target Methodology for Development Planning Guidelines for Planning Authorities (2020) including Appendix 1, and Circular Letter Housing 14/2021, the planning authority is required to revise Core Strategy Table 7 to provide Housing Supply Target (HST) figures calculated in accordance with the methodology for the 6-year plan period, amend Core Strategy Tables 9 and 10 accordingly, and review the allocations for settlements over the plan period in line with the overall HST for the county.*

*The planning authority may also consider it necessary to review the draft Housing Strategy and Housing Needs Demand Assessment in light of the finalisation of the Housing Supply Target in accordance with the methodology as per the above.*

The issues raised in regard to section 28 *Housing Supply Target Methodology for Development Planning Guidelines for Planning Authorities (2020)* including Appendix 1, and *Circular Letter Housing 14/2021* and the Core Strategy are noted. It was the intention of the Planning Authority to update the Core Strategy figures in line with the most up to date census construction data prior to the finalisation of the plan. In using such 'known' information it was considered that each stage of the plan making process would provide for factually correct figures and result in a more accurate account of existing construction activity within the County.

While the above should be noted the requirements of the Regulator are acknowledged and the following measures have been taken to remedy the figures within Chapter 2 to align with the 6 year plan period 2022 – 2028.

### **Table 7 - South Dublin Housing Demand Figures 2022 – 2028**

Table 7 has been adjusted such that Row B details housing supply figures for the period 2017 to Q3 2022 (Plan adoption August 2022) which has added 640 units (known construction figures for Q1-Q3 2021) and an estimated delivery of 1600 units between Q3 2021 and Q3 2022 resulting the housing supply figure increasing from 5914 to 8,154. The knock-on effect of this is Row D 'Housing Demand' reducing from 17,817 units over a period of 7.75 years to 15,576 units over the plan period 6 years.

**Table 7: South Dublin Housing Demand Figures 2021 – 2028**

**From:**

South Dublin County Council		Annual Average	Total Households
A	ESRI NPF scenario projected new household demand 2017 to 2028	1,806	21,680
B	Actual new housing supply 2017-end of 2020	1,479	5,914
C	Homeless households**, and estimated unmet demand as of Census 2016	N/A	2,050
D	Housing Demand 2021-2028 = Total (B+D-C)/ 7.75yrs	2,299	17,817

\*Methodology based on Housing Supply Guidelines issued by Department of Housing, Local Government and Heritage

\*\* Homeless figure as per the ESRI data and has not increased to date.

**To:**

South Dublin County Council	Annual Average	Total Households
ESRI NPF scenario projected new household demand 2017 to 2028	1806	21680
Actual new housing supply 2017- end of 2020 (Draft Plan) + Q1 and Q2 2021 (Known) Q2 to Q2 2020 Estimate of 1600 Units <sup>1</sup>	1,432	8,154
Homeless households**, and estimated unmet demand as of Census 2016	N/A	2050
Housing Demand Q2 2022- Q2 2028 = Total (A-(B-C))/ 6yrs	2,613	15,576

<sup>1</sup> HTF for 2019 1514 rounded to 1600 as projection for Q3/Q4 2021 and Q1/Q2 2022 Plan Published Mid Q3 2022 so most up to date figures would be Q2 if available.

## Core Strategy Table 9 – Capacity of undeveloped lands within South Dublin

Arising from the adjustments to Table 7 above and the input of 640 units (known construction figures for Q1-Q3 2021) and the estimated delivery of 1600 units between Q3 2021 and Q3 2022. Table 9 has been adjusted to take account of known construction activity between Q1 and Q3 2021 and estimated delivery (1600 units) within each neighbourhood. This has resulted in an overall reduction in Greenfield lands of xxha and a reduction of Brownfield lands of xxha.

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

**Tallaght NA:** A reduction in brownfield mixed use lands from 28.13ha to 25.43 (-2.7ha) and a decrease of 135 residential units. Total overall land reduction from 50.7ha to 48ha and a unit reduction from 3,563 to 3,428.

**Naas Road NA:** No Change

**Templeogue NA:** A reduction in greenfield lands from 97.02ha to 91.5ha and a decrease of 276 residential units. Total overall land reduction from 108.9ha to 103.38ha and a unit reduction from 5,112 to 4,836.

**Clondalkin NA:** A reduction in Mixed Use greenfield lands from 73.31ha to 69.39ha and a decrease of 135 residential units. Total overall land reduction from 105.82ha to 101.9ha and a unit reduction from 5,183 to 4,987

**Lucan NA:** A reduction in Mixed Use greenfield lands from 52.6ha to 39.62ha and a decrease of 649 residential units. Total overall land reduction from 75.81ha to 62.83ha and a unit reduction from 3,458 to 3,182.

**Citywest NA:** A reduction in greenfield lands from 45.94ha to 31.54ha and a decrease of 720 residential units. Total overall land reduction from 53.28ha to 38.88ha and a unit reduction from 3,143 to 2,423.

		Greenfield sites				Brownfield sites					
Settlement Type	Settlement Name	Residential (HA)	Residential (Units)	Mixed-Use (HA)	Mixed-Use (Units)	Total Potential (HA)	Total Potential (Units)				
Dublin City and Suburbs	Tallaght	22.5	0	661	0	28.13	0	2,902	50.7	3,563	
	Naas Road	0	0	0	0	21.73	0	1,123	21.73	1,123	
	Templeogue, Walkinstown, Rathfarnham, Firhouse	97.02	0	4,222	0	11.88	0	890	108.9	5,112	
	Clondalkin, Clonburris and Grange Castle	4.05	10.84	286	798	73.31	17.62	2,744	135.55	5,183	
	Lucan, Adamstown, Palmerstown	5.92	0.36	464	20	52.6	6.93	1,748	1,226	75.81	3,458
	Citywest	45.94	2.64	2,604	159	2.45	2.25	245	135	53.28	3,143
	Sub-total of Dublin City and Suburbs	175.5	13.84	8,237	977	128.36	26.54	4,737	7,631	416.2	21,582
	Self-Sustaining Town:										
Saggart	5.77	0.27	202	10	0	1.13	0	39	7.17	251	
Self-Sustaining Growth Town:											
Newcastle	22.79	1.42	797	50	0	1.12	0	39	25.33	886	
Self-Sustaining Growth Town:											
Rathcoole	24.47	1.13	820	39	1.94	0	0	68	27.54	927	
Sub-total of Towns	53.03	2.82	1,819	99	1.94	2.25	0	146	60.04	2,064	
Sub-total of urban area	228.5	16.66	10,056	1,076	130.3	100.7	4,737	7,777	477	23,730	
Combined Totals	245		11,132		231		12,514				
A - Total Capacity South Dublin County									477	23,730	
B - Housing Need for South Dublin County (2017 - Q3 2028)									-	23,731	
C - Completed Units (2017 - 2021)									-	5,914	
D - Housing Need for South County Dublin (2021 - 2028) (B minus C)									-	17,817	
E - Units under construction (Estimated from Feb 2021)									-	4,557	
F - Net Housing Need for South Dublin County (2021 - 2028) (D minus E)									-	13,260	
G - Surplus (A minus F) across Tier 1 and Tier 2									-	10,470	

**Saggart:** No Change to overall land area however an upward revision to the housing target in table 10 from 96 units to 165 units over the 6-year lifetime of the plan i.e.,2022-2028

**Newcastle NA:** An overall land reduction in greenfield/brownfield lands from 25.33ha to 19.9ha and a unit reduction from 886 to 696 Units.

**Rathcoole NA:** An overall land reduction in greenfield/brownfield lands from 27.54ha to 26.94ha and a unit reduction from 927 to 906.

**Other Changes:** Edits to the Combined Totals – Sub Totals of Towns, Sub Total of Urban Areas.

**Core Strategy Table 10** - Arising from the adjustments to Tables 7 and 9 above. The Core Strategy Table 10 has been adjusted to reflect known the construction activity of 640 between Q1 and Q3 2021 (inclusive) and the estimated delivery of 1600 units between Q3 2021 and Q3 2022. This has resulted in the following adjustments to Table 10 – Figure 1 Simplified breakdown.

	Neighbourhood Area	Current Allocation Units Q4 2020	Reduction in Units	Revised Allocation
<b>Settlement</b>	Lucan	3322	649	2673
	Clondalkin	5385	196	5189
	Naas Road	1010	0	1010
	Tallaght	2000	135	1865
	Templeogue Firhouse etc	1953	276	1677
	Citywest/Fortunestown	2833	720	2113
	Sub Total	16,503	1,976	14527
<b>SST</b>	Saggart	96	0	96
<b>SSGT</b>	Newcastle	638	240	398
<b>SSGT</b>	Rathcoole	580	24	556
	Sub Total	1,314	264	1,050
	Total Required	17817	2,240	15,576

Table 10 Core Strategy aligns with the housing demand figure for the 6-year plan period providing for a figure of 15,576 in line with the HST methodology set out in Table 7.

**The following adjustments and amendments to the Appendix 2 Part 1**

- A. Adjustment to Table 2 to reflect the 6 year life of the plan.
- B. Adjustments to the first 3 paragraphs on Page 7 (text edit required highlighted in bold) to reflect the most up to date construction figures and land capacity on foot of this response.
- C. Part 1D: Deliverability

Paragraphs 5 and 6: Amendments will be made to reflect the most up to date construction figures and land capacity on foot of this response.

**The following adjustments and amendments to the Appendix 2 Part 2 \*(Core Strategy Methodology)**

- A. Table 8 : Methodology for the application of Housing [Worked Example 4]

From:

**Table 8:** Methodology for the application of Housing [Worked Example 4]

South Dublin County Council		Annual Average	Total Households
A	ESRI NPF: 50:50 City Scenario projected new household demand 2017 to Q3 2026	1,950	19,009
B	ESRI NPF Scenario 2026 Q4 - 2028 Q3 remaining Dev Plan period.	1,384	2,768
C	Total provision 2017 up to Q3 2028.	1,815	21,777
D	Homeless households, and unmet demand as at most recent Census.	0	2,050
E	Actual new housing supply 2017 to end of 2020, prior to Plan commencement.	1,479	5,914
F	<b>Housing Demand</b> = Total (C+B+C)/7.75yrs 2021 - 2028 Q3 (Projected ESRI NPF demand - new completions) + Unmet demand	2,311	17,913
G	<b>Potential adjustment</b> 1 to end 2026 portion of plan period to facilitate convergence to NPF strategy (where justified)		
H	ESRI NPF scenario projected scenario projected new household demand 2017 to Q3 2026	1,930	18,816
I	Mid-point between A and H - ESRI NPF and baseline scenarios, to Q3 2026	1,940	18,912
J	Adjusted new household demand calculation 2017 - Q3 2028 (I +B + D)	2,020	23,730
K	<b>Adjusted Housing Demand</b> = Total (J minus E)/7.75yrs 2021 - 2028 Q3 (Projected ESRI NPF demand - new completions) + Unmet demand	2,299	17,817

To:

South Dublin County Council		Annual Average	Total Households
A	ESRI NPF: 50:50 City Scenario projected new household demand 2017 to Q3 2026	1,950	19,009
B	ESRI NPF Scenario 2026 Q4 - 2028 Q3 remaining Dev Plan period.	1,384	2,768
C	Total provision 2017 up to Q3 2028.	1,815	21,777
D	Homeless households, and unmet demand as at most recent Census.	0	2,050
E	Actual new housing supply 2017 to <b>Q3 2022</b> , <del>end of 2020</del> , prior to Plan commencement.	<del>1,479</del> <b>1,359</b>	<del>5,914</del> <b>8,154</b>
F	<b>Housing Demand</b> = Total (C-E+D)/6yrs 2021 – 2028 Q3 (Projected ESRI NPF demand – new completions) + Unmet demand	<del>2,311</del> 2,612	<del>17,913</del> 15,673
G	<b>Potential adjustment</b> 1 to end 2026 portion of plan period to facilitate convergence to NPF strategy (where justified)		
H	ESRI NPF scenario projected scenario projected new household demand 2017 to Q3 2026	1,930	18,816
I	Mid-point between A and H - ESRI NPF and baseline scenarios, to Q3 2026	1,940	18,912
J	Adjusted new household demand calculation 2017 – Q3 2028 (I +B + D)	2,020	23,730
K	<b>Adjusted Housing Demand</b> = Total (J minus E)/7.756yrs 2021 – 2028 Q3 (Projected ESRI NPF demand - new completions) + Unmet demand	<del>2,299</del> <b>2,596</b>	<del>17,817</del> <b>15,576</b>

## **B. Adjust text after table 8 on page 6**

The 2022 – 2028 Development Plan is anticipated to come into force approximately Quarter 3 of 2022 for a period of 6 years. On this basis and factoring in the 9 days over Christmas, the household need is projected up to Q3 2028, or ~~7.75~~ 6 years

## **C. Newcastle Asset Based Analysis**

General Adjustment and update to figures set out in Sections 1. Scale, 4. Placemaking and 9. Analysis to align with revised Housing Supply Target and knock-on effects arising from Recommendations 3 and 4 and Observation 3 below.

## **D. Rathcoole Asset Based Analysis**

General Adjustment and update to figures set out in Sections 1. Scale, 4. Placemaking and 9. Analysis to align with revised Housing Supply Target and knock-on effects arising from Recommendations 3 and 4 and Observation 3 below.

## Core Strategy and zoning for residential use general and Newcastle Rathcoole

The following sets out the response and implications of the CE Response in regard to Observation 1, Recommendation 3 and Observation 3 which relate to Newcastle and Rathcoole

### **Observation 1 – Housing capacity from undeveloped zoned land**

*The planning authority is requested to review and amend the quantum of housing land that will be available for development over the plan period, and taking account of Recommendations 3 and 4 in respect of Newcastle, Rathcoole and Saggart, in order to demonstrate consistency with the revised Housing Supply Target for the plan period as required under the section 28 Housing Supply Targets Methodology for Development Planning Guidelines for Planning Authorities (December 2020).*

*The planning authority is advised to have regard to the guidance and considerations for ‘Additional Provision’ of residential lands in section 4.4.3 of the draft Development Plans Guidelines for Planning Authorities (August 2021) regarding any additional capacity identified.*

### **Recommendation 3 – Residential land zoning (Newcastle and Rathcoole)**

*Having regard to National Policy Objective 9, the recent population growth in Newcastle and Rathcoole, the infrastructure requirements identified in the Asset Based Assessment to support further development, their allocated housing units for the plan period and the extent of remaining undeveloped and zoned land that could accommodate residential development in these settlements, the planning authority is required to review the extent of land zoned RES-N and change any surplus land without benefit of planning permission, and which provides for population growth exceeding 30% above the 2016 census figure, to strategic residential reserve. This is required to ensure that the growth of these settlements over the plan period has regard to their limited public transport provision and current deficits in social services in particular for education.*

*This review should also take account of any plan-making justification test undertaken for Flood Zone A and B lands (Recommendation 8).*

### **Observation 3: Policy and objectives for Newcastle and Rathcoole**

*Having regard to the need for Newcastle and Rathcoole to develop at an incremental pace, based on the delivery of social, physical and transport infrastructure and services as stated in the Core Strategy (pages 72 and 73), the planning authority is requested to strengthen the policy and objectives to reflect the need to support incremental growth to align with infrastructure and services.*

#### **In regard to observation 1 the following should be noted:**

In line with the provisions of Recommendation 1, a review of the quantum of housing land available over the lifetime of the plan has been carried out. This review demonstrates consistency with the Housing Supply Target for the plan period as required under the section 28 *Housing Supply Targets Methodology for Development Planning Guidelines for Planning Authorities* (December, 2020) as opposed to the Draft plan which applied a timeline from the date of the Draft publication and the most up to date construction figures applicable to the County. The extent of such measures is set out in summary format in the CE Response and CE Recommendation to Recommendation 1.

In addition and having regard to the provisions of Recommendations 3 and Observation 3 relating to Newcastle and Rathcoole a sequential approach to development in line with the provisions of NPO9 has been applied which has resulted in the phasing of development in tandem with the delivery of key infrastructure and services, the designation of lands as Strategic Residential Reserve and the redesignation of lands from Res-N to Rural in both settlements.

#### **In specific Reference to Recommendation 3 and Observation 3 the following should be noted:**

The issues raised with regard to the settlements of Newcastle and Rathcoole are noted. To address the concerns raised this response has been divided into two parts 1) Rathcoole Self Sustaining Growth Town and 2) Newcastle Self Sustaining Growth Town.

The response for each settlement has involved a review of the extent of land zoned RES-N, recognition of the provisions of NPO9 of the National Planning Framework, Infrastructural Requirements within each area, alignment with overall housing supply targets (as per Recommendation 1 above) and the development of a coordinated strategy that ensures alignment with investment infrastructure and the provision of employment together with supporting amenities and services.

It is noted that the provisions of NPO9, whereby settlements not identified in Policy 2a or 2b of the NPF (Newcastle and Rathcoole fit this criteria) may be identified for significant rates of population growth – outlined as 30% or above 2016 population levels – provided that it is subject to agreement with the

regional assembly, balanced with strategies for other urban and rural areas to be in line with the overall growth target and subject to a co-ordinated strategy ensuring alignment with investment with infrastructure and the provision of employment, together with supporting amenities and services. Prior to the publication of the Draft Plan, and to the allocation of growth targets for Rathcoole and Newcastle, the planning authority engaged with the planning team from the regional assembly and an assets-based assessment was prepared for each town. In this regard the submission from the regional assembly to the Draft plan is worth noting where in referring to the future development of the two settlements of Newcastle and Rathcoole the assembly have recommended that a phased approach be taken in the development of these lands in line with the recommendations of the NPF and RSES.

### Rathcoole:

In line with the provisions of NPO 9 and the need to ensure alignment with investment in infrastructure and the provision of employment, together with supporting amenities and services it is proposed to apply a phased approach to development in Rathcoole.

Such phasing proposals aim to recognise the importance of lands to the Southeast of the village centre and the preparation of a Masterplan to provide for social and affordable housing along with a new school and a library. Following further examination, it was found that the habitat on the originally proposed lands was an Annex 1 habitat and in order to facilitate the delivery of social and affordable housing, a school and further pitches in the area, the lands were examined having regard to CS10 SLO1 in the Draft Plan. The proposed relocation of the land zoning has facilitated the ability to maintain important habitat while ensuring that necessary infrastructure for Rathcoole is delivered and is accessible from the village core. Furthermore, the currently zoned residential lands to the west at Tootenhill comprise of a live planning application. Such lands shall be required to deliver local road upgrades and connections in this area, provide for an appropriately landscaped riparian corridor to the eastern boundary and to ensure that any such development proposal accommodates the required road reservation for a Western Orbital Route.

Having regard to the above the following sets out the proposals for the settlement of Rathcoole that addresses the issues raised by the OPR.

Arising from recommendation 1 of the OPR submission Table 9: Capacity of undeveloped lands within South Dublin and Table 10: Core Strategy Table 2022-2028 have been amended. Refer to Appendix 1 for further details.

- The overall land capacity in Table 9 for Rathcoole in hectares (ha) has been reduced by c. 0.6ha from 27.54ha to 26.94ha. Include an asterisk to ‘Note: the 26.94ha includes 2ha of Strategic Residential Reserve lands’.

- Rathcoole is provided with a reduced housing target in Table 10 from 580 units to 487 units over the 6-year lifetime of the plan i.e.2022-2028
- The zoning map for the area now comprises of Phase 1 lands which will be indicated by a specific local objective on the lands (SLO).
- Further 2ha of lands have been identified as Strategic Residential Reserve and will be displayed as an objective '*To protect and safeguard strategic residential reserve lands for potential future residential growth beyond the lifetime of the plan*' on map 7 identified by hatched markings overlaid onto the underlying zoning objective.
- Lands measuring c. 0.6ha to the southwest of the town to be rezoned from Res-N to RU (rural)
- Phase 1 Lands A: Phase 1 (adjacent to Rathcoole Park) residential lands to be delivered in tandem with the delivery of a new access road, new primary school, a library hub on the RES-N zoned lands and three sports pitches and sports pavilion on the adjoining Open Space zoned lands.
- Phase 1 Lands B: Phase 1 lands subject to the necessary road upgrades to the west of the site being delivered in tandem with development. Development shall also provide for an appropriately landscaped riparian corridor along the eastern boundary of the subject lands and associated landscaping throughout the site. The development of these lands shall also be subject to a specific local objective in regard to the reservation of land to facilitate the western orbital route.

#### **CE Recommendation:**

##### **Amend the following sections of the Core Strategy.**

- Table 9: Capacity of undeveloped lands within South Dublin and Table 10: Core Strategy Table 2022-2028. Refer to Appendix 1 for further details.
- The removal of CS10 SLO 1 and the inclusion of a new Objective under CS10 – CS10 Objective 4 and three new specific local objectives (SLOs) which will also be included on the Development Plan maps 7 and 8:

**CS10 Objective 4:** To facilitate the delivery of new residential development in coordinated manner, ensuring alignment with investment infrastructure and supporting amenities and services. Such measures shall be delivered through appropriate phasing in line with CS10 SLO1 and SLO2.

**CS10 SLO1** to be inserted on the lands adjacent to Rathcoole Park: *To ensure that the provision of a primary school, library hub, 2 full sized GAA pitches and 1 junior pitch and associated pavilion, access road and open space is provided in tandem with new residential development.*

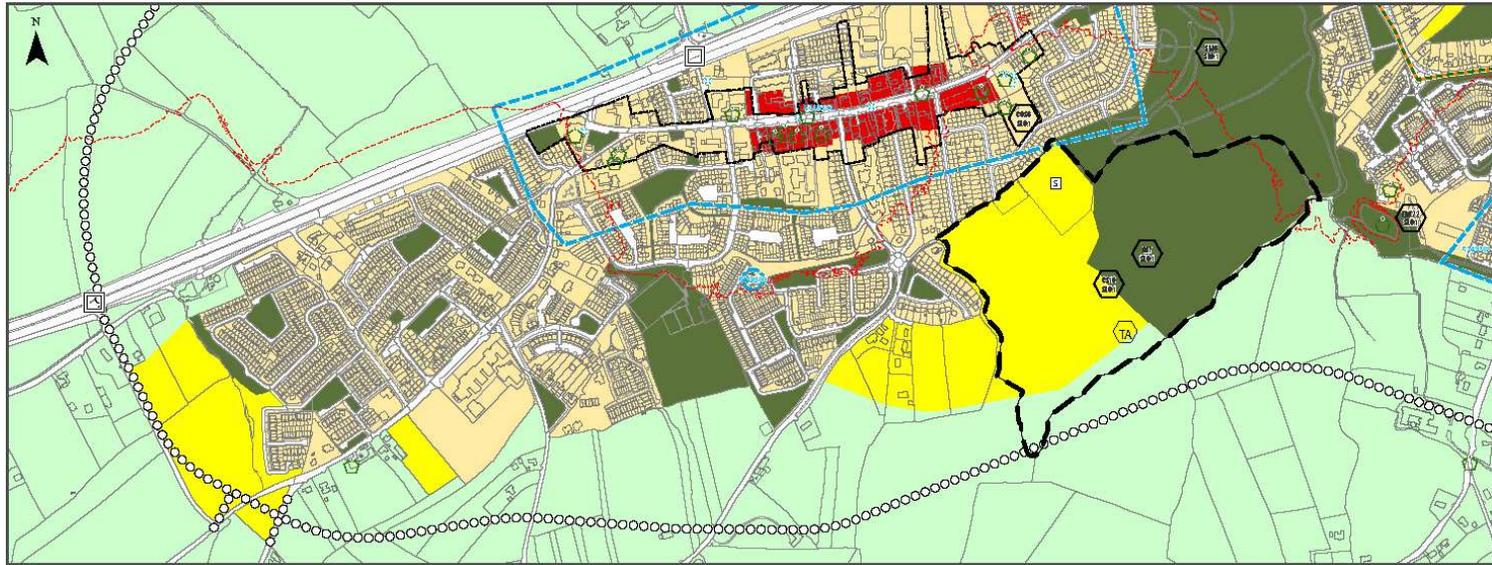
**CS10 SLO2** to be inserted on lands to the west of Rathcoole: To ensure the delivery of the necessary upgrades to the existing road to the west of the site being delivered in tandem with development. Development shall also provide for an appropriately landscaped riparian corridor along the eastern boundary of the subject lands and associated landscaping throughout the site.

In addition to the above the subject lands shall be subject to a specific Transport SLO re. the Western Orbital Road, to be placed in Chapter 7, Sustainable Movement and on the relevant development plan maps as follows:

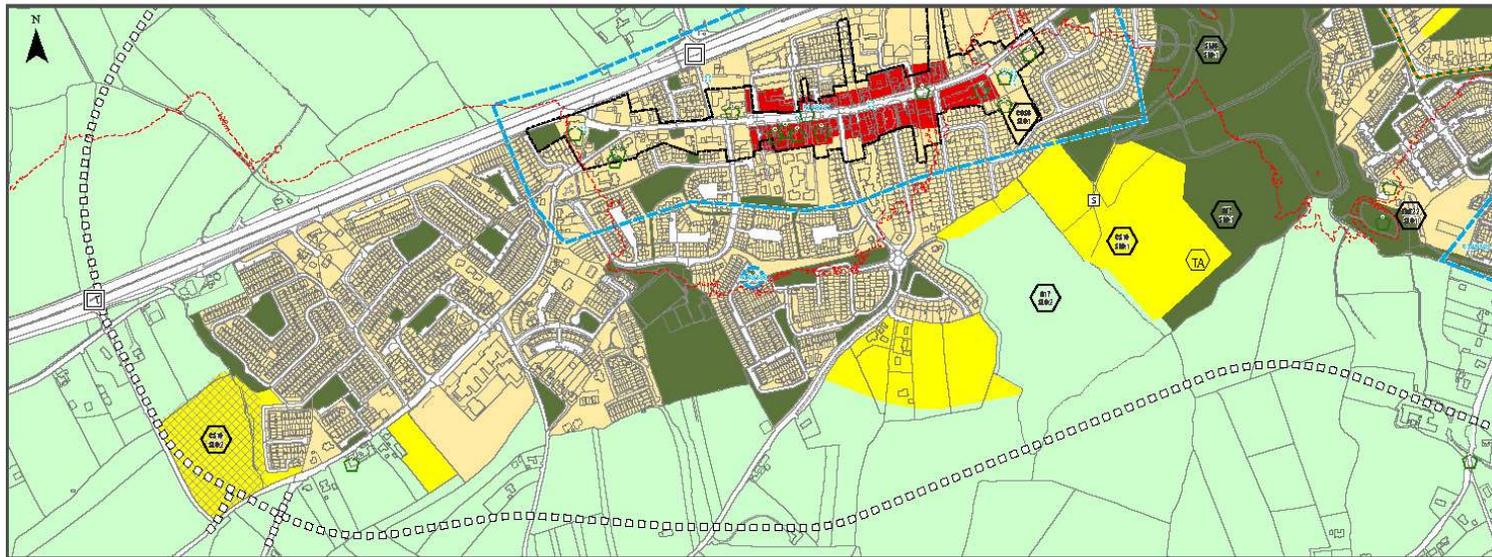
*SM5 SLO 2: To ensure that development of Phase 1 lands at Tootenhill (Rathcoole) accommodates the required road reservation for a Western Orbital Route.*

Amend Map 7 to overlay a new map-based objective '*To protect and safeguard strategic residential reserve lands for potential future residential growth beyond the lifetime of the plan*' on the underlying Res- N zoning on lands to the west of Rathcoole

**CE Recommended Amendments to the Zoning Map for Rathcoole:**



**Draft**



**Proposed Amendment**

## Newcastle:

In line with the provisions of NPO 9 and the need to ensure alignment with investment in infrastructure and the provision of employment, together with supporting amenities and services it is proposed to apply a phased approach to development in Newcastle.

The identification of lands for such phasing has been informed by applying a sequential approach to development from the village core to the north and south, recognition of ongoing construction activity and the delivery of key infrastructure identified in the Newcastle Local Area Plan. Such phasing proposals facilitate the delivery of; lands to the north at Burgage North providing for a new local park and two connections to the village core, lands to the northwest facilitating the delivery of an extension to St. Finian's Community Centre while development of lands to the South at Burgage South/Taobh Chnoic will facilitate the delivery of a new connections to the village core, a new urban park/square, the completion of the east west link street (already partly constructed at Ballynakelly), parklands to the south at Taobh Chnoic, Sean Feirm park and part of Tower House Park to the west.

Having regard to the above the following sets out the proposals for the settlement of Newcastle that addresses the issues raised by the OPR. This response is supplemented by Appendix 1 to this CE Report and is presented in summary format below:

- Arising from recommendation 1 of the OPR submission Table 9: Capacity of undeveloped lands within South Dublin and Table 10: Core Strategy Table 2022-2028 have been amended. Refer to Appendix 1 for further details.
- The overall land capacity in hectare (ha) has been reduced from 25.33ha to 19.9ha
- Newcastle is provided with a reduced housing target in Table 10 from 638 units to 398 units over the 6-year lifetime of the plan i.e.2022-2028
- The zoning map for the area now comprises of Phase 1 lands and Phase 2 lands both of which will be indicated by an SLO, lands identified as Strategic Residential Reserve which will be displayed on the development plan map as an objective and the redesignation of lands to the west along the Killeel road from Res-N to RU
- Phase 1 Lands: Phase 1 residential lands to be delivered in tandem with the delivery of key infrastructure specific to the subject lands.

Burgage North Block 1: Development to be carried out in tandem with the delivery of 2 new street connections to main street and the provision of a new local park c. 0.3ha.

Burgage North Block 2: Development to be carried out in tandem with the delivery of lands to facilitate an extension to St. Finian's Community Centre.

Burgage South/Taobh Chnoic Block 3: A sequentially phased programme to be submitted alongside any planning application on the subject lands which provides for the delivery of the following in tandem with development or as described 1) No more than 200 units to be permitted before the commencement of the remaining lands of c. 1.4ha to provide for the full Taobh Chnoic Park to the south 2) Urban Park/Square c. 1ha in size (Burgage South Park), 3) East-West Link Street, 4) Sean Feirm Park c. 0.2ha in size, 5) a portion of Tower House Park c. 0.1ha. All applications shall demonstrate to the satisfaction of the Planning Authority how they are supporting the delivery of North South Street connections to the Main Street.

With regards delivery of a new primary school at Taobh Chnoic, the timing of this will be subject to educational needs in consultation with the Department of Education. Prior to completion of 200 units confirmation to be provided from the Department of Education on the transfer of lands to provide for the school, subject to their confirmation of need.

- Phase 2 Lands: To only facilitate the delivery of Phase 2 residential lands once identified infrastructure comprising of the Urban Park/Square c. 1ha in size, the additional 1.4ha for Taobh Chnoic Park and the East/West Link Street required within Phase 1 have been delivered to the satisfaction of the Planning Authority.

#### **CE Recommendation:**

#### **Amend the following sections of the Core Strategy.**

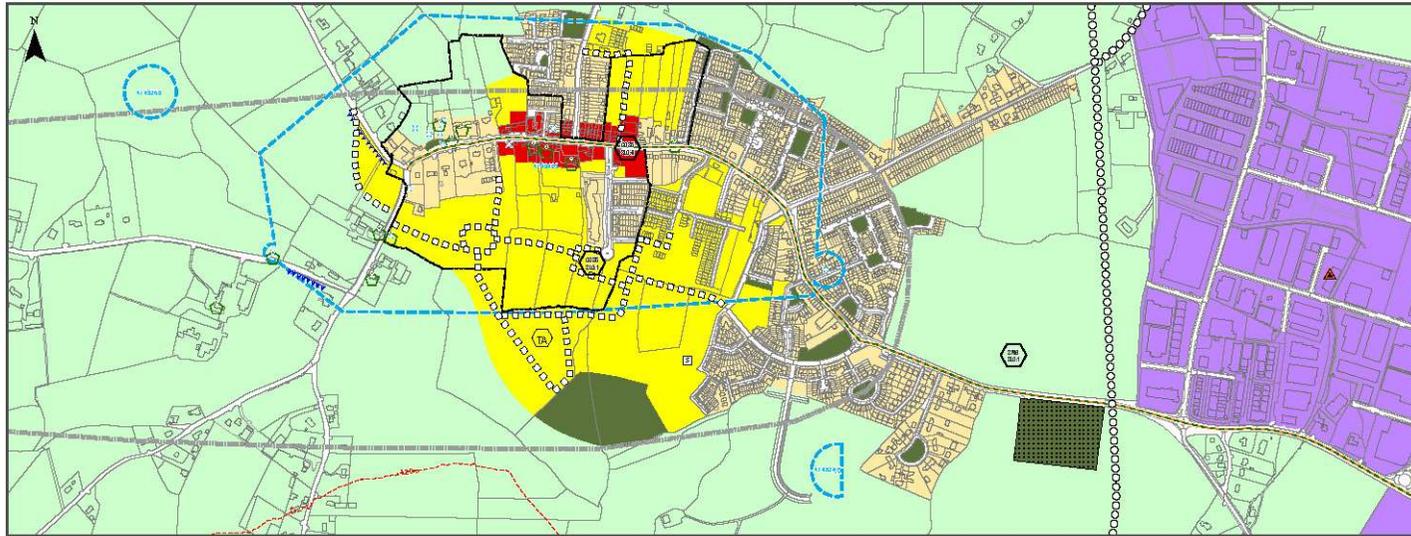
- Table 9: Capacity of undeveloped lands within South Dublin and Table 10: Core Strategy Table 2022-2028. Refer to Appendix 1 for further details.
- The Inclusion of a new Objective under CS9 – CS9 Objective 4
- **CS9 Objective 4:** To facilitate the delivery of new residential development in a coordinated manner, ensuring alignment with investment infrastructure and supporting amenities and services. Such measures shall be delivered through appropriate phasing in line with CS9 SLO1, SLO2, SLO3 and SLO4.

- **CS9 SLO1:** To facilitate the delivery of Phase 1 residential lands at Burgage North in tandem with the delivery of 2 new street connections to main street and the provision of a new local park c. 0.3ha.
- **CS9 SLO2:** To facilitate the delivery of Phase 1 residential lands at Burgage North to the north of St. Finian’s Community Centre which reserve suitable lands to facilitate the extension of the existing community centre.
- **CS9 SLO3:** A sequentially phased programme to be submitted alongside any planning application on the subject lands which provides for the delivery of the following in tandem with development or as described 1) No more than 200 units to be permitted before the commencement of the remaining lands of c. 1.4ha to provide for the full Taobh Chnoic Park to the south 2) Urban Park/Square c. 1ha in size (Burgage South Park), 3) East-West Link Street, 4) Sean Feirm Park c. 0.2ha in size, 5) a portion of Tower House Park c. 0.1ha. All applications shall demonstrate to the satisfaction of the Planning Authority how they are supporting the delivery of North South Street connections to the Main Street.

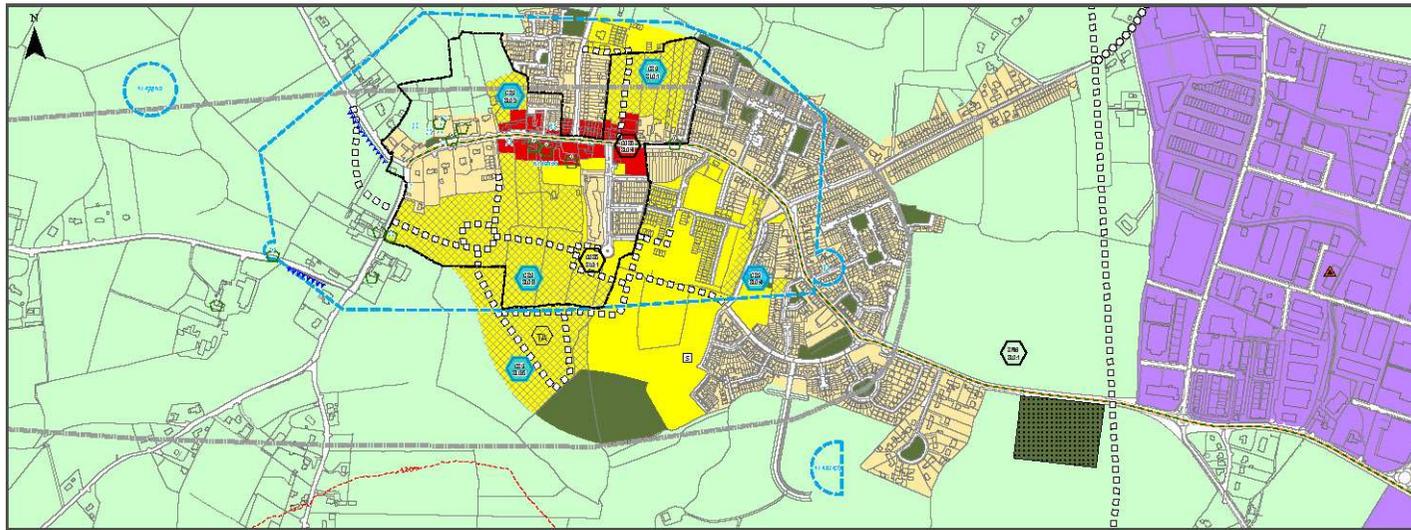
With regards delivery of a new primary school at Taobh Chnoic, the timing of this will be subject to educational needs in consultation with the Department of Education. Prior to completion of 200 units confirmation to be provided from the Department of Education on the transfer of lands to provide for the school, subject to their confirmation of need.

- **CS9 SLO4:** To only facilitate the delivery of Phase 2 residential lands once identified infrastructure comprising of the Urban Park/Square c. 1ha in size, the additional 1.4ha for Taobh Chnoic Park and the East/West Link Street required within Phase 1 have been delivered to the satisfaction of the Planning Authority
- Amend Map 7 to overlay a new map-based objective *‘To protect and safeguard strategic residential reserve lands for potential future residential growth beyond the lifetime of the plan’* on the underlying RES-N zoning on lands to the south of Newcastle.
- Rezone 1.3ha of lands to RU from RES-N to the west of Newcastle at the junction of Athgoe Road and Hazelhatch Road.

**CE Recommended Amendments to the Zoning Map for Newcastle:**



**Draft**



**Proposed Amendment**

## Recommendation 4 – Saggart

### Recommendation 4 – Residential land zoning (Saggart)

*Having regard to the recent rapid population increase in Saggart, its allocated housing units for the plan period and the extent of remaining undeveloped and zoned land that could accommodate residential development, the planning authority is required to review the extent of land zoned RES-N and change any surplus land without benefit of planning permission, and which is not required to meet its housing target for the plan period, to strategic residential reserve.*

The issues raised by the OPR are noted in regard to Saggart. Saggart has experienced significant population growth since 2006 to 2016 of 260.9% over this 10-year period. A land capacity analysis was carried out for the settlement of Saggart and identified that there was extant planning permission for c. 44 units on lands to the north of the village, with further residential lands located to the north along Mill Road and a level of infill capacity within the village centre. Table 9 of the Draft Plan set out that the overall land for settlement was c. 7ha however the allocation of housing unit growth only facilitated the development of a further 96 units which took into account the extant planning permission for 44 units and a level of infill development. Since the publication of the Draft Plan lands to the north along Mill Road have been progressed to stage 2 of the SHD process with a level of development and activity on these lands likely over the plan period. Having regard to this issue and the revisions made to lands in Rathcoole it is proposed to increase the housing target for Saggart from 96 units to 165 units.

In line with the provisions of NPO9 the development of these lands shall be subject to a new SLO which shall guide the development of these lands in a manner which fully integrates with the adjoining lands to the south, provides a green lung/park space centrally located on the subject lands, a play space, creche, the integration of strong cycling and pedestrian permeability proposals to be agreed to the satisfaction of the Planning Authority, Noise Mitigation measures along the northern boundary .

Having regard to the above the following sets out the proposals for the settlement of Saggart in order to address the issues raised. This response is supplemented by Appendix 1 to this CE Report and is presented in summary format below:

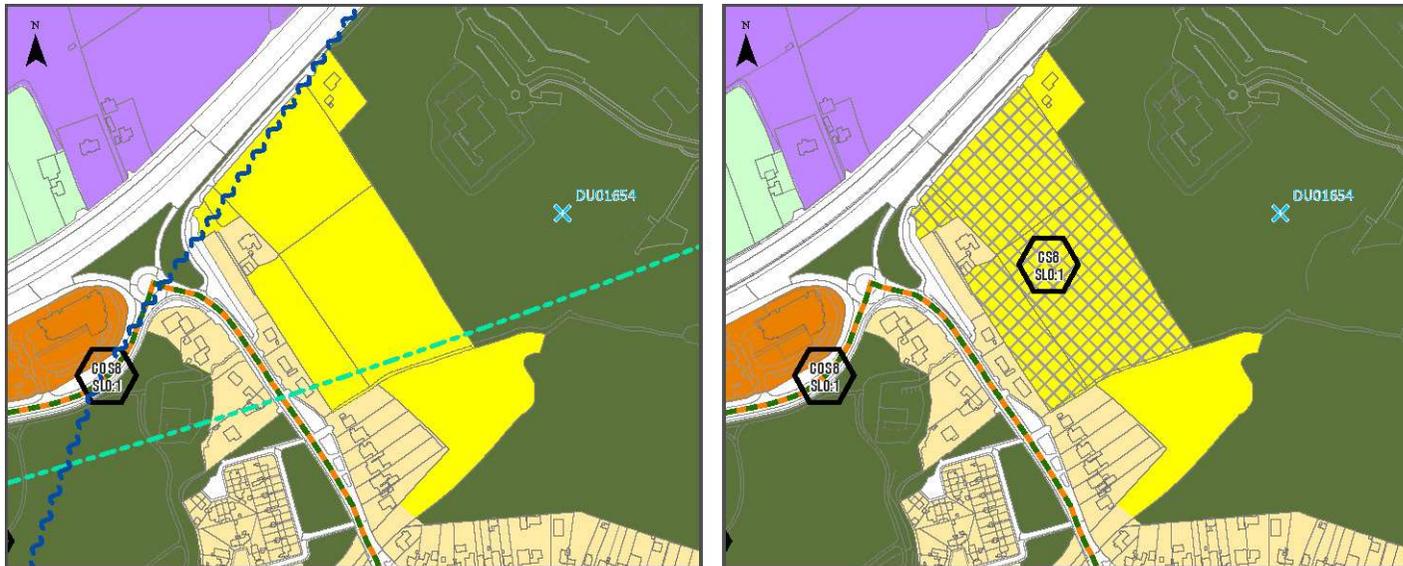
- Arising from recommendation 1 of the OPR submission Tables 9 and 10 have been amended. Refer to Appendix 1 for further details.
- Saggart is provided with upward revision to the housing target in table 10 from 96 units to 165 units over the 6-year lifetime of the plan i.e.,2022-2028

## CE Recommendation:

### Amend the following sections of the Core Strategy.

- Table 9: Capacity of undeveloped lands within South Dublin and Table 10: Core Strategy Table 2022-2028. Refer to Appendix 1 for further details.
- The Inclusion of a new Specific Local Objective under CS8
- **CS8 SLO1:** To facilitate the delivery of Phase 1 residential lands at Mill Road Saggart which fully integrates with the adjoining lands to the south and in tandem with the delivery of a park space centrally located on the subject lands, a play space, creche, the integration of strong cycling and pedestrian permeability proposals agreed to the satisfaction of the Planning Authority and the provision of appropriate noise mitigation measures along the northern boundary.

### CE Recommended Amendments to the Zoning Map for Saggart:



Draft

Proposed Amendment