LUPT
March 2024 Council Meeting
Development Plan
Core Strategy Annual Monitoring Report

South Dublin 2022-2028
County Development Plan

Development Plan Guidelines and the Annual Report

To assess the success with which the development plan is being implemented, the guidelines state that planning authorities will need to establish a frequent, reliable and ongoing monitoring system for their development plan as a permanent function.

The monitoring task of the planning authority for its development plan comprises of two strategic monitoring elements:
(a) Core Strategy Monitoring (Annual)
(b) Plan Objectives Monitoring (including SEA Monitoring)

This presentation relates to Part A the Core Strategy Annual Monitoring Report.

The Development Plan Guidelines specifically set out that the Core Strategy Monitoring Report should be carried out Annually and sets out specific indicators which have formed the structure of this presentation.

Presentation Structure

Part 1 Residential Monitoring

1.1 New home completions

1.2 New home completions per NPO 3

1.3 Planning permissions granted for residential development

1.4 Social and Affordable Housing Supply Pipeline during the plan period

1.5 The breakdown by relevant rural area housing:

Part 2 Commercial Monitoring

2.1 Developed and occupied commercial floorspace

2.2 Planning permissions for business/employment

**Part 3 Settlement Consolidation Sites**

Part 1 Residential Monitoring

1.1 The Development Plan was adopted in June 2022 and came into effect in August 2022. Combining both private and public housing delivery for the period end of Q2 2022 to the end of Q2 2023 a total of 2,245 units were delivered across the County during this period.

The County Development Plan Core Strategy set out an overall target of delivering 15,576 units over the plan period. Overall unit delivery within year 1 of the plan equates to 14% of the target set out in the plan as set out in the Table below.

| Neighbourhood Area	Target 2022 - 2028 Units	Q2 2022 - Q2 2023	Percentage of Target Delivered	Remaining Units
		Units Completed		
Tallaght	1865	71	4%	1794
Naas Road/City Edge	1010	0	0%	1010
Templeogue/Walkinstown/Rathfarnham	1677	642	38%	1035
Clondalkin, Clonburris, Grangecastle	5189	554	11%	4635
Lucan/Adamstown/Palmerstown	2673	669	25%	2004
Citywest	2113	112	5%	2001
Newcastle	398	157	39%	241
Rathcoole	487	1	0%	486
Saggart	165	0	0%	165
One Off Infill Houses		39		
Total	15577	2245	14%	13371

1.2 It is an objective of NPO3 of the National Planning Framework to deliver at least 50% of all new homes in Dublin City and Suburbs within the existing built-up footprint.
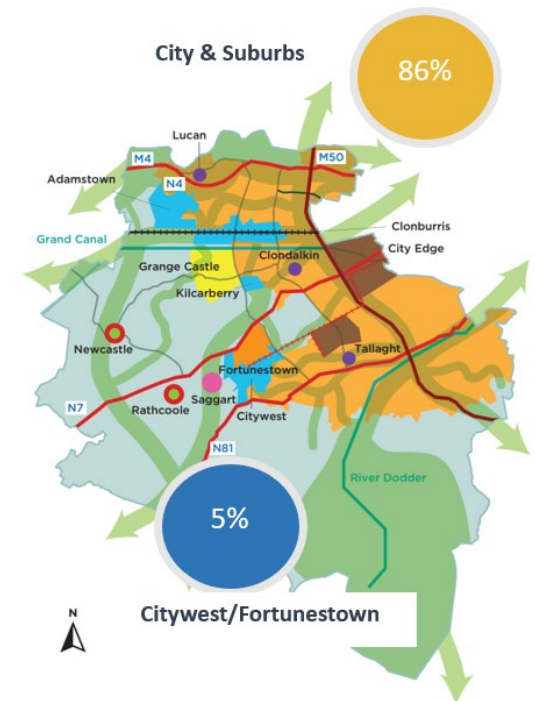
Part 1 Residential Monitoring

1.3 Planning Permissions Granted for residential development during the first year of the plan:

SDCC House Count Data indicates the following:

4530 Units — 44% Housing Units — 56% Apartments
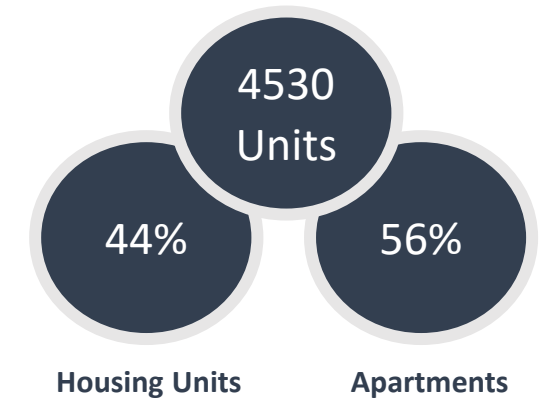
Sites	Q2 2022 - to Q2 2023 Core Strategy Neighbourhood Areas	Units Permitted (Units)	Housing Units Permitted	Housing Mix studio	1-bed	2-bed	3-bed	4-bed	5-bed	Apartment Units Permitted	Apartment Mix studio	1-bed	2-bed	3-bed	4-bed	5-bed
10	CITYWEST NEWCASTLE SAGGART RATHCOOLE	769	176 (23%)	0	0	47	120	9	0	593 (77%)	0	150	365	78	0	0
14	CLONDALKIN CLONBURRIS GRANGECASTLE	1183	374 (32%)	0	6	15	295	42	0	809 (68%)	0	207	378	140	0	0
15	LUCAN PALMERSTOWN ADAMSTOWN	1842	928 (50%)	0	1	141	608	176	0	914 (50%)	9	304	413	188	0	0
9	TALLAGHT	674	441 (65%)	0	1	3	404	33	0	233 (35%)	0	21	165	47	0	0
19	TEMPLEOGUE WALKINSTOWN RATHFARNHAM	62	57 (92%)	0	10	17	22	7	1	5 (8%)	0	4	1	0	0	0
0	Naas Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
67	Totals	4530	1976	0	18	223	1449	267	1	2554	9	686	1322	453	0	4530

South Dublin 2022-2028 County Development Plan

Part 1 Residential Monitoring

1.4 Social and Affordable Housing Supply Pipeline during the plan period

In addition to the above private housing developments there are a number of Social and Affordable Housing Developments which have been permitted through the Part 8 process and which are either under construction or at detailed design/preliminary construction stage.

Neighbourhood Area	Scheme Name	Part 8 Units Approved	Houses	Apartments
Tallaght	Oldbawn (Brady's Field)	12	8	4
Clondalkin	Grand Canal Lindisfarne	19	19	0
Clondalkin	Clonburris SDZ	116	24	92
Clondalkin	Clonburris SDZ	266	132	134
Total		413	183	230
Other Live Part 8s				
Templeogue Walkinstown	Homeville (2019)	16	7	9
Clondalkin	Eircom Site Nangor Road (2019)	93	15	78
Clondalkin	Griffeen Avenue Balgaddy	69	45	24
Total		178	67	111
Combined Total Potential		591	250	341

42%

58%

Houses

Apartments
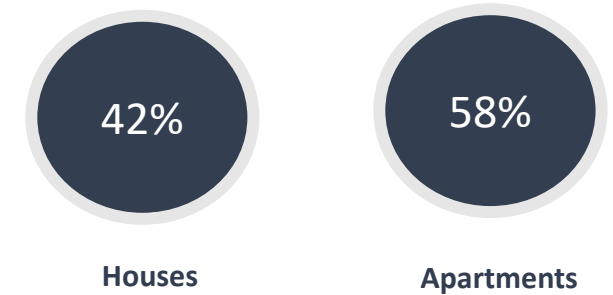
1.5 Rural Housing

South Dublin County Council made decisions on 6 planning applications for rural dwellings during the period Q2 2022 to the end of Q2 2023. 1 planning application was granted planning permission and 5 were refused permission.

South Dublin 2022-2028 County Development Plan

Part 2 Commercial Monitoring

2.1 Developed and occupied commercial floorspace

In order to decipher the level of developed and occupied commercial floorspace within the County from the end of Q2 2022 up to the end of Q2 2023, the postal service Geo-directory spatial dataset was used to identify all registered commercial buildings which had been identified as new additions during this period.

Industry Type	Floor Area (Sqm)
Light Industry	42,983
Logistics	48,649
Office/Service Industry	18,512
Storage/Warehousing	14,672
Retail Distribution	88,025
Retail Sales (Includes general retail/cars sales etc	10,698
Data Centre	6,681
Total	230,220

38%
Retail Distribution

21%
Logistics

19%
Light Industry

This table provides details in regard to the floor area of the developed and occupied commercial floorspace for each industry type identified totalling 230,220sqm.
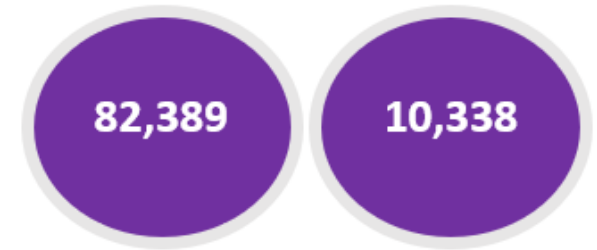
Part 2 Commercial Monitoring

2.2 Planning permissions for business/employment uses (m2 of development) for:

(i) Office, (ii) Industrial, (iii) Retail, (iv) Warehousing/Logistics

Since the adoption of the Plan South Dublin County Council have been maintaining a manual dataset relating to permissions for business/employment uses and the sqm of development permitted. The data set includes details of all development types in the County and from a monitoring perspective categorises all commercial permissions into the four identified categories of Office, Industrial, Retail and Warehousing/Logistics.

SQM of Development

82,389	10,338
Warehousing/ Logistics	Industrial

Industry Type	Total sqm of Development	SQM	Development Type (No.)	Development Type
Data Centre	62,337	37.1%	11	11.5%
Industrial	10,338	6.1%	31	32.3%
Office	4,893	2.9%	7	7.3%
Retail	8,243	4.9%	25	26.0%
Warehousing / Logistics	82,389	49.0%	22	22.9%
Totals	168,199	100.0%	96	100%

Industry Type

48.9 %	32.3 %
Retail/Warehousing/ Logistics	Industrial

Part 3 Settlement Consolidation Sites

High Level Overview Table of progression of Strategic Development Areas (Relevant to end of Q2 2023)

For the purposes of this monitoring report such sites are considered to align with the identified Strategic Development Areas as set out in the Regional Spatial and Economic Strategy for the Eastern and Midland Region which within South Dublin relate to:

Adamstown SDZ,

Clonburris SDZ,

Tallaght Town Centre,

Naas Road/City Edge

Fortunestown Area.

Category	Adamstown	Clonburris	City Edge	Tallaght	Citywest/Fortunestown	Kilcarbery	Grangecastle
Enabling Infrastructure	Majority of main Infrastructure delivered. DART + SW under consultation via Railway Order process	Dart+ SW will serve the new community at Clonburris with more regular trains and quicker journey times. Kishouge Station Opening 2024	Engagement with NTA to progress public transport and active travel initiatives for City Edge.	SDCC has been progressing a number of Council led schemes within the Tallaght LAP development area.	Citywest Neighbourhood Park will enhance the open space and Green Infrastructure offering. Citywest junction link at Tallaght/Fortunestown LUAS has now been completed.	LIHAF Funding infrastructure. Access Road. Spine Road Joint Venture, Junction 1 and 2. Final Sections to be completed Mid 2024	Grange Castle West Access Road Complete. €13 million investment including full services
Permissions Granted	Total Units 2967. 930 Units permitted and Under Construction. 2037 Units Permitted not commenced	569	163	1918	2,378	1,133	11 grants of planning permission within Grangecastle since the plan has been adopted providing for a total of 102,000sqm.
Units Constructed	1949 Units Constructed	115 units permitted and under construction. 415 Units permitted but not commenced.	0 (163 Under Construction)	32 (1095 permitted and under construction)	1,345 Units constructed within the LAP Area. 2,378 Units permitted with 912 under construction and 1466 units permitted and yet to commence.	285 Unit Constructed, 309 permitted and under construction. 539 Units permitted not commenced	N/A
Funding Applications Made	The €9.997 million in URDF funding announced will provide for public infrastructure and amenities that will facilitate the development of the Adamstown Town Centre	€186.3 Million allocated under URDF call 2	URDF drawdown of €920,000 by SDCC/DCC to fund preparation of Strategic Framework, fully complete, with 25% match funding provided.	URDF Funding obtained c.€32 million with a further 25% funding by South Dublin County Council.	N/A	N/A	N/A
Project Timelines	Currently within Phases 6 of the SDZ Planning Scheme.	Phased in accordance with SDZ Planning Scheme	City Edge Strategic Framework published in August 2022, setting out the long term vision for the area to 2070.	Works underway and nearing completion. Tallaght Public Realm, Transport interchange, Affordable Housing, Contractor Appointed, 4Th Stand, Innovation Centre – Nearing Completion	The vast majority of the zoned residential lands within the LAP area are expected to be completed during the life of the current County Development Plan.	2021 - 2025	N/A