



South Dublin 2022-2028
County Development Plan

Two Year Progress Report





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Prologue and Introduction

South Dublin County Council – County Development Plan 2022-2028 Progress Report

Legislative Requirement

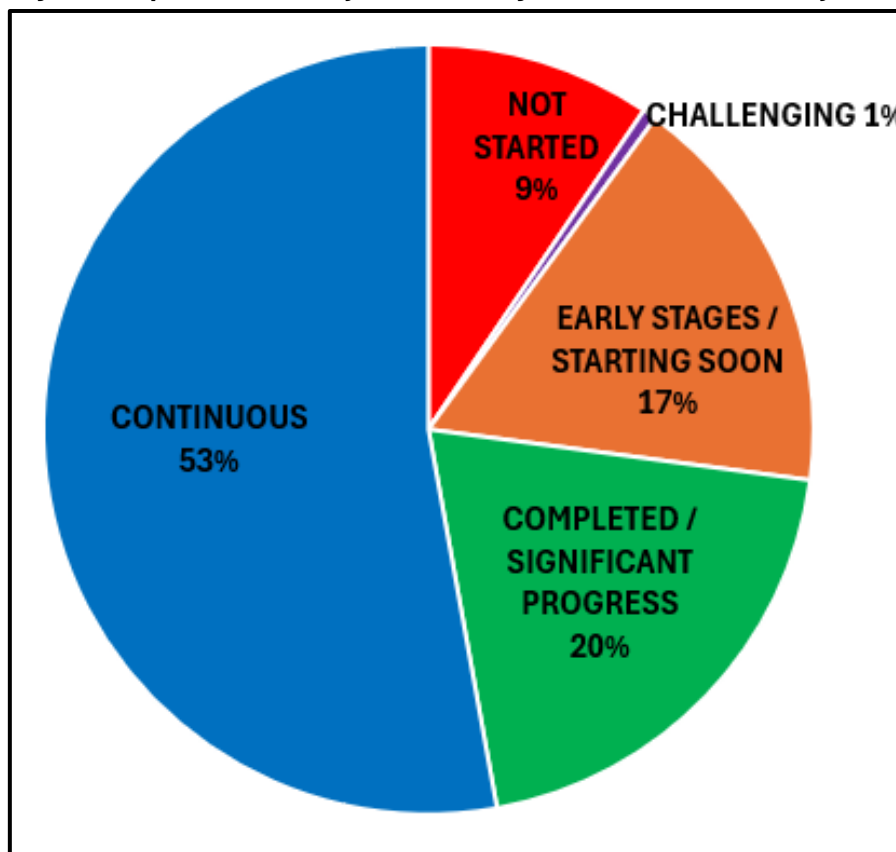
Section 15 of the Planning and Development 2000 Act, as amended outlines that it is the duty of a planning authority to take such steps within its powers as may be necessary for securing the objectives of the Development Plan. In this regard, it is a requirement that a report is given to the members on the progress achieved in securing those objectives within the first two years of the development plan being made. This report and associated appendices is in response to this requirement.

Overview and Format

The two-year progress report starts with an overview of each chapter in the County Development Plan, enabling a snapshot of progress across the policies / objectives set out within the Plan, highlighting best practice examples of how objectives are being implemented across the County. There are **1,042** Policies and Objectives, this report also provides a commentary on progress for each of the individual **878** objectives which is provided in **Appendix 1**.

As outlined under the section on Policy and Legislation changes, the review of each chapter includes a chart which gives a quantitative status summary of progress on the objectives related to that chapter.

County Development Plan Objectives Analysis – Review of 878 Objectives



Progress on Objectives

Each Objective, set out in Appendix 1, has been assessed against available information to provide a narrative and a status update, which can be quantified against the headings below to give an overall picture of how the Plan has progressed over the last two years.

In this regard, the objectives have been assessed against each of the following status headings:

- **Continuous – Objectives which are ongoing and likely to be so for the entirety of the Plan.**
- **Completed / Significant Progress - Objectives that are completed or have progressed significantly within the first two years of the plan.**
- **Early Stages / Early Stages - Objectives that are starting soon or at the early stages but are generally intended to be done within the lifetime of the Plan.**
- **Not Started – Objectives that have not begun and start date unconfirmed.**
- **Challenging – Objectives which are not easily implementable, or SMART.**

53% of the objectives are **Continuous**, which is not unexpected, given the lifecycle of the current Plan, its aspirational nature, and the nature of the objectives, that is, responding to long term Government policy and standards which traverse the lifecycle of Development Plans, and which are largely implemented through assessment and decision making of planning applications.

Just under **20%** of all objectives were considered **Completed** or as having **Significant Progress**, which considering that the Plan has four years remaining, amounts to a good level of progress. Given that 53% of the Objectives are considered Continuous, of the remaining 47% of the Objectives, nearly 40% are complete or close to it.

Just under **9%** of all objectives were considered **Not Started**, this could be due to a variety of reasons, from a reliance on external input, longer term aims and goals, type of mechanisms needed for implementation, or stipulated timeframes.

17% of all objectives were in **Early Stages** or **Starting Soon**, and therefore, when considered alongside **Completed / Significant Progress**, Objectives which are being or soon to be implemented total **37%**.

Finally, **1%** of Objectives, following a review of the wording and aspiration of the Objective, were considered **Challenging** to implement. These include more aspirational objectives such as providing support for concepts, which the Council will do, however the means by which to do so are not apparent, rely on externalities, or is not in the remit of the Council to do directly.

This quantitative review of the objectives provides not only a snapshot of how the County Development Plan has progressed, but also a commentary of the ongoing status of each objective. This will enable the Planning Department to continue to monitor the status of objectives, providing useful insight into how well objectives have fared over the lifetime of the Plan period, as well as feed into the evidence base for the next County Development Plan.

This in-depth review, now completed as part of this report, will allow the Council to establish efficiencies in objective writing, consolidation and amalgamation of repetition within the next Plan, and endeavour to make all objectives monitorable and implementable moving forward.

Introduction

The South Dublin County Development Plan 2022 – 2028 was adopted by the Elected Members of South Dublin County Council on 22nd of June 2022 and came into effect on the 3rd of August 2022 in accordance with the requirements of the Planning and Development Act (as amended) (the Act).

It is a statutory requirement as of Section 15(2) of the Planning & Development Act 2000 (as amended) for a Planning Authority to produce a report on the progress of the County Development Plan after two years.

‘The Chief Executive of a planning authority shall, not more than 2 years after the making of a development plan, give a report to the members of the authority on the progress achieved in securing the objectives.’

Furthermore, Section 10.4 of the Development Plan Guidelines for Planning Authorities 2022 states

‘The Chief Executive’s report must specifically include information in relation to progress on, and the results of, monitoring the significant environmental effects of implementation of the Development Plan. This report must include the results of SEA monitoring for the Development Plan, as well as variations to the Plan and the effects of implementing Local Area Plans.’

South Dublin County Council works closely with all relevant stakeholders to ensure the successful delivery and implementation of the Development Plan in line with the Corporate Plan’s (2020 – 2024) core values of Customer Service - Sustainability, Inclusiveness, Equality and Accessibility, Innovation, Creativity and Diversity, Accountability and Transparency and Value for Money. The aim of South Dublin County Council is:

‘to make our county a vibrant and inclusive place for the people who live, visit, work and do business here, now and for the future.’

The primary aim of the South Dublin County Development Plan 2022 - 2028 through the fulfilment of these key policies and objectives is:

‘In 2028 South Dublin will be a place that our communities are proud of, that our businesses can thrive in and that will help us to live greener and healthier lives.’

The Two-Year Progress Report evaluates and reviews the status of the policies and objectives of the County Development Plan and Section 10.3 of the Development Plan Guidelines for Planning Authorities 2022 requires two strategic monitoring elements:

- (a) Core Strategy Monitoring
- (b) Plan Objectives Monitoring
(including SEA Monitoring).

The strategic monitoring elements (a) and (b) will be summarised in the main body of the report. This report includes highlights of the key projects undertaken by South Dublin County Council for all 12 chapters including the Core Strategy, which is reviewed under Chapter 2, Core Strategy and Settlement Strategy. The South Dublin County Development Plan contains 1,042 Policies and Objectives with all objectives being assessed individually in the attached appendices which informs the narrative.

Legislation & Policy Changes

Development Plan Guidelines for Planning Authorities (2022)

Enacted on the 1st of July 2022 after the adoption of the County Development Plan, the Development Plan Guidelines for Planning Authorities provides guidance for the preparation of Development Plans and the facilitation of targeted housing growth in a sustainable manner which is consistent with national housing targets and policies. As noted, Sections 10.3 and 10.4 specifically relate to the monitoring requirements. Generally, the Guidelines provide guidance on the purpose, content and preparation of the Development Plan.

South Dublin County Council have adopted a new quantitative evidence-based approach to reviewing the Objectives of the Plan. Each Objective has been assessed against available information to provide a

narrative and a status update, which can be quantified to give an overall picture of where the Plan is with regard progress over the last two years.

Residential Zoned Land Tax Guidelines for Planning Authorities (2022)

The RZLT was enacted in 2022 and is included in Policy H2: Supply of Housing AND CS4: Active Land Management of the South Dublin County Development Plan 2022 – 2028. Since its adoption, the Finance (No.2) Act 2023 has deferred the first liability date for Residential Zoned Land Tax (RZLT) until 01 February 2025. Further amendments were made to the Taxes Consolidation Act through the Finance Act 2024 in relation to exemptions.

Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)

The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities was published on the 15th of January 2024 replacing the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities 2009 under Section 28 of the Planning and Development Act. Generally, the Guidelines allow for higher densities in appropriate locations, allowing increased flexibility in residential design standards. There are four Specific Planning Policy Requirements (SPPRs) relating to separation

distances, minimum private space standards, car parking and cycle parking and storage which will have to be reflected in the CDP. These changes will influence the Core Strategy housing targets.

Planning and Development Act 2024

The Planning and Development Act 2024 was signed into law on the 17th October 2024 and will replace the existing Planning and Development Act 2000 as the relevant Parts are commenced. There are a number of substantial changes proposed by the new Act, including some significant changes to the Development Plan and Local Area Plans. Local Authority Development Plans will be ten-year strategic documents rather than six years and will be reviewed at 5 years. Section 28 Guidelines will be replaced by National Planning Statements. Local Area Plans will be replaced by Urban Area Plans, Priority Area Plans and Coordinated Area Plans. The new Act also outlines the provisions for the identification and development of Urban Development Zones. Additionally, An Bord Pleanála will be renamed to An Coimisiún Pleanála.

Draft First Revision to the National Planning Framework (2024)

The National Planning Framework (NPF) is being updated to reflect the changes in legislation, national policy including climate

transition, regional development, demographics, digitalisation and investment and prioritisation. The consultation period for the draft document was open from the 10th of July 2024 to the 12th of September 2024.

A revised NPF is due to be published by Department of Housing, Local Government and Heritage (DHLGH) in due course, having gone to Cabinet in November 2024.

Census 2022

The Census 2022 was conducted on the 3rd of April 2022 with the initial findings released from the 30th of May 2023 onwards and is now fully available including all Small Area Population Statistics. It should be noted that the datasets used for the 2022 – 2028 County Development Plan were derived from the then available 2016 Census data.

Office of the Planning Regulator South Dublin Review 2024¹

Chapter IV ('Review of Planning Functions') of Part IIB of the Planning and Development Act 2000, as amended, ('the Act'), in particular section 31AS, gives the Office of the Planning Regulator (OPR) the discretion to conduct reviews of the systems and procedures used by local authorities to deliver their planning functions. These

¹ [opr-planning-review-south-dublin-county-council-.pdf \(sdcc.ie\)](https://www.sdcc.ie/opr-planning-review-south-dublin-county-council-.pdf)

provisions give a basis for overseeing the delivery of planning services to the public and to ensure the integrity of the institutional arrangements behind the national planning system.

The OPR found that the Council's Planning Department's ongoing delivery of its statutory plan-making obligations is **satisfactory**². Overall, the OPR found that the Council demonstrates a strong commitment to forward planning and the strategic role it plays in shaping sustainable development and informing local policy initiatives. However, and notwithstanding this, it was recognised that the resourcing of the planning department needs to remain an ongoing priority for the Council to ensure challenges identified as part of the Council's workforce planning exercise, such as development plan monitoring and an increasingly complex legal environment for decision-making, can be overcome. This has also been recognised in the Ministerial Action Plan on Planning Resources, October 2024.

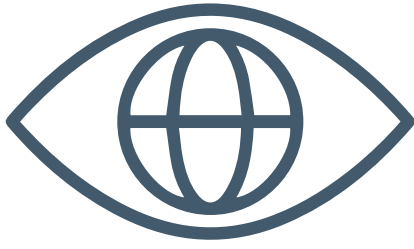
Challenges to Monitoring

Following the OPR review and the ongoing priorities across the Council's Planning Department, there are several challenges facing the Department, notably around resourcing and the knock-on impacts this is

having on the continued performance and service delivery of the Planning Department.

This is of critical importance in the context of the two-year monitoring report of the County Development Plan, notably around the substantial number of Policies and Objectives (1,042) within the Development Plan itself, and to the issues around a number of the objectives not being sufficiently SMART (Specific, Measurable, Achievable, Relevant and Time-bound). Additionally, there is an element of repetition across objectives, which places additional resource issues inside and outside the Planning Department, which, and in recognition of the ongoing resource issue, is also a considerable challenge with regard to Council wide engagement to ensure a clear and robust update for each objective is recorded within the report.

² A Local Authority is considered either 'Satisfactory' or 'Unsatisfactory'



Core Strategy and Settlement Strategy

Core Strategy Chapter 2

Vision: Maximise the potential of the County to deliver a compact settlement form in line with National and Regional population targets, with a strong focus on regeneration and the redevelopment of brownfield over greenfield lands.

The Core Strategy has informed the overall vision for future development within the County up to 2028. Climate Action is integrated as a central overarching theme for all aspects of the Development Plan, a key element of which is compact growth.

The Core Strategy is made up of the settlement hierarchy and growth strategy for South Dublin County and is an essential part of the Plan demonstrating that the quantum and location of development in the County is in line with National and Regional planning policy.

Progress to Date

In line with the section 28 Development Plan Guidelines, an annual core strategy monitoring report was prepared in March 2023 and presented to Members at the December Council meeting. The analysis undertaken for the annual report indicated that the 2022 CDP was operating effectively when it came to housing delivery.



Clondalkin-Fonthill Railway Station.

The Guidelines provide that the statutory Two-Year Progress Report of the County Development Plan should comprise an analysis of the annual plan monitoring data and also the progress in achieving identified Development Plan objectives. This section of the 2 Year Progress Report gives an overview of how housing is being delivered in the County against the core strategy targets. Appendix 1 provides detail on individual development plan objectives as they relate to the core strategy and other chapters.



Clonburris SDZ – Progress on the build out of the Southern Link Street and housing, south of

Overview of Progress in the Neighbourhood Areas

Neighbourhood Area	Housing Requirement	Delivered	Percentage of Required Delivered
Citywest, Newcastle, Rathcoole, Saggart	2,113 + 1,050 = 3,163	1,440	46%
Clondalkin, Clonburris, Grange Castle	5,189	1,075	21%%
Lucan, Adamstown, Palmerstown	2,673	1,892	71%
Tallaght	1,865	298	16%
Templeogue, Walkinstown, Rathfarnham, Firhouse	1,677	770	46%
Naas Road / Ballymount (City Edge)	1,010	0	0%
Total	15,577	5,475	35%

The Plan has been created with the communities and neighbourhood areas of the County at its core. It sets out the various neighbourhood areas, their capacities, facilities, services, demographics and needs, amongst other things.

The above table demonstrates the level of delivery with regard to housing in each of the neighbourhood areas. The total percentage of housing completed and delivered to date is circa 35% of the total requirement of the Plan since August 2022. If the same pace of delivery continues in the next 4 years (two

thirds of the plan cycle) the current targets will be substantially met and likely exceeded as above figures do not include Part 8 housing.

To ensure accurate reporting, and building on the creation of these neighbourhood areas, South Dublin have developed a Housing Supply Monitor as a dashboard to monitor the delivery of housing and associated statistics of each area. This was recently nominated for a Staff Innovation Award (October 2024).

Housing Supply Monitor

The Council's Planning Department has developed a monitoring dashboard for a series of indicators around housing and its delivery. At this time, it does not include data on Part 8 housing delivery, but this will be reviewed. The monitor demonstrates the level of housing delivery across the County, including Planning Permissions, Housing Construction and Completions. The

dashboard can be used to demonstrate housing delivery on a County-wide scale, as well as breakdown the detail by neighbourhood area. The dashboard will go live on the Council's website in conjunction with the publication of this report for use by Planners, Elected Members and the general public. The monitor will be updated quarterly.

Below is a screenshot of the monitor, demonstrating the County wide housing completions. The dashboard can also help to inform units under construction, as well as provide a breakdown of the number of

bedrooms, which is beneficial for the Department of Education for school capacity planning within the neighbourhood areas.



The above outlines completions across SDCC functional area between August 2022 and the end of September 2024. For more information, see Chapter 8.

Land Capacity - Four Step Approach ¹



The Core Strategy and Settlement Strategy quantitatively demonstrate how much land is required to meet the residential and employment needs of an additional 45,005 people between 2016 and 2028.

Taking account of completed units between the Census in 2016 and the plan being adopted, an overall target for the delivery of 15,577 units between 2022 and 2028 was identified as being required.

The Core Strategy demonstrates how this target can be met up to 2028 through a four-step approach to the identification and assessment of lands capable of meeting this housing requirement. This approach allowed for a focus on zoned lands which had the greatest potential to be delivered, and which scored more highly on sustainable planning criteria, given that there is a greater amount of land zoned in the CDP than that required to meet the target. In total, including all long-term development lands, it was estimated

¹ Appendix 2A of the SDCC County Development Plan 2022-2028

that the county had sufficient lands zoned to accommodate 42,570 residential units. Full details are described as part of the Development Plan in Chapter 2 and in Appendix 2.

A *planning assessment* of the zoned lands indicated that they could deliver residential development which would contribute in a positive manner to the achievement of the National Strategic Outcomes relating to compact growth, enhanced regional accessibility, sustainable mobility, climate action and a transition to a low carbon and climate resilient society.

Therefore, at the time of adoption of the Plan, an average of 2,613 homes per year up to 2028 was needed to deliver the target. This average will change for future years depending on whether delivery is under or over target for previous years.

Since the adoption of the Plan the following have been the year-on-year results in terms of housing delivery up to Q3 2024:

	Since August 2022	Overall total in the system
Planning Permissions Granted	7,876	12,558
2022	1,862	6,544* (2022 and earlier still extant)
2023	4,359	4,359
2024	1,655	1,655
Commencements/Under construction units	-	4,824
Completed units Total	5,475	-
2022	844	-
2023	2,721	-
2024 (Q3 2024)	1,910	-
*This figure was calculated from subtracting the combined 2023 + 2024 figures from the total above		

Year-on-year activity in terms of housing delivery up to Q3 2024

Year	Completed	Required (Pro Rata for Period Monitored)	Commentary
2022 (Aug to Dec)	844 /2,613*	1,089 (rounded) were required for the 5 months August to December.	844 delivered. 245 unit shortfall for period August to December 2022
2023	2,721 / 2,613	108 in excess of the 2,613 were delivered	108 in excess of the 2023 figure
2024 (Jan to End of September)	1,910 /2,613	1,960 (rounded) are required for the 9months January to end of September	50 unit shortfall to date for the year 2024, however figures only account for units completed and report to Q3 2024.

Year-on-year completions analysis in relation to requirements

***Pro Rata 1,089 (rounded)**

Therefore, since the adoption of the Plan, August 2022, to end of September 2024, there is a **shortfall** in for that period of **187** units. However, the figures do not include Part 8 developments and total completions are likely to trend upwards toward the end of

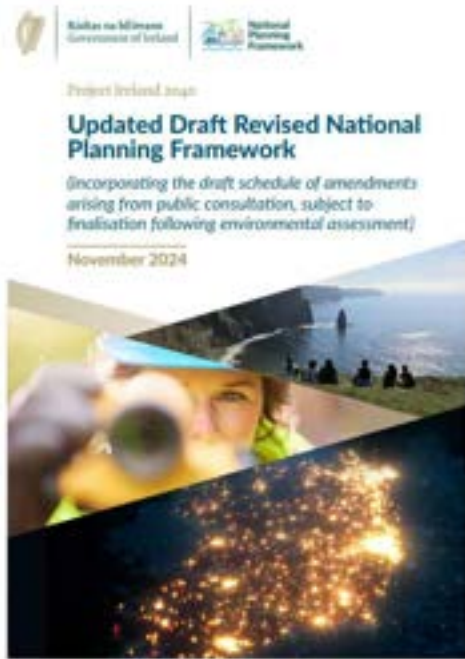
the year, with a large capacity of not commenced planning permissions in the system, which at the end of September totalled 7,734 units. See below extract from Housing Supply Monitor, and more detail in Chapter 6 Housing.

National Planning Framework (NPF) – Review and Update

The NPF is the overarching policy and planning framework for the social, economic and cultural development of Ireland to 2040. The Draft Revision of the NPF focuses on the need to update the Framework (introduced in 2018) in order to appropriately reflect changes to Government policy that have taken place since its initial publication six years ago, such as climate transition, regional development, demographics, digitalisation and investment and prioritisation. Public consultation on the draft ran from 10th July 2024 to 12th September 2024 and the final NPF is awaited.

regions – emphasising the potential for regional growth to harness the attractiveness and assets of all regions and places to a greater extent than ever before. Emerging changes in population distribution across the regions detailed in Census 2022 are encouraging. In terms of regional growth, the pattern is one of all three regions growing and in addition, every county in Ireland saw population growth in Census 2022. While recent Census (2022) data indicates a greater rate of natural population increase in Dublin and the mid-east, no update of the NPF has been furnished to date.

The draft revised framework retains the original NPF focus on a more balanced distribution of growth across all of Ireland’s



homes by 2040. The 2018 NPF stated that ‘To meet projected population and economic growth as well as increased household formation, annual housing output will need to increase to 30,000 to 35,000 homes per annum in the years to 2027 and will be subject to monitoring and review’. However, it is likely that this will increase based on the updated census in 2022, given the overall growth of the Country, nationally, and based on delivery to date. Growth of an average 50,500 units per annum, rising to 60,000 by 2030 was committed to by the coalition government prior to its dissolution in November 2024. However, any changes are expected to be reflected in the final NPF.

It is envisaged that the NPF will **increase** the overall national housing target from 550,000

Settlement Consolidation Sites/Strategic Development Areas:

Residential Monitoring

The Development Plan Guidelines make reference to monitoring Settlement Consolidation Sites identified in the development plan. Such areas are defined as development sites of relative strategic scale and importance located within the existing built-up area such that they have a critical role to play in achieving the core strategy and, in particular, the NPF policy objectives for consolidation and compact growth. 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 Local Area Plan, Naas Road/City Edge and the Fortunestown Area.

The following tables provide a synopsis/update on the general progression

of these areas in tabular format under a number of key categories.

Adamstown SDZ

Adamstown SDZ is a planned urban development of approximately 10,000 residential units with associated transport and community infrastructure. Located on the Dublin-Kildare Railway Line and Grand Canal, Adamstown was Ireland’s first Strategic Development Zone (SDZ) and has the benefit of a detailed and robust Planning Scheme which is planned to deliver up to 9,395 new homes and a population of up to 25,000 people by the time of completion.

The Planning Scheme for the SDZ provides a legal framework for phased development of residential and infrastructural works. The scheme has been amended several times to reflect economic conditions, new updated national guidelines and to respond to phasing issues. The most recent update was

in 2024, following approval by An Bord Pleanála of a proposed Non-Material Amendment to the Planning Scheme.

The SDZ is currently in phase 6 of 11 in the planning scheme (as amended).



Adamstown SDZ – Airlie Park, the largest park in Adamstown, is situated in the heart of the SDZ, with a variety of facilities and spaces. The area surrounding the park is well developed as the SDZ continues its build out.

Adamstown SDZ Planning Scheme Progress

Category	Commentary
Enabling Infrastructure	<p>The majority of roads, walkways, bus lanes etc have been delivered, with wastewater, water services and surface water drainage delivered in advance/pro-rata approach.</p> <p><i>Notable Transport delivery:</i></p> <p><u>Bus Connects</u></p> <p>Busconnects now has a presence within the SDZ, connecting the Train Station to wider area and Dublin City Centre</p> <p><u>DART + SW – Rail Order approved in November 2024 by An Bord Pleanála.</u></p>
Permissions Granted (totals since inception)	Total Units approximately 8,000

Houses Completed/Occupied (totals since inception)	Approximately 4,800 Units completed
Housing Under Construction	Approximately 1,100 Units Under Construction
Funding Applications Made	<p>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 and the continued roll-out of homes around the Town Centre. On foot of this funding, more than 580 new homes will be constructed, which will support the provision of much needed social, affordable, and private housing in the west Dublin area.</p> <p>The delivery of high-quality public spaces and facilities will support the creation of the town centre adjacent to Adamstown Train Station to serve the existing and new communities.</p>
Project Timelines	<p>Currently within Phase 6 of the SDZ Planning Scheme. There are 11 phases as set out in the scheme, as amended.</p> <p>Non-Material Amendment to the Planning Scheme approved by An Bord Pleanála (Jan 2024)</p>
Other Relevant Information	<p>To serve the growing population of the new town and wider environs, SDCC has taken on/delivered multiple projects as below: Completion of 3 out of 3 LIHAF projects, September 2023. Projects detailed below.</p> <p>Adamstown Boulevard now open allowing for increased access/mobility within the SDZ: Date – 25/06/2022.</p> <p>-----</p> <p>The Celbridge Link Road in Adamstown has delivered significantly improved accessibility and connectivity on the western side of Adamstown - to not only the existing and future residents of Adamstown but also the residents within the adjoining communities of Celbridge and Leixlip. This north/south connection from the R403 provides a direct link from the R403 to the Adamstown Rail Station, which will provide for shorter commuter times and more sustainable and environmentally friendly commuting patterns within the area.</p> <p>-----</p>

	<p>Tandy's Lane Park is approximately seven hectares in size and includes extensive areas of footpaths with seating. The Park is designed with a mix of formal and informal recreation facilities, with a large sports pitch, three interconnected playgrounds, a space designed specifically for teenagers and fitness areas alongside high quality soft and hard landscapes. Much of the soft landscape consists of biodiverse flower meadows and there are views of the retained, mature hedgerows and woodland areas.</p> <p>The Tandy's Lane Park project has delivered a large-scale public park within Adamstown for the use of residents and visitors of all ages, including a range of amenities such as playgrounds and playing pitches. (Open September 2021)</p> <p>DES progress school site 3 (Tandy's Lane), with Planning Permission Granted (including permission granted for an amendment to the design and layout in 2024).</p> <p>-----</p> <p>Airlie Park is open to the public since September 2023.</p> <p>----</p> <p>Adamstown Plaza, the first URDF Project is open to the public since September 2023.</p> <p>-----</p> <p>Central Boulevard Park Design Team Appointed and Preparing for Submission of Planning Application in Q4 2024.</p> <p>-----</p> <p>Change of Use of existing building approved for a new Health Centre – to be operated by HSE.</p>
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Clonburris SDZ

The Clonburris Strategic Development Zone (SDZ) Planning Scheme represents a shared outlook for the future residential, social, economic and environmental development of a new planned and sustainable community in South Dublin County. The development of the entire Planning Scheme is expected to deliver a target of 9,416, new homes, a minimum of 7,300 sq.m gross

community floorspace, approximately 22,520 sq.m gross retail floorspace and in the range of 30,000 to 40,000 sq.m employment floorspace.

Clonburris SDZ is being developed in accordance with a phased/concurrent delivery of infrastructure and housing. This information and requirements are set out in the Planning Scheme.



Clonburris SDZ – Current build out of residential units at Clonburris SDZ.

Clonburris SDZ Planning Scheme Progress

Category	Commentary
Enabling Infrastructure	<p>Clonburris SDZ is planned to be developed in accordance with a phased/concurrent delivery of infrastructure and housing. The details are set out in the Planning Scheme (Section 4). The construction of housing has commenced alongside the delivery of Stage 1 Infrastructure which includes: Stage 1A: South Link Street has been completed since Q1 2024 which provides access to further residential development, and; connection to Irish Water pump station.</p> <p>Stage 1B: South Link Street (west – Junction 19- Junction 26) will unlock entirety of SDZ lands south of the railway line for</p>

	<p>delivery of housing. Construction commenced February 2024, current forecast completion Q1 2026.</p> <p>Stage 2: North Link Street – 2 planning applications, one within the SDZ boundary, 1 outside. NTA liaison underway. Application expected Q4 2024, detailed design and procurement Q3 2025 and commence on site Q2 2026.</p> <p>Additionally, tender processes for appointment of consultants are ongoing for the various stages of future infrastructure delivery.</p> <p>Stage 3,4,5: Parks South of Rail. 43Ha of public park in 4 new parks. Full team procured. Masterplanning completed for 3 parks, Pre-planning ongoing.</p> <p>Stage 3 - Griffen Valley extension (no.1 on image)</p> <p>Stage 4A - Canal Park –(no.2)</p> <p>Stage 4B - Canal tow path - (no.3)</p> <p>Stage 5 - Na Cluainte Park South - (no.4)</p> <p>Stage 6 Bridges over the rail line and canal: The SDZ proposes 4 bridges over rail and 2 bridges over canal</p> <p>Stage 9: Attenuation south of canal. Attenuation infrastructure required in the lands to the south of the canal. Contractor continues to deliver and completed work anticipated by Q4 2025.</p> <p>DART + SW delivery in progress - A Railway Order application by Iarnród Éireann was approved by An Bord Pleanála in November 2024. Dart+ SW will serve the new community at Clonburris, Adamstown and CityEdge with an increase in trains from 12 to 23 per hour per direction and in capacity from 5,000 to 20,000 passengers alongside quicker journey times.</p> <p>Kishoge Station opened in August 2024 and is to be served by 96 weekday Commuter train services</p> <p>Works on R136 (Outer Ring Road) completed under Section 38 of the Road Traffic Act 1994. Speed limit reduced from 80-50km</p>
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	per hour, approved by Council 3rd March 2024. On road parking available for the opening of the Kishoge Rail station
Total Permissions Granted	3,526 (Oct 2024)
Total Homes Completed	468 (Oct 2024)
Units Under Construction	1,730 units permitted and under construction (Oct 2024)
Funding Applications Made	€186.3 Million allocated under URDF call 2, with additional support from the National Transport Authority of €18.8m. See above for detail on Infrastructure ‘Stages’.
Project Timelines	Phased in accordance with SDZ Planning Scheme – The SDZ is currently in Phase 1B
Other Relevant Information	<p><u>Grand Canal Loop Greenway</u></p> <p>Part 8 Consent in November 2022</p> <p>Project commencing - an update of the project can be found here: Grand Canal To Lucan Urban Greenway - SDCC</p>

City Edge Project (Formerly Naas Road Project)

The City Edge Project is a joint initiative between South Dublin County Council and Dublin City Council to reimagine the Naas Road, Ballymount and Park West areas of Dublin as a new sustainable urban Quarter providing up to 40,000 homes and 75,000 jobs. The project has a range of strategic objectives with climate resilience at its core including compact growth, 15-minute city principles, focus on blue and green infrastructure and active travel public and transport. Following detailed analysis of the area and public consultation on an emerging preferred concept, the City Edge Strategic Framework (Non-Statutory) was noted by the Elected Members of South Dublin County Council and Dublin City Council in May and June 2022 respectively.



The purpose of the Framework is to set out a high level approach and transformational trajectory for the creation of a new liveable, sustainable and climate resilient urban quarter. The Framework includes 24 priority actions to enable implementation, relating to housing policy; foul network capacity; public transport and active travel provision; undergrounding of overhead lines; green infrastructure provision; land assembly and state support for business relocation; and funding and financing.

As part of Phase 2 ‘Plan-Making’ of the City Edge Project, the Council (SDCC) is

finalising studies to inform a proposed Variation (legal change) to the County Development Plan to refine and incorporate the provisions of the City Edge Strategic Framework, including identification of Priority Areas within the wider project area

This will give the Strategic Framework a statutory basis; and provide more detailed planning and design guidance for the area over a shorter timeframe. The indicative timeline for the commencement of public consultation on the proposed Variation is early 2025.

Background studies to inform the Variation were commissioned in conjunction with DCC and are currently being finalised. These focus on additional baseline analysis, urban design, street hierarchy, land-use mix, plot ratios, heights, capacities, building typologies, transportation, green infrastructure, community facilities, identification of Priority Development Areas, and environmental reports.

As the project progresses, engagement with stakeholders is continuing including with businesses, landowners, residents, South Dublin Chamber of Commerce, Irish Business and Employers’ Confederation (IBEC) and state agencies including the

Health and Safety Authority, ESB, Eirgrid, Iarnrod Éireann and our partner agencies on the City Edge Steering Group including the Department of Housing, Heritage and Local Government, Dublin City Council, the National Transport Authority, Transport Infrastructure Ireland, the Land Development Agency and Uisce Éireann.



The City Edge project was used as a case-study for large-scale brownfield regeneration in the recently published Draft Revised National Planning Framework.

City Edge Progress

Category	Commentary
Enabling Infrastructure	Engagement with NTA to progress public transport and active travel initiatives for City Edge. Progress on same to date includes: Dart + South West Railway Order Application approved by An Bord Pleanála. Proposal will upgrade rail commuter line from Heuston Station to Hazelhatch to a DART-style service. Irish Rail have appointed a Multidisciplinary Design Consultancy to bring the Kylemore Station Project through both Phase 1 (Scope and Purpose) and Phase 2 (Concept Development and Option Selection).

	<ul style="list-style-type: none"> - New Luas stop on Naas Road: Location selected for Luas stop following Options Feasibility Report. Now at initial design stage under Luas Upgrade programme of works. - BusConnects progress includes Tallaght/Clondalkin to City Centre Core Bus Corridor application currently under consideration by An Bord Pleanála; and D-Spine service to commence in Q2 2025; - Investigation of development potential of some SDCC owned lands within City Edge. - Consideration of regional approach to facilitate relocation of existing industrial uses potentially displaced by brownfield regeneration. - Engagement with Uisce Éireann regarding provision for foul drainage, informing local intervention programme of works. - Progress to enable and facilitate green infrastructure including a Feasibility Study for a major park, and Community Park Strategy. - Area-wide and district-specific Energy Provision Feasibility study almost completed for City Edge. - Investigation of feasibility of undergrounding existing overhead power lines (in partnership with DCC and LDA) across City Edge area currently in progress. - Additional transport modelling being undertaken for City Edge Priority Development Areas, examining different scenarios including implementation of the projects provided for within the GDA Transport Strategy. - Seveso site study advising on risk contours and appropriate uses and intensities in the vicinity of Seveso sites to inform urban design layouts. Draft study completed and to be referred to HSA for comment. - SDCC is a study partner (along with DCC) in LDA study into the issues pertaining to relocation of Seveso sites nationally.
<p>Permissions Granted and Under Construction</p>	<p>163 (Oct 2024)</p>

Funding Applications Made	URDF drawdown of €920,000 by SDCC/DCC to fund preparation of Strategic Framework, fully complete, with 25% match funding provided.
Project Timelines	<p>The non-statutory City Edge Strategic Framework was published in August 2022, setting out the long term vision for the area to 2070.</p> <p>Public consultation on proposed Variation to commence early 2025 with finalising of process mid to late 2025 depending on whether or not there are material alterations.</p>

Tallaght

The elected members of South Dublin County Council resolved to make the Tallaght Town Centre Local Area Plan on 8th June 2020 and the Plan had effect from 20th July 2020.

The purpose of the Local Area Plan (LAP) is to provide a strategic framework for the sustainable development of Tallaght Town Centre. The LAP seeks to deliver high quality housing and well connected neighbourhood areas with a strong sense of community and social cohesion. It seeks to promote prosperity and opportunity in terms of employment, economic development and tourism, while ensuring the conservation and enhancement of green infrastructure and built heritage.

A broad estimate of full regeneration potential of the LAP lands indicates that the long-term indicative development potential amounts to approximately 8,400 - 11,100 additional dwellings and between 704,000 - 1.02m sq.m of additional non-residential floorspace. This is indicative and will likely vary as more detailed proposals are progressed.

SDCC has been progressing a number of Council led schemes within the Tallaght LAP development area. The Tallaght Town Centre Project comprises a number of works in central Tallaght, including an innovation centre, a transport hub, public realm and street improvement works, the Airton Road extension and ambitious plans for Tallaght Stadium, including the fourth stand now complete. The majority of these projects are funded, or part funded by URDF and the NTA.



The Completed Tallaght Stadium 4th Stand, now open, with the completed and open Sean Walshe Park Astro Turf facility in the right foreground

Tallaght Town Centre LAP Progress

Category	Commentary
Enabling Infrastructure	<p>The Tallaght Town Centre LAP outlines a number of key infrastructure requirements which are being delivered in tandem with development, or via the build out of key sites and development areas. The Plan will be delivered on a sequenced basis to ensure that physical and social infrastructure is provided in a timely manner, either prior to or in tandem with residential development. The purpose of the Local Area Plan’s implementation and sequencing strategy is to outline the key infrastructural requirements for the area and to ensure that the necessary infrastructure, facilities and amenities are provided in conjunction with residential development, thereby creating the fabric for the establishment of a sustainable community</p> <p>These are set out in chapter 3 of the LAP.</p>
Permissions Granted	<p>2,423 units</p> <p>858 units under construction</p> <p>(Oct 2024)</p>
Units Completed	289 units
Funding Applications Made	URDF Funding obtained c.€32 million with a further 25% funding by South Dublin County Council.

Citywest / Fortunestown Progress

Category	Commentary
Enabling Infrastructure	<p>The 2012 LAP, now expired, envisaged the creation of a vibrant district that focuses development on an identifiable centre, nodal points and the Luas in a manner that creates a series of neighbourhoods with individual character and identity. Additionally, the continued build out of the area seeks to develop a district with strong, safe pedestrian and cyclist links between local residents and the business community, with good links to the LUAS. A sustainable community with a balanced mix of residential accommodation and access to good community, civic and school facilities that are realised in a timely manner.</p> <p>Enabling and required infrastructure was delivered as part of the phasing and build out of the area.</p>
Permissions Granted	1,515 units with permission (Oct 2024)
Units Completed	1,276 units completed since the adoption of the Plan.
Funding Applications Made	N/A
Project Timelines	It is anticipated that the zoned residential lands within the LAP area will be completed during the life of the current County Development Plan.
Other Relevant Information	<p>Warehousing units now constructed in the north-east of Fortunestown LAP area as per SD21A/0150. Four warehousing units are contained within three buildings (13,611sq.m.).</p> <p>The Council, in 2023, consulted on proposed upgrades to Carrigmore Park. The focus of this upgrade is to create a new space that reflects and caters to the needs of the surrounding community, as well as a safe and welcoming environment for the community, free from anti-social behaviour and open for all ages to meet, exercise and enjoy nature. The proposed upgrade also aims to further amplify the natural dimensions of the park through the provision of tree planting and rewilding areas.</p> <p>Plans for the development of a new €7.95m library in Citywest were unveiled at a council meeting in December 2023, with an expected completion date of mid-2026.</p>

Kilcarbery Grange

Kilcarbery-Grange is designed to deliver a new sustainable urban neighbourhood of over 1,200 homes with a flexible mix of tenure and house-type options accompanied by a high standard of residential amenity. The circa 35 hectares of land at Kilcarbery-Grange are bounded by the R136 Outer Ring Road / Grange Castle Road to the west, Corkagh Demesne to the south and an existing residential development to the northeast and east.

Scoil Mochua and Spina Bifida Hydrocephalus Ireland are located to the north of the site.

The overarching vision for the Kilcarbery-Grange Masterplan was to *“to realise a distinct and high-quality sustainable place with a local sense of character and community, which is closely connected to its own and its surrounding landscape and provides for a range of community needs, within attractive, permeable and connected urban structure.”*



Kilcarbery Grange – Entrance to the new residential development of Kilcarbey Grange, located to the north of Corkagh Park.

Kilcarbery Grange

Category	Commentary
Enabling Infrastructure	<p>Delivery of LIHAF Funding infrastructure is as follows:</p> <ul style="list-style-type: none"> – Phase 1 - Access Road to PPP site (Corkagh Grange-Kilcarbery). Completed – Phase 2 – Spine Road JV site Kilcarbery Grange Sections A & B partially completed plus junctions one (Outer ring road) and Junction 2 (Old Nangor road) completed. Final 2 sections (C&D – footpaths & top wearing course) due for completion mid-2024. <p>Foul drainage system and Pump station completed.</p> <p>Remaining sections of spine road to be completed by mid-2024.</p>
Permissions Granted	1,245
Units Constructed	586 Units competed; 480 under construction. 179 Units permitted not commenced
Funding Applications Made	Local Infrastructure Housing Activation Fund of €2m
Project Timelines	2021 - 2025
Other Relevant Information	<p>Kilcarbery-Grange</p> <p>Three Sites</p> <ul style="list-style-type: none"> - PPP site completed (109 units). Contractor: Comhar Housing (Sisk) Permitted under Reg. Ref. SD178/0002. - Social and Affordable Housing Development – Section 179A Social Housing Exemption (88 Units) - SDCC/Adwood joint venture site (1,048 units) Contractor: Ashwood Limited. Permitted under ABP Ref. SHD3ABP-305267-19 (as amended by LRD23A/0009) <p>Progress to date:</p> <ul style="list-style-type: none"> – The first homes in Kilcarbery-Grange commenced development in May 2021

	<ul style="list-style-type: none">– By the end of Q4 2022, 274 units had been completed (187 houses and 87 apartments/duplexes);– A further 312 have been completed to date (145 houses and 167 apartments / duplexes) and 480 units are under construction. 179 units are permitted not commenced.
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Delivery of Employment

Grange Castle Business Park

Grange Castle Business Park is a modern business park located in the west of the County with capacity to attract large scale industries of regional, national and international significance, due to the availability of large plot sizes, infrastructure and corporate park style environments. This area has attracted a significant number of blue-chip national and multi-national corporations. Significant investment has been made in infrastructure and services to support this economic area. Grange Castle Business Park is identified in the MASP as a strategic development area for the promotion of high-tech manufacturing, research and development.

Grange Castle West aims to build upon the existing access, services and landscaping strategies to create a sustainable and vibrant extension to the business park at Grange Castle. This development will attract new economic development opportunities to the area, while enhancing the climate resilience of the existing environment and providing a healthy and attractive place to work for a growing local population.



Grange Castle Business Park

Progress on Grange Castle West Business Park

Category	Commentary
Enabling Infrastructure	Grange Castle West Access Road Complete. This is the first phase of infrastructure delivered that will provide access to approximately 500 acres of development land. The access road contains over 1km of dual carriageway and comprises one double lane and three single lanes with fully segregated roundabouts with pedestrian and cyclist crossing facilities provided. This €13 million investment has provided dual carriageway, as well as a full services corridor with gas, water, electricity and fibre broadband to allow South Dublin County Council to offer fully serviced sites to prospective clients.
Permissions Granted	There have been 11 grants of planning permission within Grange Castle since the plan has been adopted providing for a total of 102,000sqm. 6 of the applications relate to general industry, 4 Data Centres and 1 Logistics Development incorporating a range of sizes in logistics / warehouse units
Units Constructed	N/A
Funding Applications Made	N/A
Project Timelines	N/A
Other Relevant Information	<p>Jobs: Grange Castle Business Park is home to 6,500 jobs, in addition to 2,500 jobs in the construction sector, with a number of high-profile international clients such as Google, Amazon, Cyrus 1, Microsoft, Grifols, Pfizer, Aryzta and Takeda.</p> <p>Pharma: Pfizer have committed to investing an additional €1 Billion into its Grange Castle campus which will create a further 400-500 jobs for the business campus.</p> <p>Data Centres: See objective on data centres.</p>

Objectives of the County Development Plan

A response to each of the objectives in the Plan has been set out in Appendix 1 of this Progress Report.

Future – Baseline Report

The Development Plan Guidelines state that a Baseline Report should comprise the

evidence base for commencing the review procedure for the Development Plan and is to be prepared in the year prior to the Development Plan Review. The Baseline Report assesses the extent to which the current and preceding plans have performed in achieving their objectives. The Guidelines provide that the Baseline Report should reflect on a ten-year timeline as a means for

establishing the impact of policies, established patterns, and emerging trends over the course of the previous development plan cycle (six years) and the relevant stage of current development plan cycle (three-four years). This progress report will inform the Baseline Report which needs to be completed in advance of the statutory commencement in 2026 of the next County Development Plan, which will take the form of a 10 Year Plan, under the new Planning and Development Act 2024.

Employment Lands Review

The County Development Plan includes CS5 Objective 6 which provides for an evidence-based analysis of employment lands to be undertaken as part of the two year review. The review of employment lands is set out in more detail in Appendix 3.

Leading up to the adoption of the Plan in June 2022 there was 627ha of zoned land to facilitate employment. 554ha of those lands were zoned with the objective Enterprise and Employment, EE.

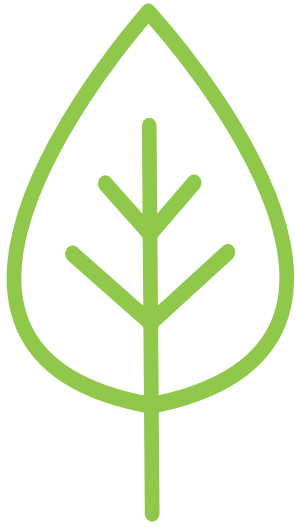
The employment land review focuses on the EE zoned lands and indicates that there remains a total of 439ha of land undeveloped. There is permission on a further 87ha, but no development has commenced to date. 72ha has been developed since the Plan came into effect with some units still awaiting occupation. A further 39ha has development under construction.

The target for employment growth in the Development Plan is an average of 1,528 jobs per annum or a total of 9,170 jobs over the 6 year period.

The average density of jobs for all employment lands is 51 jobs per hectare identified through analysis of jobs in the county as part of the Development Plan

process. Based on that average the 111 hectares of EE land developed since the Plan came into effect, alongside the units under construction (39ha), would equate to an approximate 5,661 jobs. However, it is recognised that the average jobs per hectare on EE zoned lands may be less than the average across all employment lands. Nonetheless, a significant percentage of the total employment target has been facilitated in the first 2 years of the Plan. This is in addition to employment created through town / district centre type development in the likes of Adamstown and retail expansion in Liffey Valley.

Having regard to this analysis, and to the fact that EE zoning constitutes just one of a number of employment zonings, there is no immediate need to undergo a variation to the County Development Plan. However, it is the intention to publish an Economic Strategy for the County next year which will outline the needs and future economic direction of the county. This will further inform the analysis of future employment land, in particular the appropriate location of zoned lands to meet the needs of the type of industry and employment identified in the strategy.



Natural, Cultural and Built Heritage

Natural, Cultural and Built Heritage Chapter 3

***Vision:** Protect and enhance the key natural, cultural and built heritage assets which have shaped South Dublin County and continue to create a sense of place and local distinctiveness, including our diverse landscapes, our varied flora and fauna, our historic buildings and streetscapes, and our rich archaeological history, for current and future generations to appreciate and enjoy.*

Introduction

This chapter of the South Dublin County Development Plan sets out policy for how development is informed by the county's rich intrinsic heritage to ensure that development proposals interact harmoniously and sustainably to protect, preserve and where possible, enhance our heritage.

With these aims in mind, this chapter is divided into three distinct yet interconnected sections; natural, cultural and built heritage. The maintenance and creation of an environment that thrives under mounting pressures from climate change and biodiversity loss continues to be a challenge. Furthermore, while change is inevitable it is the management of that change in a sustainable way that the objectives of the Development Plan set out to achieve.

The Development Plan, through well considered Policies and Objectives, sets out our pathway to achieving the balance between change and protection. Several examples of how this has been achieved to date are set out in this section.

Progress on Natural Heritage

South Dublin's natural heritage is significant at a local level, but some areas are also important at a national and international level. Maintaining and

protecting its rich and diverse biodiversity is something which is recognised as necessary not only in the Development Plan but in Climate Action Plans and the National Biodiversity Plan. There are three Natura 2000 sites within the county including several unique habitats, areas of natural interest and species that are designated for conservation under National and European legislation.

Key policies contained in the three sections of this Chapter of the Development Plan including examples of their progress to date are detailed below:

Policy NCBH1: Biodiversity
Protect, conserve, and enhance the County's biodiversity and ecological connectivity having regard to national and EU legislation and Strategies.

Example of Implementation

The South Dublin County Council Heritage Officer and Public Realm section have developed and maintain a Biodiversity Monitoring Programme. Three years of surveys are now complete to ensure that the correct measures are being applied to council owned land assets. This has resulted in the establishment of two annex habitat types with funding in the amount of approximately €50k from National Parks and Wildlife.

There have also been Wetland Surveys and surveys of species of biodiversity rich grasslands in our parks. The main findings from the 2024 survey are the identification of several important wetland sites ranging from national to high local importance.



These included habitats such as nationally rare transition mire and riparian/alluvial woodland, to reed swamps, streams, rivers, and artificial/ornamental ponds of lesser quality.

Two sites, the Dodder River Valley pNHA and the Liffey Valley pNHA were deemed to be nationally important due to their status as pNHAs and to the presence of wetland communities including wet alluvial woodlands and tufa springs, both of which are EU listed habitats.

Despite the growing public understanding of the importance and value of wetlands, the survey results confirm that wetlands continue to be threatened and lost due to land-use pressures and water quality issues.

Policy NCBH8: Dodder River Valley
 Protect and enhance the visual, recreational, environmental, ecological, geological and amenity value of the Dodder Valley, as a key element of the County's Green Infrastructure network.

Example of Implementation

The Council's Public Realm section and Heritage Officer have worked with the LIFE team to implement a highly successful programme of Integrated Constructed Wetlands (ICWs) within the Dodder Valley as part of the Dublin Urban Rivers Life Project. The aim of these ICWs is to remove impurities from rainwater collected in stormwater pipes under public roads before flowing to the local river. This will allow for development into a complex biological system of plants, animals, microorganisms and hopefully frogs, newts and birds.



Progress on Cultural Heritage

The cultural heritage of the county is rich and varied and reflects the different origins, distinct cultural identities and development patterns that have evolved around the amalgamation of previously industrial heritage and rural villages that make up the county.

Policy NCBH22: Features of Interest
 Secure the identification, protection and conservation of historic items and features of interest throughout the County including street furniture, surface finishes, roadside installations, items of industrial heritage and other stand-alone features of interest.

Example of Implementation

The Council have recently acquired the 1929 'Good Shepherd' stained-glass window by the Rathgar artist Hubert McGoldrick for its return to Rathfarnham. This once hung in the Jesuit College that was previously attached to Rathfarnham Castle. A moving company with experience in transporting fragile historic items will transport the window safely to SDCC. The next step will be the appropriate restoration of the window.



Policy NCBH18: Multi-Culturalism
Promote the County’s multi-cultural heritage.

Example of Implementation

The SDCC integration team was established in 2024 and are tasked with integrating the new communities into the county, ensuring that they feel like they belong while also maintaining their own identity and culture. Following on from a very successful refugee week event in June 2024, the team are now creating a programme of events to promote an understanding and appreciation of various cultures. They have also worked in partnership with the University of Limerick, Doras, the Immigrant Council of Ireland and

the Irish Network Against Racism (INAR) on the EU Commission funded SALAAM project. SALAAM has a number of elements to it, one of which is to provide direction to anyone who would like to report a racist incident either for themselves or on behalf of another person and the Integration Team have added a section on the SDCC website providing information on this.

Progress on Built Heritage

South Dublin County’s historic built environment encompasses fine examples of built heritage and historic streetscapes that contribute to the visual amenity and character of the County and to our understanding of the past.

Policy NCBH20: Architectural Conservation Areas
Preserve and enhance the historic character and visual setting of Architectural Conservation Areas and carefully consider any proposals for development that would affect the special value of such areas.

Example of Implementation

A conservation plan is currently underway for Clondalkin as part of the proposed Local Area Plan (LAP) and this will include a character appraisal of the three Architectural Conservation Areas (ACA’s) within its environs. The recommendations from the Conservation Plan will inform plan-making for Clondalkin and guide future development. The character appraisal for the three ACAs will also provide a template for appraisals for other ACAs in the county.



tourism centre. Specialist consultants are due to be appointed in 2024 to manage local engagement and to assist in determining the optimal future use of Lucan House, whilst ensuring public access to Parco Italia and the wider grounds of the demesne.

Policy NCBH24: Adapting and Reusing Historic Buildings

Support and encourage the reuse and adaptation of historic, traditional, and older vacant and derelict buildings as a key component of promoting sustainable development and achieving compact growth and as a catalyst for the revitalisation of historic village and town centres.

Example of Implementation

South Dublin County Council have now acquired Lucan House, an 18th Century protected structure formerly home to the Italian embassy, to provide a cultural and



Summary and Learnings

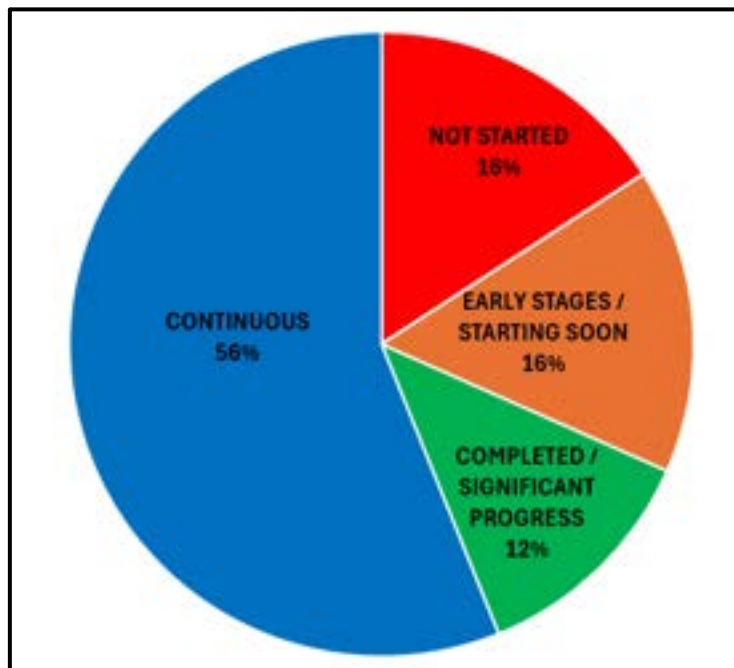


Figure 3.0 – Monitoring Progress of All Objectives contained in Chapter 3 Natural, Cultural and Built Heritage

A key challenge for the Development Plan is to balance the protection of our heritage assets with the management of change, in a manner that enhances rather than diminishes both our tangible and our intangible heritage identity. As pressures for housing and other development grows, and increased targets are set out at national level with regard to delivery, managing land sustainably where there are competing areas of the natural and built environment becomes more challenging. This is further impacted by maintenance and upkeep costs, ownership and perceptions with regard to future development. Other challenges include the need for retrofitting modern design standards to the built heritage, including inclusive design and accessibility, the viability of some buildings whether commercial or otherwise, and the danger of cultural commodification of the asset itself whereby it loses its cultural value due to the changes implemented.

An appropriate level of protection and balance can be aided by proactive engagement to ensure adaptive reuse of buildings, which not only bring vacant or derelict buildings back into use. This can be a challenging process, given the costs involved and levels of protection required. Adaptive re-use of buildings can also contribute to climate action by reducing embodied carbon.

For example, SD23A/0282, Brownsbarn Building RPS 261 (former Royal Garter Stables) was approved planning permission in July 2024 for the retention, conservation, restoration and change of use of the existing two storey former barn building to a 2 storey restaurant.

The walls are unrendered limestone with limestone mortar pointing. The roof of the wing and overall structure was restored in the 1980s and again in 2018 with neutral slates. The Council, whilst recognising the importance of the Protected Structure's cultural and built heritage, was also cognisant of the need to support adaptive reuse in line with the vision of the chapter.

Generally, the Policies and Objectives of Chapter 3 are aimed at ensuring that there is a clear recognition of the importance that the different elements of our heritage have to the identity and health of the county. This includes the role that natural heritage has in acting as an ecosystem service to reduce the impacts of climate change and the need for development to respond to its environment in a positive way. The objectives in the Green Infrastructure chapter pursue this further. There remain challenges in protecting our environment and in furthering the understanding of the importance of this need amongst all involved in development and elsewhere. This challenge is faced at pre-planning meetings where much effort is put into advising on the incorporation of the Development Plan's objectives into the design, thinking and layout of new development.

The Nature Restoration Act came into force in August 2024 which puts further pressure on local and national policy to ensure that at least 20% of terrestrial land in Europe is restored by 2030. Further consideration will need to be given on how best this is integrated into local policy as part of the next county development plan.

The evidence would indicate that there remains work to be carried out on an ongoing basis or yet to be started / completed. In many cases this is resource dependent with a skills shortage across all local authorities indicated as an area of immediate concern. Notwithstanding, the Council has made significant progress in terms of instigating programmes and initiatives to address these very immediate challenges and will continue to do so.

The majority of Objectives within Chapter 3 are noted as Continuous (56%) and are significantly weighted in the facilitation of the Development Management process empowering desirable outcomes.

12% of the Objectives are considered either complete or significant progress made with a further 16% at early stages or starting soon meaning almost a third are well underway.

16% have not yet begun and further examinations of these Objectives should be undertaken to ascertain the appropriate learnings to be reviewed prior to the next development plan.



Green Infrastructure

Green Infrastructure Chapter 4

Vision: Promote the development of an integrated GI network for South Dublin County working with and enhancing existing biodiversity and natural heritage, improving our resilience to climate change and enabling the role of GI in delivering sustainable communities to provide environmental, economic and social benefits.

Introduction

The South Dublin County Development Plan 2022-2028 is innovative in its approach to how plan making can successfully integrate climate actions. Green Infrastructure (GI) plays a key role in climate adaptation and mitigation. To this end, chapter 4 of the Plan sets out the GI Strategy for the County, setting objectives from strategic to local level. The multi-faceted nature of GI is co-ordinated through an overarching objective and objectives for five distinct themes:

- GI2 Biodiversity
- GI3 Sustainable Water Management
- GI4 Sustainable Drainage Management
- GI5 Climate Resilience
- GI6 Human Health and Wellbeing
- GI7 Landscape, natural, cultural and built heritage.

These objectives tie into the overall vision for Chapter 4 set out above.

This section of the 2 year review includes examples of the implementation of our GI Strategy across the county, highlighting opportunities and learnings which will inform the next County Development Plan.

The Chapter also includes Specific Objectives relating to the six identified GI Corridors which are reviewed in Appendix 2 of this report. This chapter is supplemented by additional supporting objectives relating

to more local corridors in Appendix 4 of the County Development Plan.

Progress on Green Infrastructure Objectives

Policy GI1: Overarching

Protect, enhance and further develop a multifunctional GI network, using an ecosystem services approach, protecting, enhancing and further developing the identified interconnected network of parks, open spaces, natural features, protected areas, and rivers and streams that provide a shared space for amenity and recreation, biodiversity protection, water quality, flood management and adaptation to climate change.

Example of Implementation

Objective 7 of Policy GI1, requires the Council 'To develop linked corridors of small urban 'Miyawaki' native mini-woodlands, a minimum of 100 sq m in size...'. Since the adoption of the County Development Plan a total of 1,600 trees have been planted as part of Miyawaki projects at Mill Lane, Saggart, Greenhills Park, Dodder Valley Park, Tymon Park and Corkagh Park. This was in addition to 900 trees planted prior to the commencement of the County Development Plan in Sean Walsh Park.



This policy area reflects the wide range of Council activities which relate to GI delivery. Quantifying and monitoring these activities present challenges and collaboration is required across council departments. While an aspiration, a central monitoring unit which records data relating to GI, for instance the length of hedgerow lost / gained, would be a significant step in enabling more efficient monitoring.

Policy GI2: Biodiversity

Strengthen the existing Green Infrastructure (GI) network and ensure all new developments contribute towards GI,

in order to protect and enhance biodiversity across the County as part of South Dublin County Council’s commitment to the National Biodiversity Action Plan 2021-2025 and the South Dublin County Council Biodiversity Action Plan, 2020-2026, the National Planning Framework (NPF) and the Eastern and Midlands Region Spatial and Economic Strategy (RSES).

Example of Implementation

The Council has developed and maintains a Biodiversity Monitoring Programme with three years of surveys now complete to ensure that appropriate measures are being applied to Council owned land assets.

Objective 2 of Policy GI1 requires the Council ‘*To protect and enhance the biodiversity and ecological value of the existing GI network by protecting where feasible (and mitigating where removal is unavoidable) existing ecological features including tree stands, woodlands, hedgerows and watercourses in all new developments as an essential part of the design and construction process, such proactive approach to include provision to inspect development sites post construction to ensure hedgerow coverage has been protected as per the plan.*’ The Planning Department works in conjunction with the Parks and Public Realm section of the Council and the Biodiversity Officer to ensure that GI is appropriately considered as part of all assessments for proposed development. Site visits and reviews of design are undertaken on an ongoing basis. The Enforcement Department have confirmed that are a small number of enforcement cases in the system relating to hedgerow removal where conditions requiring retention or protection as required

by the relevant planning application have not been complied with.

In parallel with this work a GI Baseline Map was prepared as part of the preparatory work for the overall GI Strategy for the Plan. While this was an excellent starting point for identifying the GI elements of the County at that time and has been updated with limited data, it is at this time essentially a static piece of work.

Opportunity

The Public Realm section is exploring opportunities to enable the ongoing update of this map with potential for identifying where elements such as hedgerows or trees are removed or added and indicating where the existing GI network is impacted positively or negatively through public projects and planning applications. This being achieved would present a significant benefit to the future potential for monitoring of GI in the County.

Relevant also to this is the absence of site inspections post grant of permission or post compliance agreement to ensure that trees and hedgerows are protected or replaced in accordance with the planning decision requirements. While collaboration with developers and some inspections are being carried out as part of enforcement of SuDS measures, there is considerable opportunity through introduction of a formal system of inspection to further protect biodiversity and increase our knowledge base.

GI3: Sustainable Water Management; and

GI4: Sustainable Drainage Systems

Policies GI3 and 4 and related objectives seek to protect and enhance the natural, historical, amenity and biodiversity value of the County's watercourses. The long-term management and protection of these

watercourses as significant elements of the County's and Region's Green Infrastructure Network.

GI3 Sustainable Water Management

Protect and enhance the natural, historical, amenity and biodiversity value of the County's watercourses. Require the long-term management and protection of these watercourses as significant elements of the County's and Region's Green Infrastructure Network and liaise with relevant Prescribed Bodies where appropriate. Accommodate flood waters as far as possible during extreme flooding events and enhance biodiversity and amenity through the designation of riparian corridors and the application of appropriate restrictions to development within these corridors.

GI4 Sustainable Drainage Systems

Require the provision of Sustainable Drainage Systems (SuDS) in the County and maximise the amenity and biodiversity value of these systems.

Example of Implementation

GI4 Objective 1 of the Plan states that the Council is required '*To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022.*' Significant progress has been made on the implementation of this objective through the Development Management process where surface water proposals are assessed by the relevant departments.

South Dublin's SuDS guidance document was published in parallel with the preparation of the County Development Plan and each cross-reference the other. SuDS measures are now required to be incorporated into all new development either directly or through conditions since the adoption of the County Development Plan 2022-2028.

Since these provisions have had effect through the County Development Plan staff in the Public Realm section have sought to work on site with developers to ensure implementation of SuDS measures. This has greatly improved the quality and impact of measures which have been delivered and has had a positive response from developers. Resource limitations mean that this on-site focus is limited at present. The continuation and formalisation of this collaboration with developers and inspection of measures when implemented would allow greater understanding of the effectiveness of these measures in their various aims of improving water quality, providing resilience to flooding and climate change while enhancing biodiversity. It would also allow the Council and developers to learn from best practice. It is of course subject to the availability of staff resources.

The Council has participated in the EU led LIFE project to explore the potential for and implementation of Integrated Constructed Wetlands (ICW's) in public lands across the County (referenced also in chapter 3) in line with Objective 6 of Policy GI4. These wetlands help with biodiversity but also with water quality. Five ICW have been built in recent years at the following locations: Griffeen Valley Park, Tymon Park, Dodder Valley Park (2 locations) and Vesey Park. The Council will continue to explore the potential for implementing more ICW's where opportunities arise.

GI5 Climate Resilience

Strengthen the County's GI in both urban and rural areas to improve resilience against future shocks and disruptions arising from a changing climate.

Example of Implementation

GI measures can be difficult to implement and monitor. An innovation of this Plan was the requirement for a Green Space Factor (GSF). This is a score-based system that establishes minimum standards for listed GI interventions in new developments. It is based on the five GI themes set out in the Plan. At pre-planning stage, the developer can be guided as to which GI interventions best align with the GI Strategy having regard to the type of development proposed and the GI needs of the area. Planning applications are assessed by the Development Management team, with detailed input from Public Realm, Heritage Officer and other key stakeholders where appropriate.

A successful example of the implementation of the GSF is at a Large Scale Residential Development (**LRD23/0014**) at Stocking Lane, Rathfarnham, Dublin 16, where 119 no. residential units were proposed.

The Planning Authority refused planning permission for the failure to meet the GSF score due to inadequate provision of nature-based SuDS and poor layout and design, contrary to the provisions of the Plan. The application achieved a GSF score of 0.37 out of the required 0.50 score. The decision was appealed to An Bord Pleanála. The developer amended the proposal for the purposes of the appeal achieving the required GSF score of 0.50 and included the following;

- Additional extensive green roofs
- Additional open space including a linear park

- Additional trees and hedgerows including street trees
- Provision of a pollinator friendly bulb planting
- inclusion of permeable pathways/paving
- Greater SuDS interventions including tree pits, attenuation basins and a new open water feature.



This example clearly demonstrates the benefits that the requirement to meet the GSF brings to the delivery of GI interventions.

The continued success of the implementation of the GSF relies on continued collaboration between the Development Management team, Public Realm, other key stakeholders and developers.

GI6 Human Health & Wellbeing

Improve the accessibility and recreational amenity of the County's GI in order to enhance human health and wellbeing while protecting the natural environment within which the recreation occurs.

Example of Implementation

Objective 10 of Policy GI6 requires the Council 'To continue to protect and promote existing allotments and provide for new allotments...' At the commencement of the Plan period there were a number of allotments in the County, including at Tymon

Park, Corkagh Park, Friarstown and Mill Lane (Palmerstown). An ongoing review of allotments is carried out in the County, and as a result of this, a new allotment scheme has been allocated to Newcastle Village.

Strategic GI Corridors

Works continue across Council Departments to reinforce and support the six identified strategic GI Corridors in the County. By definition the objectives for the GI Corridors are strategic and long term in nature. Notable progress on delivery of these corridors is not expected as an outcome of this review. However, listed below are some of the advances which have been made during this review period. The far reaching and long term nature of these objectives are challenging with regard to delivery and may stretch beyond the lifetime of the current Plan period, or form part of different capital projects and programmes. Whilst challenging, the direction of travel with regard to implementation is positive and continues to be implemented across a number of multidisciplinary teams in the Council.

Strategic Corridor 1: The Dodder River

- Delivering of the Dodder Greenway in accordance with the Part 8 that was approved. Environmental measures are included to mitigate potential impacts, examples of these include:
 - Bat friendly lighting regime
 - Small wetland
 - ICW's
 - Shared walking and cycle route
 - High-quality landscape designs at areas of high amenity.
- The Dodder Greenway has one side of the river less developed and

nature friendly reflecting the objective.

- Meadowland programme continuing to be implemented.
- Signage introduced.
- New recreational amenities introduced including natural play spaces, a BMX pump track, a grass athletics track and a grass pitch.
- Implementation of 3 native mini woodlands.
- Upgrading of Kiltipper Park.

Strategic Corridor 2: M50 Corridor

- Meadowland programme continuing to be implemented.
- Biodiversity improvements.
- Tymon Park mini woodland planted.
- Poddle Flood Alleviation Scheme is underway in 2024.

Strategic Corridor 3: Grand Canal Corridor

- A parks and open space strategy and a biodiversity management plan has been developed.
- Shared pathways pedestrian and cycle facilities.
- Phase 1a to begin construction early 2025 between the Grand and Royal Canal Greenways.

Strategic Corridor 4: Liffey Valley Corridor

- Plans to ensure sustainable management and provision of recreational amenity with Liffey Valley.
- Pollinator supporting management practices and enhancement of biodiversity.
- Walking and cycle routes, natural play spaces and other amenities is provided in the public parks and open spaces.

- Mill Lane Mini Woodland.

Strategic Corridor 5: Camac River Corridor

- Riparian habitat is carefully managed to support the biodiversity of the river.
- Corkagh Park Mini Woodland.

Strategic Corridor 6: Rural Fringe Corridor

- The open space adjacent to Rathcoole Park has been retained as an open space area and provides a link between Rathcoole and Saggart.
- Corkagh Park has a series of ponds and attenuation areas to help alleviate flooding, additionally the park is an important resource for biodiversity and ecosystems services.
- The Alluvial Woodlands at Rathcoole have been preserved and protected.

GI Corridor Challenges

Ensuring that we maintain and support GI corridors at a county and regional level is critically important if the Council is to meet the challenges of climate change and biodiversity alongside creating space for amenity and improving water quality. The GI corridors of South Dublin connect with those of Kildare, Fingal, Dublin City, and Dun Laoghaire providing a continuous green link from mountains to the sea. While the advances during this review period are to be welcomed, the pressure from development, including much needed housing and economic development and related infrastructure is on-going and growing. Our monitoring system needs to acknowledge the successes but must reflect also the losses. This will ensure that we authentically reflect the impacts of these pressures on our GI network allowing us to develop our understanding and related policy to the

greatest extent possible. In this way we will ensure that the benefits which green infrastructure brings to the county and to its

growing population are recognised and maximised.

Summary and Learnings

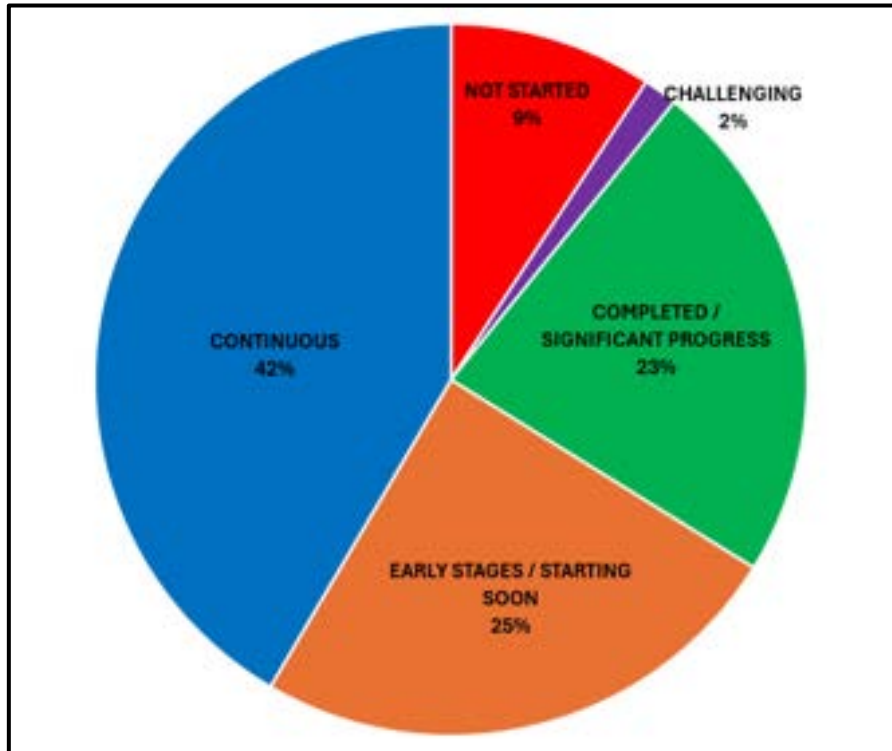


Figure 4.0 – Monitoring Progress of All Objectives contained in Chapter 4 Green Infrastructure (Excludes Strategic Corridor Objectives which can be found in Appendix 2)

There are fifty-three objectives and six strategic corridors with overarching objectives identified in the GI chapter of the CDP. Appendix 4 of the CDP includes further objectives relating to local level GI corridors which support and enhance the primary corridors. The majority of objectives within Chapter 4 are noted as Continuous (42%) and are significantly weighted in the facilitation of the Development Management process empowering desirable outcomes.

23% of the Objectives are considered either complete or significant progress made with a further 25% at early stages or starting soon which indicates the substantial work the Council is undertaking in facilitation of this Chapter.

9% have not yet started, while 2% are considered challenging. Further examinations of these objectives should be undertaken to ascertain the appropriate learnings to be reviewed prior to the next development plan.

The review shows that the innovative approach taken in the Plan has yielded significant benefits with continuous progress being made on nearly 50% of objectives, with a number of objectives being at early or advanced stage of delivery. Significant progress has been made on the delivery of sustainable water management/ SuDS and the construction of Integrated Constructed

Wetlands. Success also in the delivery of pollinator projects and the planting projects. The successful implementation of the Green Space Factor (GSF) objective has become a game changer in enabling quantitative monitoring of GI proposals in new developments.

The progress made in implementing Green Infrastructure is reinforced by the ongoing 200 hectare biodiversity restoration project, for the Glenasmole Valley in the Dublin Mountains launched by the Government in May 2023. This project will be led by the National Parks and Wildlife Service. The measures include re-wetting blanket bog and planting native trees in gullies to support biodiversity, water quality and flood management in South Dublin, all of which aligns with the County Development Plan.

However, there are still significant gaps in our knowledge of GI across the County and opportunities presented by moves towards, for example, the development of a more comprehensive GI Map which will reflect GI advances but also acknowledge losses. Monitoring of GI needs to become more formalised with collaboration across local authority departments and ideally linking to ongoing monitoring in adjoining local authorities giving us a regional perspective view on GI.





Quality Design and Healthy Placemaking

Quality Design and Healthy Placemaking Chapter 5

Vision: Create a leading example in sustainable urban design and healthy placemaking that delivers attractive, connected, vibrant and well-functioning places to live, work, visit, socialise and invest in.

Introduction

Creating a leading example in sustainable urban design and healthy placemaking that delivers attractive, connected, vibrant and well-functioning places to live, work, visit, socialise and invest is a key aim of the Council and supported by a wide range of policies and objectives to achieve this.

Progress on Housing Policies and Objectives

A selection of key policies contained in the Quality Design and Healthy Placemaking chapter of the Development Plan are referenced below together with an update on progress in their achievement. A sample of plans and projects are used to illustrate and highlight these achievements.

Policy QDP1: Successful and Sustainable Neighbourhoods

Support the development of successful and sustainable neighbourhoods that are connected to and provide for a range of local services and facilities.

Example of Implementation

The Council is committed to the development of successful and sustainable neighbourhoods that are connected to and provide for a range of local services and facilities. In line with the provisions of Goal 11 of the UN Sustainable Development Goals, the NPF and the RSES, the delivery of sustainable neighbourhoods means creating the right environment which facilitates the delivery of safe and affordable housing, job opportunities, investment in

public transport and active modes of transport, creates green public spaces and improves urban planning and management in an inclusive manner.

Since the adoption of the Plan, the Council continues to work closely with internal departments and external stakeholders to guide appropriate development in the County in tandem with the delivery of critical social and community infrastructure and public transport and active travel links.

The key areas experiencing high levels of planning and construction activity since the adoption of the Plan have been the Fortunestown LAP lands, Adamstown SDZ lands, Tallaght Town Centre LAP lands and Clonburris SDZ lands.



Adamstown SDZ continues to be an example of planned delivery. The Crossings is an Urban Plaza delivered with funding from the URDF. It links Adamstown Train Station to the wider SDZ, as well as activating retail, commercial and residential developments within the District Centre. Development at Clonburris SDZ will similarly ensure that delivery of residential development is

aligned with a range of local services and facilities including schools, open space, community centres and retail offering.

Policy QDP6: Public Realm

Promote a multi-disciplinary and co-ordinated approach to the delivery and management of the public realm within South Dublin County.

Example of Implementation

Key to the achievement of successful and sustainable neighbourhoods is the provision of a high-quality public realm.

The Council continues to guide appropriate development on all potential development sites through Part 8 and the development management process, including pre-planning consultation, and in accordance with the provisions of the Plan and national and regional planning policy. Critical to this process is the input from internal departments – Parks, Roads, Public Realm, Environment, Water and Climate Change – which inform and shape development proposals, leading to greater success on the ground at implementation stage.



Tallaght Town Centre – Upgraded Public Realm was delivered as part of the wider regeneration of Tallaght Town Centre, linking the Square Shopping Centre, to IQWork Innovation Centre.

Since the Development Plan was adopted, the Council has delivered one of the biggest public realm transformations in the County

with the new Innovation Quarter in Tallaght and the connecting public realm and pedestrian works from Red Rua to the IQ.

Innovation Quarter, Tallaght

In 2019, the Council secured URDF funding from the Department for Housing, Planning and Local Government to deliver a series of enhancement projects across Tallaght Town Centre. This ambitious project was guided by the Tallaght Town Centre Local Area Plan 2020-2026. The newly completed Innovation Quarter is underpinned by a wholistic public realm project, which has seen the development of a transformational necklace of public open spaces at Innovation Square, Parthalán Place and the new transport interchange, knitted together by a mixture of planting, urban and soft landscaping, biodiversity features, new seating and the establishment of new pedestrian and cycling desire lines, which links Tallaght Town Centre with Cookstown. The key elements of this project are as follows:

Innovation Square

- Neighbourhood square
- Market / event / performance space
- Urban living room with various functions
- Multifunctional space for day-to-day life and events
- Facilitate east-west zip route

New Pedestrian Link

- Accessibility
- Shared pedestrian and cycle route
- Incidental play and rest areas
- Boundaries to future developments

Belgard Square North Informal Crossing

- Link between the two pedestrian routes
- Transition between County Hall Pedestrian Link and School Pedestrian Link

- County Hall Pedestrian Link upgrade
- Level change
- Improved accessibility
- Social sub-spaces
- Planting to increase biodiversity

Parthalán Place

- Incorporate existing and future uses
- Areas to rest, read, play, and gather
- Multifunctional space for day-to-day life and events

Mobility Hub

- New public space adjacent to the Luas stop and proposed Bus Connects interchange
- Seating and planting

The Council have also progressed the following public realm projects:

- **Lucan Village Enhancement Scheme:** This project has commenced and includes significant public realm enhancements to Lucan Village Green, Lucan Promenade and the Demesne Park entrance as well as a new car park at Lucan Demesne. It will be completed in approximately 12 months.
- **Rosemount District Centre:** This public realm enhancement scheme commenced in August 2024.
- **Bawnogue District Centre:** This public realm enhancement scheme is progressing through procurement stage and due to commence in Q2 2025.
- **Clondalkin Village:** Under the proposed new Local Area Plan, a further round of informal public consultation will launch in December to explore preferred potential enhancements to the village.



Residents of Tallaght making use of the new public realm and seating during SDCC’s Tallaween events, October 2024.

<p>Policy QDP7: High Quality Design – Development General</p>
<p>Promote and facilitate development which incorporates exemplary standards of high-quality, sustainable and inclusive urban design, urban form and architecture.</p>

Example of Implementation

The Council continues to promote and facilitate development which incorporates exemplary standards of high-quality, sustainable and inclusive urban design, urban form and architecture.

As part of the Planning Department’s ongoing monitoring programme, a Quality Assessment Audit has been developed and piloted on a number of recently completed schemes in the County. The purpose of the audit is to gather information on key aspects – such as site layout, functionality, design and finish – through the audit process in order to refresh existing knowledge, improve skills, keep up-to-date with the latest development trends and inform policy.

In addition, the Council is also working with external consultant architects to produce a revised House Extension Design Guide.



Examples of the Council’s progress in regard high quality design can be seen in Adamstown SDZ and Clonburris SDZ Planning Scheme lands. The Adamstown SDZ Planning Scheme (amended) 2014 and 2020 sets out a planning framework to support the delivery of approximately 9,395 dwelling units and supporting infrastructure and facilities. The Clonburris SDZ Planning Scheme sets out a planning framework to support the delivery of between 7,700-11,100 dwelling units and supporting infrastructure and facilities. The Planning Department (Project Delivery) oversee and co-ordinate the delivery on the ground of infrastructure projects supported by the Urban Renewal and Development Fund (URDF) and the Local Infrastructural Housing Activation Fund (LIHAF) within the two SDZ area. The current status is as follows:

Adamstown SDZ

(URDF Projects)

- Central Boulevard Park: Progressing. Planning application stage.
- Library/ Civic Building & Enterprise Centre: Progressing. Pre-application stage.
- Adamstown Plaza: Complete

(LIHAF Projects)

- Airlie Park: Completed.
- Tandy’s Lane Park: Completed.

- Celbridge Link Road (Kildare Route): Completed.



Clonburris SDZ

(URDF Projects)

- South Link Street (Stage 1A). Completed.
- Uisce Éireann Pump Station. Completed
- South Link Street (Stage 1B). Under construction.
- North Link Street (Stage 2). Design Stage/ Preplanning.
- Kishoge Train Station - works ongoing by Irish Rail.
- R136 works. Under construction.
- Griffeen Valley Park Extension / Grand Canal Park / Na Cluainte Park: Progressing to planning stage.

Policy QDP12: Sustainable Rural Neighbourhoods

Protect and promote the sense of place and culture and the quality, character and distinctiveness of the County’s rural hinterland that makes it an attractive place to live, work and visit.

Example of Implementation

Implementation of this policy is supported by the considered zoning of the rural hinterland, in particular the High Amenity zoning the objective for which is to protect and enhance the outstanding character of the particular rural area. This is

implemented through development management decision making by ensuring that development is sensitive to its environment while still allowing for appropriate development.

South Dublin County Council continues to work collaboratively with the other stakeholders including Coilte, National Parks, Dublin City Council and Dun Laoghaire Rathdown County Council to implement the objectives and actions of the Dublin Mountains Partnership Strategic Plan 2022 – 2026.

Early works under the Hellfire Project commenced in September 2024 in the Dublin Mountains, with important conservation work underway in Massy’s Woods, soon to be followed by trail enhancements. The Hellfire Project will facilitate an increased appreciation and enjoyment of the Dublin Mountains taking account of the need for sensitive design and management within the landscape.



Policy QDP14: Local Area Plans (LAP)

Prepare Local Area Plans as appropriate, prioritising areas that are likely to experience large scale residential or commercial development or regeneration.

Example of Implementation

The Council will continue to build on the progress made in Tallaght since the adoption of the 2020 Local Area Plan. To date a

number of key public realm and community projects have been completed, in addition to improved access to the area including the Council’s offices and the Square Shopping Centre, the existing LUAS stop and future BusConnects interchange, as well as the new Innovation Quarter.

Furthermore, there are several active sites within the wider Tallaght LAP lands, which are delivering mixed use schemes in the area.



Preparation is continuing on the Clondalkin Local Area Plan with a third round of pre-draft public consultation taking place this December into January 2025. As a consequence of the new Planning Act, the LAP may need to proceed as a variation to the County Development Plan in 2025.

Policy QDP15: Strategic Development Zones (SDZS)

Continue to implement the approved Planning Schemes for Adamstown and Clonburris SDZs.

Example of Implementation

The Council will continue to implement the Adamstown and Clonburris SDZ, with significant progress in both housing and infrastructure delivery since the adoption of the Plan.

Detail on the continued build of the SDZs can be found under Chapters 2 and 6.



Policy QDP16: Framework Plans (FP)

Prepare Framework Plans and Masterplans as required for identified areas on Council owned or other lands to facilitate a co-ordinated approach to development

Example of Implementation

Since the adoption of the Plan, the following have been progressed:

- **12th Lock Masterplan:** The 12th Lock Studio and Grange Cottage Part 8 projects are currently progressing within the masterplan lands. This masterplan will facilitate the clustering of a new type of enterprise within South Dublin, that of film studios, alongside amenity use adjacent to the canal.
- **Grange Castle West Masterplan:** To support the phased completion and expansion of the business park. This plan has facilitated new business within the lands including the planning application for Lens Media.

Summary and Learnings

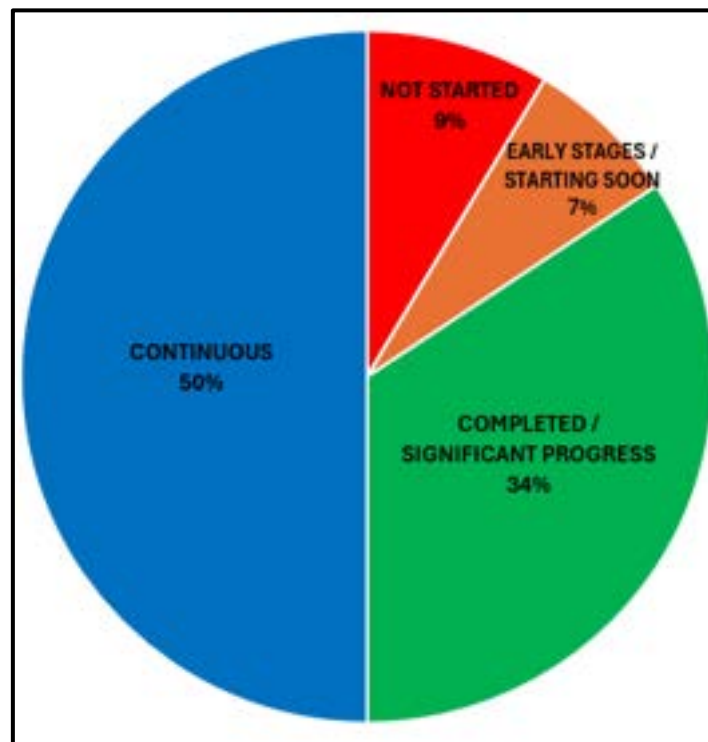


Figure 5.0 – Monitoring Progress of All Objectives contained in Chapter 5 Quality Design and Healthy Placemaking

Of the 68 Objectives in this chapter, 50% are considered continuous which reflects the nature of the quality design and healthy placemaking chapter with a large number of Development Management centric objectives to be implemented at planning application and Council led development stage.

Only 9% of the Objectives are not started with 34% of the Objectives at either Significant Progress/Completed stage and Early Stages which is a positive reflection on the work being carried out by Housing and other associated departments.

One of the key policies in this chapter is that of connected neighbourhoods. The examples given for the policies outlined above all go towards this. The location of zoned lands, carefully considered in the current development plan, is a key part of ensuring that the Council is promoting a more compact form of development. Allied to the implementation of densities set out in the recent guidelines 'Sustainable Residential Development and Compact Settlement' new development in the county will be more compact in form that would have been the case historically. Higher densities set out in the guidelines are encouraged where there is good public transport and other associated infrastructure. Densities reduce where public transport services and infrastructure provision is less.

The continued promotion of a more compact form of development will ensure that investment in infrastructure, including water and wastewater, parks, public realm, public transport and the active travel network, will be maximised and benefit greater numbers of people. The review of progress on infrastructure is contained in the relevant sections within this report.

Access to jobs is also a key element of delivering compact development. The location of employment land, ensuring that higher density employment is near residential areas and public transport is key. This will be examined further in the review in chapter 9 and through the delivery of an economic strategy for the county.

While progress continues towards more compact development in line with development plan policy there remain challenges to delivery, including financing and site amalgamation, in existing urban areas and / or brownfield. This is reflected in the Council's Residential Monitor where the ratio of greenfield to brownfield development is currently almost 6:1. The Council will continue to work with government departments and agencies to find solutions to overcome the difficulty of delivering brownfield and larger scale infill development.

Overall, the Council has made significant progress on the implementation of the Policies and Objectives within this chapter of the County Development Plan. A return of 9% of objectives not started is an excellent return with approximately four years left until the current County Development Plan expires.

The vast majority of input into the Quality Design and Healthy Placemaking Chapter is targeted and achievable within the lifetime of the Plan which is a significant learning in terms of the further development of policies and objectives and their being SMART objectives.



Housing

Housing Chapter 6

Vision: *Ensure the delivery of high quality and well-designed homes in sustainable communities to meet a diversity of housing needs within the County*

Introduction

Ensuring the delivery of high quality and well-designed homes in sustainable communities to meet a diversity of housing needs remains a key priority. The Council are engaged in a multifaceted approach to achieving this which includes adherence to legislation and national and regional policy.

As indicated previously in this report (Chapter 2 Core Strategy), the Development Plan targeted 15,577 additional housing units in South Dublin County up to 2028. As of Q3 2024 5,475¹ residential units have been fully completed since the Development Plan came into effect in August 2022 and a further 12,558 homes have permission. There are approximately 4,824 residential units under construction.

Chapter 6 Housing contains a suite of policies and objectives to support not only the Core Strategy and Settlement Strategy targets, but to ensure the delivery of high quality, low energy housing in suitable locations, building well-connected, sustainable communities and providing of housing options and tenure for to meet the needs of our diverse population.

During the first two years of the plan, South Dublin County Council delivered approximately 1,945² new social housing and affordable homes across a range of delivery streams including Part 8 schemes, Part V acquisitions, joint-venture projects

and co-ordination with Approved Housing Bodies.

The Council continues to provide housing to people who have been assessed under the Allocation Scheme and are eligible for social housing support. Those assessed as eligible are placed on our Housing Waiting List in order of date of application. Social Housing Support means Council owned, Rental Accommodation Scheme (RAS), Leased and Voluntary Housing Association homes. The Choice Based Letting (CBL) system is available to those on the Housing Waiting List.

Progress on Housing Policies and Objectives

A selection of policies contained in the Housing Chapter of the Development Plan are referenced below together with an update on progress in their achievement. Some policies are grouped where progress is interrelated. A sample of plans and projects are used to illustrate and highlight some of the achievements.

Housing Strategy

Policy H1: Housing Strategy and Interim Housing Need and Demand Assessment

Implement South Dublin County Council Housing Strategy and Interim Housing Needs and Demand Assessment 2022-2028 (and any superseding Housing Strategy agreed by the Council) and to carry out a review of the Housing Strategy as part of the mandatory Two-Year Development Plan review.

¹ Includes Part V Units but excludes Part 8/Part 10 developments.

² Includes all Social and Affordable Units

Based on the population and housing projections over the lifetime of the Development Plan, the Housing Strategy and Interim HNDA for South Dublin County contained within Appendix 11 forecasted that 8,415 households would require support from South Dublin County Council up to 2028 which includes households currently on the housing list.

During the first two years of the plan, South Dublin County Council delivered approximately 1,945 new social housing and affordable homes across a range of delivery streams including Part 8 schemes, Part V acquisitions, joint-venture projects and co-ordination with Approved Housing Bodies. Further details in this regard are set out below under Supply of Housing.

The HNDA development process is supported by an online tool provided by central government. The HNDA tool is a centralised spatial database, which allows local authorities to run a number of different scenarios to inform key decisions on housing need and supply. This allows local authorities to give broad, long run estimates of what future housing need might be, rather than precise estimates. The DHLGH are currently reviewing and updating the HNDA tool in light of Census 2022 data published by the CSO and research by The Economic and Social Research Institute (ESRI) and while due to be published in Q3/Q4 of 2024 has not been published to date. It is the intention of the Council to commence the review of housing need using the HNDA tool, once updated, as part of the Development Plan review process, preparation for which will commence in 2025.

In tandem with the Housing Strategy and Interim HNDA, South Dublin County Council also published its Housing Delivery Action

Plan 2022-2026, a requirement under the national housing policy framework – Housing for All – which details the social and affordable housing delivery programme for the same period. The Council also produced a Strategic Plan for Housing People with a Disability 2021-2026 and proceeded to implement its Traveller Accommodation Programme 2019-2024.

Residential Monitoring

As outlined previously in this report, South Dublin County Council have established an ongoing monitoring system for residential development within the County. The Housing Supply Monitor is provided as an evidence based dashboard giving a detailed overview of data relating to residential units completed/permitted and under construction since the plan was adopted. This data has been gathered from Q3 2022 to date and will be updated each quarter over the life of the plan.

The establishment of the Housing Supply Monitor also aligns with NPO 47 of the Draft NPF published in July 2024:

*National Policy Objective 47
Continue to develop methodologies and data sources to improve the evidence base, effectiveness and consistency of the planning process for housing provision at regional, metropolitan and local authority levels. This will include standardised requirements for the recording of planning and housing data by the local authorities in order to provide a consistent and robust evidence base for housing policy formulation.*

Policy H2: Supply of Housing.
Ensure that sufficient zoned land continues to be available at appropriate locations to satisfy the housing requirements of the County.

The first two years of the Plan has seen a significant rise in the supply of homes across the County. This can be attributed to a number of factors including:

- 2,850 residential units approximately were delivered on Strategic Housing Development (SHD) sites.
- 1,282 residential units were delivered within the Adamstown SDZ lands, supported by the construction and completion of URDF projects.
- A further 469 units have been delivered within the Clonburris SDZ lands also supported by URDF funding of critical infrastructure.
- 296 residential units have been completed on Large-scale Residential Development (LRD) sites.

Of the homes completed since adoption of the development plan 52% of all units delivered were duplex or apartments – bringing a wider variety of housing options and tenures to the market. In addition, 77%

of all units completed had two bedrooms or more.

The upward trend is set to continue for the remainder of the Plan period (4 years) with 12,558 units with permission currently, of which 4,824 are under construction and 7,734 approximately are permitted not commenced. This includes units delivered through the Part V process.

Social and Affordable Housing

The Council continues to support the provision of social and affordable housing across various locations in accordance with the Housing Delivery Action Plan 2022-2026 using a broad range of delivery channels as follows:

- Council-led mixed tenure developments
- Council SHIP Construction (Single stage, four-stage or turnkey)
- Part V (LA & AHB)
- AHB Delivery (CALF /CAS)
- Long-term Leasing



Kilcarbery Grange, Clondalkin

The following is an overview and update in respect of Council-led and Part 8/Part 10 development projects in the county:

LA led Residential developments		Update
Clonburris SDZ	Construction commenced on 116 social and affordable homes in the Canal Extension Site.	Construction commenced Q4 2023 (Part 8)
Clonburris SDZ	A tender process for 266 homes within Kishogue has commenced and plans are also progressing to bring forward planning applications for 1,300 homes on Phases 3-5, including 120 homes under the Public Private Partnership bundle for which a Section 85 agreement with Dublin City Council was approved in February.	Kishogue: Tender process to recommence following technical design issues with South Link Street. Expected start date of Q4 2024 (Part 8). Phase 3-5: Part 10 application to be submitted to ABP in December 2024.
Kilcarbery	103 social and 29 affordable homes were delivered under the Kilcarbery joint venture development with Phase 2 now substantially complete and Phase 3 commenced in October. Proposed development of 88 social and affordable homes on an adjacent site were advertised under the temporary Part 8 planning exemption in December.	Kilcarbery JV: Phase 1 & 2 completed. Construction ongoing in phase 3&4. 212 social homes and 49 affordable purchase homes have been delivered to date. Project on target to fully complete by mid-2025. Kilcarbery adjacent site: Planning exemption advertised in December 2023. Currently in procurement for contractor and start expected on site in December 2024. (S179A)
Belgard Square North	Construction commenced on the first standalone local authority cost rental scheme consisting of 133 apartments at Belgard Square North.	Construction on programme and will deliver in Q1 2025. (Part 8)
Killinarden	Planning approval was granted for a mixed tenure development of 635 new private, social and affordable homes in the Killinarden Foothills joint venture project and we are working with our partners to move to site commencement.	Pre-construction enabling and compliances underway. Construction due to start in Q4 2024.

Rathcoole	Following adoption of the County Development Plan, an options report and preferred layout has been identified for Council-owned lands at Rathcoole, with a masterplan being developed for a planning application for housing and sports facilities there.	Ongoing
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First standalone local authority cost rental scheme at Belgard Square North

In addition, the following schemes, permitted under the Part 8/Part 10 process, were completed and allocated or are due for completion in 2024:

Part 8 Residential Developments		Status Update (allocated, completed or progressing)
Knockmore, Tallaght	Social Housing Development consisting of 7 Housing units and 6 Apartment units, 13 units in total, on undeveloped lands on a site located at Killinarden Heights, adjacent to Knockmore Avenue (adjoining St. Catherine's House) Killinarden, Tallaght, Dublin 24.	Allocated
St. Marks, Clondalkin	Social Housing Development of 39 houses on undeveloped lands off St. Mark's Avenue, St. Mark's Grove, and Rowlagh Crescent, situated in St. Mark's Estate, Clondalkin, Dublin 22	Allocated

Templeogue	Social Housing Development for Older Persons, consisting of a two storey grouping of courtyard housing comprising 12 apartment units, on the Council owned carpark on a site located in Templeogue Village at Riverside Cottage	Allocated
Mayfield, Clondalkin	Social Housing Development consisting of 44 housing units on site located at New Nangor Road, bounded by Riversdale Estate & Mayfield Park, Clondalkin, Dublin 22.	Allocated
Springfield	Two proposed older persons' residential developments at Fernwood Park (28 units) and at Maplewood Road (25 units), Springfield, Tallaght, Dublin 24.	Allocated
Old Bawn	Social Housing Project for Independent Living for Older Persons, consisting of 12 units, and demolition of a single-storey dwelling house on undeveloped lands off Old Bawn Road & Old Bawn Way, Tallaght, Dublin 24.	Allocated
New Nangor Road	Social Housing Development comprising of 93 units on undeveloped lands at the junction of New Nangor Road and Fonthill Road South to the east, Old Nangor Road to the south and Cherrywood Crescent to the west, in Clondalkin, Dublin 22	Under construction. Due for completion Q3 2024
Whitestown Way	Apartment development of 2 storey to 4 storey in height consisting of 81 no. units and associated car parking comprising at land situated between Sean Walsh Park, Tallaght Stadium and Whitestown Way, Tallaght, Dublin 24.	Allocated
Balgaddy	Social Housing Project of 69 units on undeveloped lands at Griffeen Avenue, situated between Foxborough Lawn and Tor an Rí Walk, Balgaddy, Lucan, Co. Dublin	Under construction. Due for completion Q4 2024.

Homeville	Rapid Build Social Housing Development consisting of 16 housing units on site located on Old Knocklyon Road (Homeville end), and bounded by Firhouse Road, and the M50 motorway, (site opposite Homeville Court), at Firhouse, Dublin 16	Under construction. Due for completion Q4 2024.
Fonthill	South Dublin County Council-Proposed Development of a Traveller Accommodation Group Housing Scheme consisting of 7 units on undeveloped lands/site at Fonthill Road, Co. Dublin.	Allocated
Lindisfarne	Proposed Social Housing Development comprising of two and three storey housing and duplex apartment units (28 units in total) on a site located off Melrose Avenue, Lindisfarne Lawns & Lindisfarne Green, adjacent to Bawnogue Road, Dublin 22.	Under construction. Due for completion Q4 2024.



Canal Extension, Clonburris - Social and Affordable Homes

As outlined above, social and affordable housing is delivered by the Council using various mechanisms and funding streams such as the Social Housing Investment Programme (SHIP) and Capital Advance leasing Facility (CALF). This includes units built by the Council and newly built units acquired by the Council (SHIP construction, turnkey and Part V); units built by Approved

Housing Bodies (AHB) for general social housing (CALF construction), and; newly built units acquired by AHBs for general social housing (CALF turnkey and Part V).

The following is a breakdown of the social and affordable housing delivered since the adoption of the development plan by delivery stream:

Delivery Stream	Total
Affordable Purchase Properties	24
CALF Construction / Non Part V Units	121
CALF Turnkey / Non Part V Units	563
CALF Turnkey / Part V Units	564
Part V SHIP	11
Part V TAU and SHIP	12
SHIP	390
SHIP Turnkey Renewal	4
Turnkey PPP	238
Other	19
Social and Affordable Housing	1,945*
*Including Part V Units (30%)	587

Homes completed/to be completed since the adoption of the South Dublin County Development Plan 2022-2028 up to the end of Q4 2024.

In addition to the 1,945 social and affordable homes delivered during the first two years of the Plan, a further 701 no.

dwelling units approximately are to be delivered in 2025 and a further 1,449 units are on course for delivery in 2026.

Mechanism	Total
SHIP / Age Friendly Social Units	36
SHIP / Social and Affordable Units	174
CALF Turnkey / Part V Units	54
CALF Turnkey / Non Part V Units	164
CALF Turnkey / Part V & Non Part V Units	155
Other	118
	701

Homes to be delivered in 2025.

Mechanism	Total
CALF Turnkey / Part V Units	63
CALF Turnkey / Non Part V Units	68
CALF Turnkey / Part V & Non Part V Units	200
SHIP / Age Friendly Housing Development	40
SHIP / Social and Affordable	88
SHIP / Social Housing Development	16
SHIP	147
Other	827
	1,449

Homes to be delivered in 2026.

The Council also continues to support access to housing through schemes such as the Rental Accommodation Scheme (RAS) and Housing Assistance Payment Scheme (HAP).

Access to Housing Services is available through the 24/7 through the Council's Housing Online Portal. In addition, a dedicated Housing Customer Centre opened in County Hall in October 2024 as part of the Council's ongoing Customer Service and Digital Transformation Strategy.

Housing for All

Policy H3: Housing for All
Support the provision of accommodation for older people and people with disabilities and / or mental health issues within established residential and mixed use areas offering a choice and mix of accommodation types within their communities and at locations that are proximate to services and amenities.

The Council continues to support the provision of accommodation for older people and people with disabilities and / or mental health issues within established residential and mixed-use areas. Older people and people with disabilities can access support for housing through the social housing support application system

which seeks information on disabilities and medical conditions.

The medical priority need on the housing list in 2022 was 7% of applicants. The Council work to meet this need through the construction programme – with more homes designed to meet universal needs and more bespoke homes to meet specific households' needs – as well as engagement with specialist AHBs (using the Capital Assistance Scheme) and private developers on Part V delivery. Requirements for medically adapted units are factored in to planning documents and designs prior to submission of planning applications. The units provided since the adoption of the Plan meet the targets set out in the Council's Housing Delivery Action Plan 2022-2026.

The Council have also produced the following plans to support the delivery of appropriate housing in suitable locations to meet the needs of its diverse population:

- Housing Delivery Action Plan 2022-2026
- South Dublin County Council's Age Friendly County Strategy 2020-2024

The Council's Age Friendly County Strategy highlights the need to provide appropriate age friendly housing options for our ageing population, which is projected to increase by

51% from 2016 to 2031. Since the adoption of the Plan, the Council have progressed the following age friendly housing schemes:

☒ **Sallymills, Clondalkin:** Clann Housing (AHB) Sallymills consists of two purpose built apartment blocks consisting of 85 one- and two-bedroom homes. The complex has a large communal space and facilities, promoting active engagement and positive aging for residents and the local community. The scheme is located a short distance from the local shops, cafes, restaurants, banks, a leisure centre, places of worship, health surgery, and many more amenities. These units have been completed and allocated.

☒ **Templeogue:** Social Housing Development for Older Persons, consisting of a two storey grouping of courtyard housing comprising 12 apartment units, on the Council owned carpark located in Templeogue Village at Riverside Cottage. These units have been completed and allocated.



Little Arbour- Templeogue Village

☒ **Springfield, Tallaght:** Two proposed older persons' residential developments at Fernwood Park (28 units) and at Maplewood Road (25 units), Springfield,

Tallaght. This development has been completed and allocated.



Age Friendly development at Maplewood, Springfield

☒ **Old Bawn, Tallaght:** Social Housing Project for Independent Living for Older Persons, consisting of 12 units, and demolition of a single-storey dwelling house on undeveloped lands off Old Bawn Road and Old Bawn Way, Tallaght. These units have been completed and allocated.

☒ **Deansrath, Clondalkin:** Housing development of 27 Age-Friendly homes, community room and associated open spaces to include an intergenerational park at Deansrath Green, Melrose Green and Melrose Avenue, Clondalkin under the Section 179A temporary planning exemption. This development is due for delivery in 2026.

Policy H4: Traveller Accommodation
Implement the South Dublin County Council Traveller Accommodation Programme 2019-2024 (and any superseding programmes agreed by the Council) in accordance with the principles of proper planning and sustainable development.

The Council's Traveller Accommodation Programme 2019-2024 commits to meeting

the preferred accommodation needs of Traveller households through the provision of Traveller specific accommodation or standard social housing.

The provision of new group home units at Owendoher Haven in Ballyboden, Oldcastle Park in Clondalkin, and Kishogue Park in Lucan have all been progressed during the first two years of the plan. The Kishogue Park development provides for the demolition of existing Traveller accommodation units and construction of 3 no. residential social/affordable purchase units, 10 No. 4 bedroom 3-storey houses (detached), 3 No. 4 bedroom bungalow houses (1no. medically adapted), 2 No. 2 bedroom bungalow, 1 homework room, 15 temporary mobiles homes and 1 temporary homework room.

In addition, 7 new group home units have been provided through Part V at the Fonthill Road and 6 new group home units were provided through Part V in Adamstown SDZ. There are also 10 new group homes as part of a proposed development on Council-owned land in Rathcoole.

Since the adoption of the Development Plan, the Council has also progressed the refurbishment of existing Traveller specific accommodation for approximately 30 families in accordance with the Traveller Accommodation Programme 2019-2024 and the Housing Delivery Action Plan 2022-2026.

The Council's Draft Traveller Accommodation Programme 2024 - 2029 went on public display from the 1 July – 30 August 2024 and was brought for approval to the October Council meeting.



New developments at Fonthill (Traveller accommodation)

Policy H7: Residential Design and Layout

Promote high quality design and layout in new residential developments to ensure a high-quality living environment for residents, in terms of the standard of individual dwelling units and the overall layout and appearance of the development.

Policy H8: Public Open Space

Ensure that all residential development is served by a clear hierarchy and network of high quality public open spaces that provide for active and passive recreation and enhances the visual character, identity and amenity of the area.

The Council continues to ensure the delivery of high quality, well-designed and attractive residential schemes through the application of the suite of policies, objectives and standards set out in the Development Plan which focus on all aspects of the development including from individual room sizes, internal storage, bin facilities, bike storage, communal open space and play facilities and nature based Sustainable Drainage (SuDs) features.

A Quality Assessment Audit has been developed by the Planning Department and

piloted on a number of recently completed schemes in the County as part of the monitoring work on the objectives of the County Development Plan. The purpose of the Quality Assessment Audit is to gather information on key elements of the quality of development and how it is working once occupied – such as site layout, functionality, design and finish – through the audit process. This will facilitate reflection on future policy and objectives and will allow for learnings to be disseminated to the appropriate departments and external consultants / developers. Continuing Professional Development sessions will help to refresh existing knowledge, improve skills and learn from lessons made possible by the audit.

Policy H13: Residential Consolidation
 Promote and support residential consolidation and sustainable intensification at appropriate locations, to support ongoing viability of social and physical infrastructure and services and meet the future housing needs of the County.

The Council continues to support well-designed, high quality infill development in existing built-up areas in line with the overarching objective to promote compact growth and sustainable intensification of our urban settlements.

The Plan sets a target of at least 50% of all new homes to be located within or contiguous to the built-up area of Dublin City and Suburbs (consistent with objectives in the National Planning Framework and Regional Strategy - NSO 1, RSO 2, NPO 3b and RPO 3.2). The Housing Supply Monitor indicates a ratio of greenfield to brownfield of 6:1 in terms of completed units and 2.7:1

in terms of current permissions in the planning system.

In terms of smaller infill development there were 62 single dwelling houses completed within the first two years of the Plan. In addition, a further 100 residential units were delivered through schemes comprising of 2-10 units. As of Q3 2024 there are 142 single houses, and 230 units permitted in schemes comprising of 2-10 units in the planning system.

Policy H14: Residential Extensions
 Support the extension of existing dwellings subject to the protection of residential and visual amenities.

The Council continues to support the provision of appropriate and well-designed extension of existing dwellings subject to the protection of extension residential and visual amenities.

A review of planning activity in the first two years of the Plan indicates that planning applications for approximately 440 domestic extension applications were made, of which 405 were granted with a further 25 deemed invalid.

In Q3 2024, the Planning Authority procured architectural services to prepare an updated SDCC House Extension Design Guide. It is anticipated that the updated guidelines will be made available by Q1 2025. The review of the guidelines is based on updated Built Form Principles for House Extensions informed by current design trends and practices. This will deliver on H14 Objective 2 in the Development Plan.

Vacant Properties

Bringing existing vacant properties back into use is being supported by the Council. There are currently 125 applications for the Vacant Property Refurbishment Grant received, of which 21 grants have been paid. There is also 1 active application for the Repair and Lease Scheme. In addition, the Council has completed the acquisition of 4 derelict properties in St. Maelruan's Park and negotiations are underway to purchase 3 derelict properties using URDF Call 3 funding and the Buy and Renew Scheme.

The DHLGH have set targets of 30 vacant and derelict properties to enter the CPO Activation Programme, and to commence 3 compulsory purchases / compulsory acquisitions for 2024. The Council is to commence the compulsory acquisition process on several derelict properties in the County.

In addition, the planning department continues to administer the Vacant Property Register. It is expected that this tax will be superseded by the Residential Zoned Land Tax in time. There has been a degree of success with the register in that a number of the original sites are now subject to development. Three sites remain on the register, one of which is owned by the Council and will be removed as planned development commences this year.

Policy H16: Management of Single Dwellings in Rural Areas

Restrict the spread of urban generated dwellings in the Rural "RU", Dublin Mountain 'HA-DM', Liffey Valley 'HA-LV' and Dodder Valley 'HA-DV' zones and to focus such housing into existing settlements in line with the Settlement Hierarchy.

The protection of rural landscapes and of high amenity and environmentally sensitive areas is a priority of the Development Plan. Based on the definition under the MASP, the entire rural area of South Dublin is under strong urban influence. NPO 19 of the National Planning Framework requires a distinction to be made between rural areas under urban influence, that is within the commuter catchment of cities and large towns and centres of employment, and elsewhere.

The County Development Plan 2022-2028 amended the rural housing policy within the HA-DM zone from the previous plan by providing further clarity on the 'exceptional circumstances' criteria.

The County Development Plan 2022-2028 also amended the Rural Housing Policy and Local Need Criteria by providing further clarity on who constitutes as an immediate family member.

With regard to H17 Objective 1 of the Plan to further review the rural housing policy, the Council are awaiting the update to the Rural Housing Guidelines which have been committed to by Government in their *Our Rural Future 2021-2025* policy document, to address rural housing in a broader rural development and settlement context.

There have been two dwelling houses permitted in the RU and HA-LV zones, since the adoption of the Plan, one of which is currently under construction.

Summary and Learnings

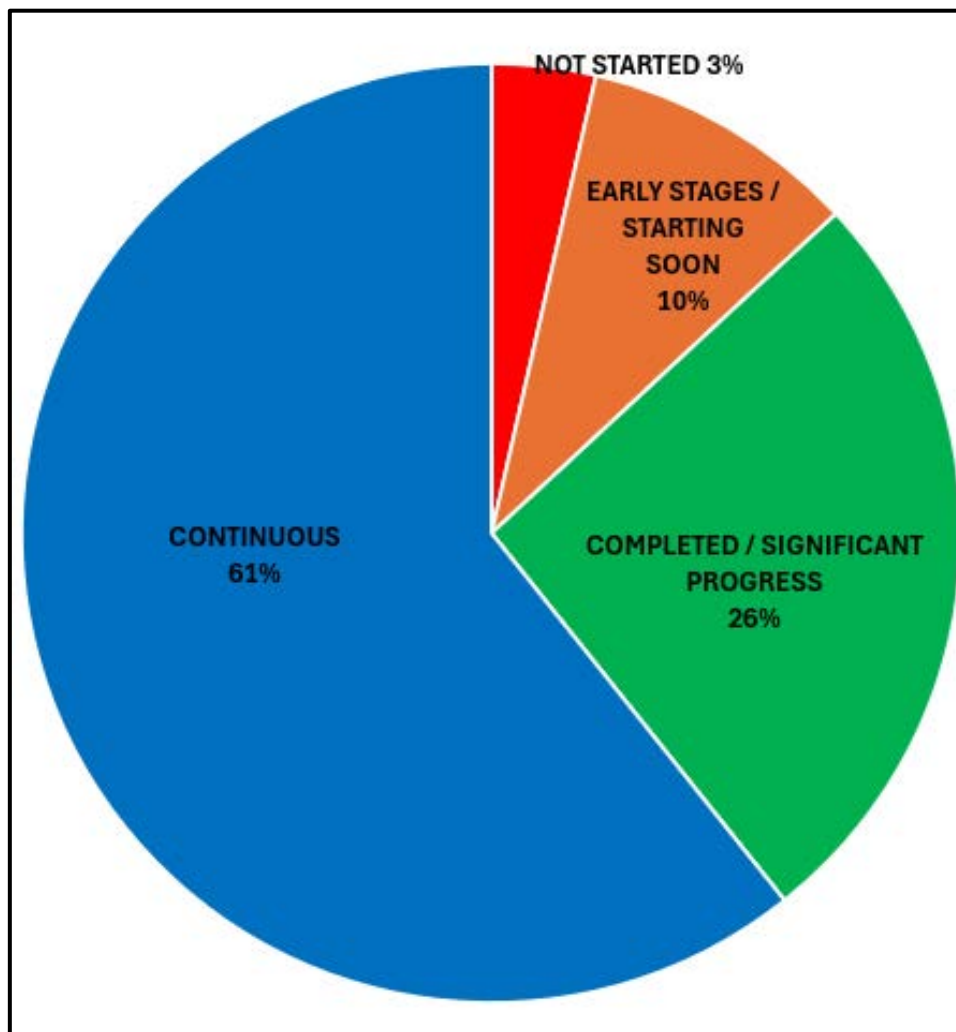


Fig 6.0: Monitoring Progress of All Objectives contained in Chapter 6 Housing

Of the 84 Objectives in this chapter, 61% are considered continuous which reflects the nature of the housing chapter with a large number of Development Management centric objectives to be implemented at planning application and council led development stage.

Only 3% of the Objectives are not started with 36% of the Objectives at either Significant Progress/Complete stage and Early Stages which is a positive reflection on the work being carried out by Housing and other associated departments.

Overall, the Council has made significant progress on the implementation of the Policies and Objectives within this chapter of the County Development. A return of 3% of objectives not started when there is still approximately four years left until the current County Development Plan expires indicates that the vast majority of objectives within the Housing Chapter are sufficiently targeted and achievable within the lifetime of the Plan.



Sustainable Movement

Sustainable Movement Chapter 7

***Vision:** ‘Increase the number of people walking, cycling and using public transport and reduce the need for car journeys, resulting in a more active and healthy community, a more attractive public realm, safer streets, less congestion, reduced carbon emissions, better air quality, quieter neighbourhoods and a positive climate impact.’*

Introduction

This chapter refers to how we move, whether that is for work, education, social trips or the supply of goods and services. The overarching policy aim is to rebalance transport and mobility by promoting ease of movement by sustainable modes, walking, cycling and public transport. Low-density peri-urban development has typically led to congestion, noise and increased levels of air pollution - rethinking how we address these issues is at the core of this chapter.

South Dublin County Council have undertaken numerous initiatives in order to facilitate the vision for movement. Significant progress has been made on projects such as Cycle South Dublin as well as the six-year roads projects, BusConnects and the opening of the Kishogue Rail Station.

Progress on Sustainable Movement Objectives

Movement within South Dublin is imperative to the sustainable growth of the county with Transport Orientated Development and Compact Growth underpinning planning policy including the new draft National Development Plan. South Dublin County Council is continuously striving to increase active travel options as well as working with public transport providers in order to reduce reliance on the private car.

A selection of policies and objectives contained in the Sustainable Movement Chapter of the Development Plan including their progress to date is detailed further below.

Policy SM2: Walking and Cycling

Re-balance movement priorities towards sustainable modes of travel by prioritising the development of walking and cycling facilities and encouraging a shift to active travel for people of all ages and abilities, in line with the County targets.

Example of Implementation

The Plan sets out an approach to ensure a modal shift away from private cars is supported. The current trends of the CSO Census from 2016 to 2022 show a transition to alternative modes of transport. The delivery of projects under the above policy will support the aspiration to reach the modal shift targets set out in the CDP of 15% walking, 10% cycling and 25% bus and rail combined. The Council will be in a better position to report on the target mode shares once access to the 2022 Census POWSCAR data is made available.

The Cycle South Dublin Programme has completed a number of projects since the adoption of the Development Plan. The six phases of the Dodder Greenway scheme has produced 23 projects which are either complete or substantially complete as well as a further 14 underway.



The Dublin 24 Rapid Implementation Cycle Network is a Section 38 scheme, fully funded by the NTA, to introduce a segregated cycle network in the Dublin 24 area and some of the projects nearing completion include works at Killinarden Heights, Killinarden Way, Whitestown Way. This network amounts to approximately 11km of cycle lanes and will have direct links with 9 schools included as part of this project.

The Council have worked closely with the Department of Education throughout the plan period to date to identify sites that are close to the community they serve, promote active travel and permeability and promote initiatives such as Green Schools and Schools Streets projects. Projects include St Dominics and St Maelruans in Old Bawn, St Lorcan's and St Brigid's in Palmerstown, Pius X in Fortfield Park, Coláiste Chillian in Clondalkin, St Marks in Tallaght and the Dublin 12 Cycling Bus, Active Travel Scheme for the Holy Spirit Primary School.

Policy SM3: Public Transport – General

Promote a significant shift from car-based travel to public transport in line with County targets and facilitate the sustainable development of the County by supporting and guiding national agencies in delivering major improvements to the public transport network.

Example of Implementation

Since the adoption of the County Development Plan, Kishogue Rail Station was officially opened on the 26th of August 2024 which is an essential piece of infrastructure for the implementation of the Clonburris SDZ which will, as part of the planned Dart+ SW be served by 100 trains each way on weekdays. The Dart+SW Electrified Heavy Railway Order 2023 was approved by An Bord Pleanála on 13th November 2024.



Significant progress has also been made on Phases 4 and 5 of the BusConnects project during the plan period to date. As a result, local services have increased over the plan period with the introduction of the Adamstown Local Links L51 and L52 which has been improved to connect with routes C1 and C2 of BusConnects.

Phase 5b Routes	
L2	Heuston Station - St James's Hospital / RDS - Poolbeg
L4	Liffey Valley Shopping Centre - Ballyfermot - Clonduff Hospital - Terenure - UCD
L6	Tallaght - Rathbarrow Shopping Centre - UCD - Blackrock Station
L8	Citywest - Tallaght - Sandymount Lane - Don Longphere
L12	Tallaght - Harold's Cross - Liffey Valley Shopping Centre
L74	Dundrum Lane - Harley Park - The Curraheen Hospital - Eden Quay
L25	Dundrum Lane - Don Longphere
L55	Palmerstown Village - Ballyfermot - Chapelizod

Planning has been approved for the Tallaght / Clondalkin to City Centre BusConnects

Scheme, a key element of the Government’s policy to improve public transport and address climate change. The objectives of the Scheme include provision of necessary bus, cycle, and walking infrastructure enhancements that will facilitate modal shift from car dependency contributing to an efficient, low carbon and climate resilient City. This will include a new bus hub and public realm area at the Square, linking to the LUAS.

A new transport interchange was completed in Liffey Valley in 2023 which supports a 75% increase in bus services for the area which has seen an increase from 12 buses per hour to 21.

South Dublin County Council have also engaged with the initial Dart + SW process and are currently in discussions for the provision of a new Luas stop on the Red Line.



Policy SM4: Strategic Road Network

Improve and, where necessary, expand the County-wide strategic road network to support economic development and provide access to new communities and new development areas.

Example of Implementation

To date the Council, in conjunction with other state bodies have completed major upgrade works to the Airton Road. The Celbridge Link Road was opened in February 2023 and includes cycle paths creating more sustainable travel options within and to Adamstown including the Adamstown Rail Station which has significantly improved connectivity within South Dublin and with Kildare. Other projects include the Clonburris South Link Road, which is substantially completed, facilitating the development of numerous housing projects as part of the Strategic Development Zone. Works have begun on the N4/Fonthill Road at Liffey Valley as well as the majority of the Fortunestown street network being built out all within the plan period to date.

The Council have facilitated the upgrade of traffic lights at a number of junctions. Other junction upgrades include at Kilcarbery which has been a joint venture with Lidl. Clonburris junctions, onto Fonthill Rd (north and south link roads), R136, and other general junction upgrades have been constructed to support pedestrian and cycle safety.



Policy SM6: Traffic and Transport Management

Effectively manage and minimise the impacts of traffic within the County having regard to the need to provide shared road space for different users.

upgrades. Transport studies have also been undertaken or are ongoing throughout the plan period including for the proposed Clondalkin Local Area Plan and Lucan Village. Works are also planned at Hazelhatch Bridge in conjunction with the NTA to facilitate bus movement from Tallaght to Maynooth.

Example of Implementation

South Dublin County Council Roads Department are continually assessing the efficiency at major junctions including, for instance, monitoring timings, loops, adjustable linked junctions, hurry times in road traffic accidents, phase timings on lights to ascertain which upgrades are required including a number of traffic light



Summary and Learnings

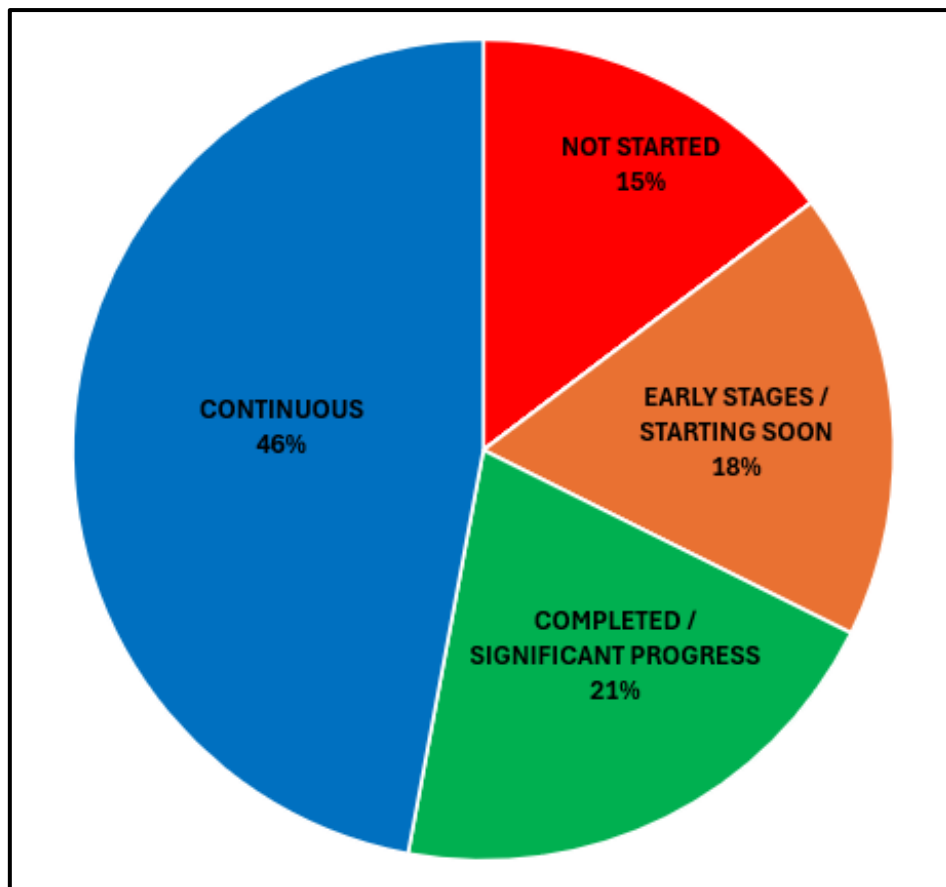


Figure 7.0: Monitoring Progress of All Objectives contained in Chapter 7 Sustainable Movement

Generally, the Council has made significant progress on the implementation of the Policies and Objectives within the Sustainable Movement chapter. A return of 85% of objectives either completed, significant progress or early states / starting soon or continuous is an excellent return with approximately four years left until the current County Development Plan expires. This suggests that the majority of the input into the Sustainable Movement Chapter is targeted and achievable within the lifetime of the document which is a significant learning.

A key challenge with regard to transportation and the transition to a more climate resilient society is the need to increase a modal shift of those travelling on a daily basis. The Plan seeks to support a modal shift from private to public transport and other transportation modes. However, whilst in theory this should be achievable, numerous societal, political and economic barriers have thus far prevented such a shift from occurring at pace. The benefits of modal shift are wide ranging; for example, it would help with climate change and the adherence to the increasingly challenging legislation at national and international level necessitating emissions reduction and air quality improvements, as well as increased societal benefits, resulting in an increase in physical activity, a decrease in air pollution and noise, and a reduction in congestion levels, traffic accidents and trip times. The effects of stress brought on by congestion during commuting has been noted to spill over into the workplace, leading to increased absenteeism, reduced job satisfaction and decreased task motivation, effects which are exaggerated by congestion. The challenge to facilitate a shift may be difficult, yet the benefits are far reaching and multifaceted.

39% of the Objectives at either Significant Progress/Complete stage and Early Stages which is a positive reflection on the work being carried out by the Roads, Active Travel and other associated departments.

Just under half of all Objectives are identified as continuous at 46% which reflects the nature of the sustainable movement chapter with a large number of Development Management centric objectives reflecting the requirement for this chapter to be implemented on an ongoing basis at planning application and council led development stage.

15% of the Objectives are not started with four years left on the Plan.



Community Infrastructure and Open Space

Community Infrastructure and Open Space Chapter 8

Vision: *The creation of healthy, inclusive and sustainable communities where all generations have local access to social, community and recreational facilities, and parks and green spaces, to suit their needs.*

Introduction

This chapter of the South Dublin County Development Plan examines the creation of a healthy, inclusive and sustainable county, whereby facilities are provided in appropriate locations to meet the needs of the existing and new populations. The chapter strives to ensure that communities and all generations have local access to social, community and recreational facilities, and parks and green spaces, to suit their needs.

With this in mind, the chapter can be divided into the following areas, Parks and Open Space, Community Buildings and Libraries, Childcare and Education and other social community facilities. The acknowledgement that the location of facilities can in itself help combat the impact of climate change is important, and lead to healthy and better quality lives for residents in South Dublin. Lastly, in a highly globalised world, the Council recognises that the provision of good quality social and community facilities in existing and developing areas is a key element in placemaking and in the creation of sustainable and socially cohesive communities, aiding social inclusion, placemaking and sense of identity.

The Development Plan, through well considered Policies and Objectives, sets out our pathway to achieving the appropriate and required level of community facilities, at a neighbourhood and county level.

Progress on Community Infrastructure and Open Space

The need to sustainably deliver community infrastructure and open space in line with National and Regional policy is of significant importance. The Council have undertaken many projects that demonstrate progress in this area. For example, upgrade works were completed on Rathcoole Courthouse, while work progressed to deliver new and refurbished community facilities at Saggart School House, Orchard Lodge Age Friendly Centre, Balgaddy Community Centre and the Tymon Intergenerational Centre. Works are also nearly complete on the refurbishment of old Lucan Leisure Centre which will form part of the new Lucan Leisure Campus. Works programme and community infrastructure fund has been allocated for small upgrades throughout the community facility network for both council and non-council owned facilities, where feasible and implementable.



Rathcoole Courthouse Upgrade

Policy	COS2:	Social/Community Infrastructure
Support the planned provision of a range of universally accessible and well connected social, community, cultural and recreational facilities, close to the communities they serve, consistent with RPO 9.14 of the RSES. (See also Chapter 5: Quality Design and Healthy Placemaking)		

Examples of Implementation

Since the adoption of the Plan, the Council continues to support the planned provision of a range of universally accessible and well connected social, community, cultural and recreational facilities close to the communities they serve. For example, the Council granted permission for a three storey community centre and creche in Citywest.



Proposed 3 storey community centre and creche in Citywest

The development is located beside complementary uses such as a school and a nursing home (The Residence Citywest). Adamstown Station Road also has a number of key community uses clustered along it. A primary and secondary school, district centre and community centre beside each other, with the potential for upgrades or future facilities in the surrounding area, as per the Planning Scheme.

The Council is committed to delivering on access and equality. the Barcelona Declaration was adopted by the Council in June 2002. Examples of universally accessible social, community, cultural and recreational facilities includes:

- County Hall
- South Dublin Libraries
- RuaRed County Arts Building
- Tallaght Stadium and the new Fourth Stand
- Civic Theatre
- Camac Valley Caravan and Camping Park
- South Dublin Parks
- Round Tower Visitors Centre
- Rathfarnham Castle
- New Tallaght Public Realm

Accessible playgrounds / playspaces, teenspaces and youth amenities (such as skate parks) are developed in conjunction with Parks and Public Realm. Part 8 planning was granted for the redesign of Carrigmore Park including a playground, teen space, exercise areas and a BMX pump track. Works on the playground are almost complete, and works are commencing shortly on the teenspace.



Part 8 Proposal for Carrigmore Park

Policy COS3: Community Centres

Ensure that communities across the county have access to multifunctional and intergenerational community centres that provide a focal point for community activities.

Examples of Implementation

Since the adoption of the Plan, the Council continues to provide access to multifunctional and intergenerational community centres that form a focal point for community activities. The Intergenerational Centre at Tymon Park, Wellington Lane is an example of a building that is multifunctional and adaptable and can be used by all age cohorts.



Photomontages of Tymon Park Multigenerational Centre

The Council supports the clustering of community buildings, and further supports the multifunctional nature and adaptability of community buildings for use by different groups, ensuring they are accessible to all users. The Intergenerational Centre at Tymon Park will have a multifunctional

community space and café. In addition to this the Council completed a land disposal to St Thomas National School as part of the Esker Community initiative. The terms of the land disposal included a condition that any disposals would include access to the facility for community use. The community team will engage with the school when they are ready to progress to the next stage and ensure that the conditions are met.

Policy COS4: Sports Facilities and Centres

Ensure that all communities are supported by a range of sporting facilities that are fit for purpose, accessible and adaptable.

Examples of Implementation

The Council continues to deliver community and sporting facilities that are fit for purpose. Adamstown and Clonburris SDZ, respectively, are seeking to promote the provision of multi-functional parks and open spaces, which host a variety of uses and sports.



Airlie Park, Adamstown

Airlie Park (Adamstown) is an example, whereby a variety of sports facilities are catered for including tennis, basketball, GAA, soccer and cricket, in addition to

different play areas for different age groups, as well as a Pavillion and Cafe with changing rooms. The park also has a variety of playing pitches such as grass and astro turf.

Policy COS10: Libraries

Provide an innovative, community focused public library service to all who live, work and study in South Dublin County.

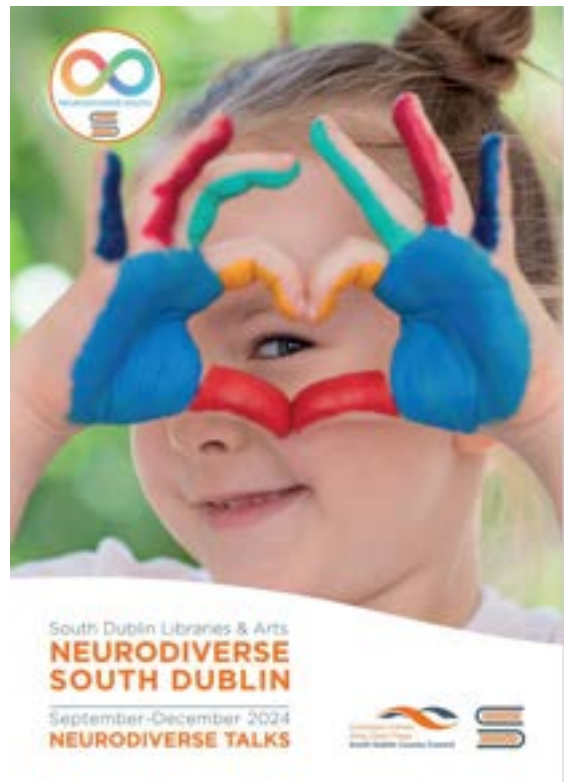
Example of Implementation

The Council has provided additional staffed opening hours at Palmerstown Library and has launched My Open Library at Lucan Library, providing access to members, 7 days a week, 365 days a year. Other Council initiatives include providing additional funding to deliver the award-winning Library Labs STEAM programme. Furthermore, the Council has developed Parthalán Place, the County's cultural campus, providing improved public realm spaces and outdoor programming to enhance a sense of place for the Library, Civic Theatre, and Arts Centre. The Council has delivered a number of innovative service delivery improvements through better management of staff-led innovation, such as 10-Day Loans, Neurodiverse South, increased outreach with our Mobile Libraries as well as improved membership promotions and events programmes, which have seen the active membership climb to an average of 60,000.



Castletymon Library

The Council is in the final stages of agreeing legal terms prior to signing a Development Agreement with the successful tenderer for the design and development of Citywest Library following a competitive public procurement process. The programme submitted to the Council indicates a Q1 2025 start date for construction.



Summary and Learnings

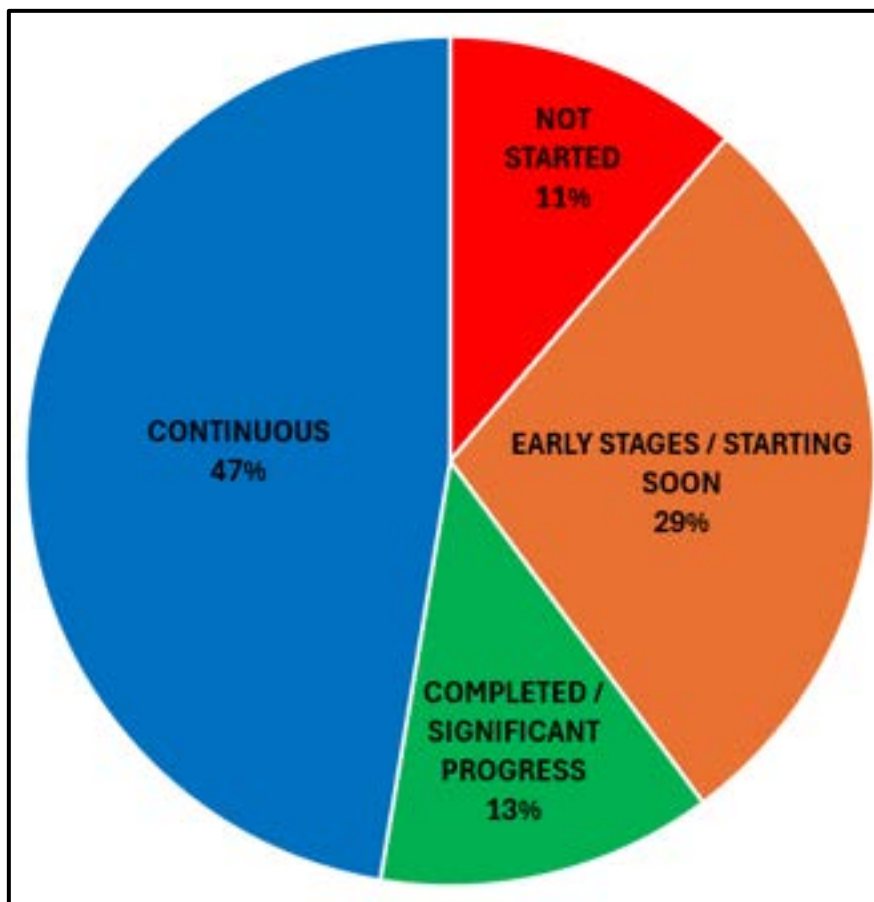


Figure 8.0 – Monitoring Progress of All Objectives contained in Chapter 8 Community Infrastructure and Open Space

Policies set out under the Development Plan in relation to Community Infrastructure and Open Space seek to ensure that high-quality community infrastructure and open space is provided for the county to cater for the needs of existing and new planned populations. The delivery of a range of such infrastructure including sports, community centre, library, healthcare, education and cultural facilities are continuously being progressed through the Council’s different departments and sections with Part 8 approval where it is a reserved function.

Significant progress has been made in the facilitation of the objectives of this chapter. Addressing the need for compact, large scale housing development, whilst ensuring a vibrant, interconnected community, facilitated through the provision of appropriate facilities and amenities can be challenging. Recognising that community facilities and open space is at the centre of all successful developments is fully recognised by the Council through its strong policy and discussion is encouraged with developers at the earliest stages where it involves the planning process. Addressing the challenges where there can be competing aims requires a cross-departmental approach. While this is always the approach, there can be resourcing issues making optimal outcomes more difficult to achieve. In this regard, a cross-departmental Active Land Management approach is being investigated as it would further encourage a holistic

approach to both Council led development processes as well as development through the Development Management process and therefore a dedicated team would be encouraged when resources allow.

47% of objectives are identified as 'Continuous' reflecting the fact that they are predominately implemented on an on-going basis through the Development Management process. 42% are either completed or at early stages / starting soon which is positive. Generally, with only 11% of the objectives considered 'Not Started', the progression of this chapter is considerably advanced given that the Plan is only at the two year review stage.



Economic Development and Employment

Employment and Economic Development Chapter 9

Vision: *The creation of a strong and resilient economic base providing expanded opportunities for employment and facilitating a good quality of life within vibrant and attractive places to live, work, visit and invest.*

Introduction

This chapter of the South Dublin County Development Plan sets out a broad spatial framework for enterprise and employment (including a retail strategy) within the County. It does this by identifying potential growth sectors for the local economy, by creating policies that encourage more labour-intensive sectors, promoting compact growth while recognising there is a need for a broad based, diverse, inclusive and resilient economy.

A range of projects have been or are being progressed by the Council throughout the County in partnership with Government Departments, State Bodies, adjoining Local Authorities and the Private Sector all helping to underpin the economy.

Progress on these projects continues to facilitate growth in line with National and Regional policy and objective outcomes.

The Economic chapter is divided into a number of key sections, ranging from employment and employment growth, economic development, tourism and climate action. Key locations such as Grange Castle have been identified as employment generating areas, whilst Cookstown and City Edge will be the key regeneration areas which will look to facilitate new employment uses and consolidation of existing businesses and services, where appropriate. The transition to a low carbon and climate resilient society is also a national strategic outcome of the

NPF. It is therefore vital that the Development Plan realises its role in the delivery of the green economy.

The Development Plan, through well considered Policies and Objectives, sets out our pathway to achieving the balance between delivery of economic growth, appropriate zoning of employment lands, tackling climate action and delivering benefits to the County in the longer term, at local, regional and national scales. The implementation of this chapter and some of the work and projects completed to date are set out in this section and Appendix 1. The Employment Lands Review can be found in Appendix 3

Progress on Employment and Economic Development Objectives

Employment Themes

The Development Plan sets out policy and objectives based on four employment themes. The themes aim to foster positive change and are as follows:

1. The Green and Innovative Economy
2. Urban Growth, Regeneration and Placemaking
3. Building on clusters
4. A Learning Economy.

Key policies contained in this chapter of the Development Plan including their progress to date are detailed further below.

Policy EDE3: Innovative Economy

Promote an Innovative Economy, fostering an environment which supports creativity and new technologies in the places we live, work and invest in, supported through orderly growth at strategic population and employment locations.

Example of Implementation

The Council continue to engage with stakeholders from public and private sectors to foster an innovative and green economy. Tallaght recently completed the construction of the Innovation Centre which is managed by WorkIQ. The Innovation Centre will foster start-ups through a technology innovation hub, and directly impact over 60 start-up businesses across the 3,000sqm purposed built centre, which will foster existing and new employment and enterprise opportunities within Tallaght and beyond. This is in addition to the wider public realm works and investment in Tallaght, led by the Council, to deliver wholesale physical and community benefits to the town centre, creating a more inclusive and vibrant place to live, work, visit and invest. The regeneration of Tallaght, which supports innovation and growth, has also gained recognition since the adoption of the plan and its supporting measures, these include commendation at the Irish Planning Institute’s awards in 2023, nomination at the Chambers Ireland Excellence in Local Government Awards November 2024, and a nomination at the forthcoming All Ireland Community and Council Awards.



Work IQ Tallaght Innovation Centre.

Policy EDE5: Building on Clusters

Support clustering, by creating, maintaining, or upgrading economic strongholds in a favourable business ecosystem.

Example of Implementation

As industry continues to grow, building competitive clusters in key sectors at locations like Grange Castle and Citywest leads to a significant uplift in the performance of indigenous enterprises in terms of innovation, export potential and productivity. This policy is supported by Policy EDE3 which supports technology led startups which attract further investment to the county.

Clusters exist in the pharmaceutical and technology sector in South Dublin, with the emergence now of the film sector to the local economy. A planning application is awaiting a decision for a large film studio in Grange Castle West and a Part 8 application (which was approved at the July 2024 council meeting) located at the 12th Lock for a film studio. The emergence of this form of development will continue to diversify the county’s economy, allowing for significant growth in this industry and enabling further opportunities for new industries to make South Dublin County their home.



Proposed Film Studio CGI at the 12th Lock.

Space Extensive Land Use

The current Development Plan introduced space extensive land use policy for the first time, which enables growth of this sector once objectives relating to climate change, land use and related matters are met.

Policy EDE7: Space Extensive Land Use

Recognise the need for land extensive uses and ensure that they are located within appropriate locations having regard to infrastructural, transport and environmental considerations and the need for orderly growth.

Example of Implementation

Heat Works, Ireland's first publicly owned, not-for-profit energy company, opened its Tallaght District Heating System in 2023 which in its first phase aims to connect existing and new local authority buildings and the TU Dublin Tallaght campus to this local district heating network.

The Tallaght network will utilise waste -heat from the AWS Data Centre, making a significant contribution to reducing carbon emissions in the area, saving almost 1,500 tonnes of CO₂ each year and establishing Tallaght as a leader in innovation in the area of climate change.



'Heat Works' Tallaght District Heating Network.

The implementation of the space extensive policy and associated objectives has been the basis upon which two data centres have been assessed in the plan period. Both have been refused by the Council for failing to meet the criteria set out in the relevant Objective. The awaited outcome of an appeal to An Bord Pleanála on one of the refusals will be kept under review.

Retail

Retail continues to evolve with additional challenges placed on the sector from online shopping as well as economic shocks.

Policy EDE8: Retail - Overarching

Seek to ensure adequate retail provision at suitable locations in the County, having regard to the sequential approach, and protect the vitality and viability of existing centres in accordance with the retail framework provided by the Retail Planning Guidelines for Planning Authorities (2012, or any superseding guidelines) and EMRA RSES Retail Hierarchy.

Examples of Implementation

The NTA opened a new BusConnects bus Plaza facility to the front of Liffey Valley Shopping Centre in 2023. The plaza provides a new hub for bus services connecting south and west Dublin, north Kildare and the city centre, increasing bus movements to and

from this major retail centre, further enhancing visitor experience to the area. The operators of Liffey Valley have indicated to the Council that the plaza and bus hub have had a positive impact on trading in the shopping centre and has also provided alternatives for staff to travel to and from work. A similar bus hub has planning permission in Tallaght and will link Luas to bus provision enhancing services to the retail offer.



New BusConnects Plaza located at Liffey Valley Shopping Centre.

Rural Economy

A balance between social and economic activity on rural land, which protects the environment and character of the rural landscape, is set out in policy and objectives within the Development Plan.

Policy EDE18: Rural Economy

Support sustainable rural enterprises whilst protecting the rural character of the countryside and minimising environmental impacts.

Example of Implementation

Since the adoption of the plan, the Dublin Mountains Project ‘Hellfire’, will create a new gateway to the Dublin Mountains to accommodate a larger number and wider range of users, and to enhance the experience of the Dublin Mountains for the population of South Dublin, as well as visitors from elsewhere in Ireland and

abroad. At the time of writing this report Massy’s Wood conservation works have begun which supports the basic principles of good conservation practice, focusing on the repair and restoration of the historic fabric in the area.



Dublin Mountains Project ‘Hellfire’ Launch.

Tourism

This diverse, far-reaching part of our economy has the potential to grow, with the policy and objectives in the Plan there to support its sustainable development. Since the adoption of the Plan, the ‘*South Dublin Tourism Strategy*’ has been released. The Strategy aims to facilitate, promote, support and coordinate stakeholders in their activities in a way that is consistent with existing and emerging plans/programmes/strategies setting out public policy for sustainable development, including that relating to the economy, communities, infrastructure, land use tourism and environmental protection and environmental management.



Policy EDE19: Tourism Infrastructure

Support the development of a sustainable tourism industry that

recognises the recreational and tourism potential of the County, building on the actions in the South Dublin County Tourism Strategy, 2015 or any superseding strategy.

Example of Implementation

The Tallaght Heritage Centre was recently approved to provide gallery space and community activity space within a well-designed, modern new building in Tallaght. EPIC have been brought on board as partners to curate the vision for the interpretation and presentation of the county’s rich cultural and historical heritage assets. The distinctive building will add to the recent public realm works in Tallaght and the new Innovation Centre.



The Tallaght Heritage Centre CGI.

Policy EDE20: Greenways, Trails and Loops

Support and facilitate the development of an integrated network of Greenways (combined off road cycle and walking routes) and Trails (walking routes) along suitable corridors, with local connections to villages and attractions and to take account of the environmental sensitivities along these corridors and actively promote public awareness of the location and availability of these resources.

Example of Implementation

The 12th Lock Masterplan covers an area to the north and south of the Grand Canal. The area to the east of the Lock, known as Grange Cottage, received Part 8 Approval for a mixed use employment generating

development, whilst also contributing to the protection, conservation and re-use of the RPS: 120 (Beattie’s Cottage). The proposal will also contribute to surrounding activities in the area and a clubhouse for water based activities on the Grand Canal. The project will provide synergies with SDCC’s active travel objectives and policies along the Grand Canal and the proposed link between the Grand and Royal Canals through Lucan.



The 12th Lock Master Plan, Grange Cottage Part 8 CGI.

Policy EDE21: Tourism and Leisure Activities

Support and facilitate the development of leisure activities in the County

Example of Implementation

The completion of Tallaght Stadium 4th Stand, with support from national Government in the form of URDF, has had a significant impact on the night time economy for Tallaght, as well as for community and social benefits, fostering a sense of place and connection to Tallaght. The 4th stand has allowed the additional fans to partake in match day experience within the League of Ireland (men’s and women’s leagues), European matches and Women’s National Team home games.



Tallaght Stadium 4th Stand at night CGI

Summary and Learnings

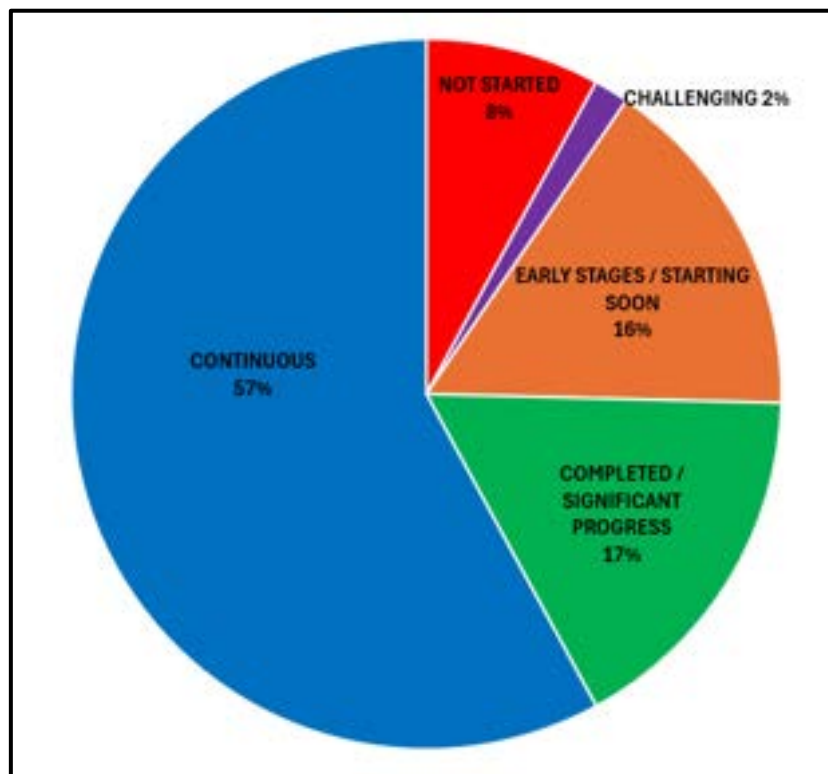


Figure 9.0 – Monitoring Progress of All Objectives contained in Chapter 9 Employment and Economic Development

Policies set out under the Development Plan recognise the importance of constantly monitoring South Dublin’s economic growth and the different types of industry that go to make up our economy. These policies and objectives aim to reflect the overarching themes of employment growth and economic development within the County, while recognising that the economy operates at a wider regional level.

As of November 2024, the review of EE zoned employment lands has indicated that a total of approximately 72ha has been developed on EE (Enterprise and Employment) zoned lands during the 2 years since the plan came into effect. Not all of the completed units are occupied. This may be down to speculative development or to delays with conveyancing or contracts / leasing agreements. Approximately 439 hectares of EE zoned land remain undeveloped, most of which is within Grange Castle West and South with lesser amounts elsewhere. Lands which could be considered underutilised are not included in the undeveloped figures. In addition, lands zoned for regeneration, town, village and neighbourhood centres, retail warehousing, and major retail centre all contribute significantly to job creation and are not included in the figures given above.

Given the average of approximately 40ha of EE zoned land complete and occupied or ready for occupation over the past two years, the remaining 439ha of EE zoned land is more than sufficient to facilitate the target set out in the core strategy of the Development Plan of an average 1,528 jobs increase per year. This is particularly so when it is recognised that the target for employment

includes all zoning types and is not limited to EE zoned lands. Appendix 3 outlines the findings from the EE employment land study in more detail.

The Council is committed to developing an Economic Strategy for the County, which will be undertaken by the Economic Department with input from the Planning Department. The South Dublin County Council Economic Strategy will frame a longer-term vision for the area, building on the employment lands study and insight gained from that. The Economic Strategy will provide a clear roadmap for South Dublin to meet its economic ambition and competitiveness and optimise the transformative effects of infrastructure and regeneration projects that are already in planning and/ or ongoing. The final version of the South Dublin Economic Strategy is anticipated to be published in 2025.

Once finalised, the National Planning Framework will require the commencement of the review of the Dublin and Mid-East Regional Spatial and Economic Strategy. This strategy will in turn provide the planning framework for regional economic growth. There is a need to work with other local authorities within the region to ensure that the most efficient use is made of land within the Dublin and mid-East Region, reflecting the different needs of the economy including the provision of housing in the right locations.

The majority of Objectives within Chapter 9 are noted as Continuous (57%). This is due to them being implemented on an on-going basis through the Development Management process including through advice to developers at pre-planning stage to encourage a compliant planning application and through the final decision, where necessary by condition.

17% of the Objectives are considered either complete or significant progress made with a further 16% at early stages or starting soon meaning almost a third are well underway or in progress.

8% of the Objectives have not started with a further 2% considered challenging to monitor. Further examinations of these Objectives should be undertaken to ascertain the appropriate learnings to be reviewed prior to the next development plan.



Energy

Energy Chapter 10

Vision: *Deliver a green society and circular economy adaptable to new technologies, a home and place of employment for people and industries striving towards reducing their carbon footprint.*

Introduction

Policies set out under the Development Plan in relation to Energy fundamentally seek to conserve energy throughout the County and promote and support sustainable and renewable sources of energy for both transport and for buildings. Whilst the Council endeavour to ensure its progression towards the facilitation of a more sustainable environment and County, the transition to do so is challenging. The implementation of projects and new ways of working to aid the facilitation of a more sustainable environment, transport system and built environment is a fundamental element of the Plan.

A range of exemplar projects have been or are being progressed throughout the County. The promotion of increased energy efficiency, renewable energy and climate change mitigation has been progressed by the Council through a proactive and multi-faceted approach through many different functions. Through working with a variety of stakeholders and funding partners including EU organisations, Government Departments and State organisations, significant progress has been made in this area, particularly in terms of responding to European and National energy policy and legislation. This includes the actions and targets set out in the Council’s Climate Action Plan which is centred around actions that address targets set out in the national Climate Action Plan including a 50% improvement in the Council’s energy efficiency by 2030.

Progress on Energy Policies and Objectives

Policy E2: South Dublin Energy Profile
Further develop and implement climate action and energy related initiatives in the County in conjunction with EMRA, the Dublin Energy Agency (Codema), Climate Action Regional Office (CARO) and all relevant stakeholders, promoting energy efficiency and renewable energy measures across the County.

Example of Implementation

The Council will continue in its efforts to reduce its reliance on fossil fuels over the lifetime of the plan and beyond, by reducing energy demand of new and existing developments, and by exploring and implementing initiatives across the County in conjunction with key stakeholders as per Policy E2.

As of June 2024, there has been a 46% improvement in Local Authority Energy Saving, up from 40% in June 2023 (SDCC Council Monitor). The Council has recently established an inter-departmental Energy Management Committee, with representatives from each of the Council’s Significant Energy Users and departments, to advance our focused approach to energy management in the organisation. This multidisciplinary team works with Codema to monitor and track energy performance of the Council. With this information, the team can identify and deliver energy efficiency

improvements and CO2 emissions reductions across all Council operations.

The Council published the South Dublin County Council's Climate Action Plan (CAP) 2024-2029 in February 2024, following approval by Elected Members. The Climate Action Plan sets out a range of actions across the six theme areas of Energy & Buildings, Transport, Flood Resilience, Nature Based Solutions, Circular Economy and Resource Management and Citizen Engagement. This is aligned to the Government's overall National Climate Objective, which seeks to pursue and achieve, by no later than the end of 2050, the transition to a climate resilient, biodiversity rich, environmentally sustainable and climate neutral economy.

Energy Performance in Buildings

Policy E3: Energy Performance in Existing and New Buildings

Support high levels of energy conservation, energy efficiency and the use of renewable energy sources in new and existing buildings including the retro fitting of energy efficiency measures in the existing building stock in accordance with relevant building regulations, national policy and guidance and the targets of the National and South Dublin Climate Change Action Plans.

Since the adoption of the Plan the Council continues to support high levels of energy conservation, energy efficiency and the use of renewable energy sources in new and existing buildings including the retro fitting of energy efficiency measures in existing building stock. For example, The 12th Lock project, which has been approved at Part 8, is an example of where old farm structures and buildings, as well as old industrial

buildings, some of which are protected structures, will be refurbished and retrofitted to create artist and animation studios. This is part of a larger creative/cultural hub along the Grand Canal linked to the Grand Canal Greenway, which will encourage walking and cycling to and from the proposed development.



Proposed Refurbished of Industrial Building as part of 12th Lock Masterplan (Part 8)

With regard to housing and Council housing stock, in 2023 that there were 163 homes completed under the Energy Efficiency Retrofit Programme. The Council's Windows and Doors Programme has completed 146 units from the start of 2024 to date. These upgrades will continue to be implemented to appropriate structures within Council stock.



New Innovation Centre in Tallaght Town Centre

The new Work IQ Innovation Centre in Tallaght was completed in early 2024. This

Part 8 application met the requirements of Near Zero Energy Building (NZEB) regulations and achieved a Building Energy Rating (BER) of A3.

These examples demonstrate how the Council is implementing different approaches across residential and non-residential, by ensuring new and older structures are meeting or are brought up to appropriate standards.

Electric Vehicles

Policy E4: Electric Vehicles

Promote the delivery of EV charging facilities in accordance with relevant regulations and national and regional policy and guidance. (see also Chapter 7, Sustainable Movement and Chapter 12: Implementation and Monitoring).

Example of Implementation

Since the adoption of the Plan the Council continues to promote the delivery of EV charging facilities in accordance with relevant regulations and national and regional guidance. For example, a programme of fleet replacement is currently under review by the Council with EV alternatives being considered for all replacements, with a desktop study of fleet inventory underway.



Launch of New South Dublin County Council Electric Vehicles – 2 September 2024

The tender process for the Dublin-wide installation and operation of EV Charging

Infrastructure is now complete with an initial 14 fast-charging EV points to units within South Dublin. The first of these sites are expected to be operational by-mid 2025 with all initial sites completed by the end of 2025.



Extensive rollout of EV infrastructure begins as Dublin leads the charge – 11 October 2024

Low Carbon District Heating Networks

Policy E5: Low Carbon District Heating Networks

1. Support the delivery of low carbon district heating networks at appropriate locations across the County and subject to proven feasibility. Support also complementary technologies such as combined cooling, heat and power (CCHP), large scale heat pumps, and renewable energy opportunities, including geothermal energy, energy from waste, biomass and bio-gas.
2. Support the investigation of both deep and shallow geothermal energy sources throughout the County. Deep geothermal projects are particularly suited to areas demonstrating high heat densities.
3. Support the delivery of District Heating Proposals subject to proven feasibility within areas demonstrating heat demand density in excess of 150TJ/km² (including for the identified areas of Low Carbon District Heating Potential in Tallaght, Clonburris/Grange Castle and Clondalkin). Future developments within these areas should connect into existing or confirmed District Heating Systems. Where a District Heating scheme has not been confirmed new

development should be designed so that it can connect into such a scheme when one is delivered.

4. Support for low carbon district heating networks is subject to the appropriate environmental assessments being undertaken to ensure no significant impact on the wider environment including human health.

Planning applications for data centres are required to indicate how they would facilitate district heating and conditions attached for same where development is granted. In addition, a pre-feasibility study to examine the potential for a district heating system was completed at a site in Clonburris.

Example of Implementation

The Council have led the way forward and have completed exemplar projects to demonstrate progress in this area. For example, Tallaght District Heating System which came into use in 2023. This benefits and harnesses waste heat from the Amazon data centre in Tallaght, which is being used to supply heat to new and existing South Dublin County Council buildings and the TU Dublin-Tallaght campus through a local district heating network. The cost rental scheme at Belgard Gardens, which is currently nearing completion, will connect to the network in early 2025. Tallaght Hospital is also a potential future customer.



Belgard Square North – the first Council led cost rental scheme which will also be served by the Tallaght District Heating Scheme

There is a Hydrotreated Vegetable Oil (HVO) pilot project running in Tallaght stadium.

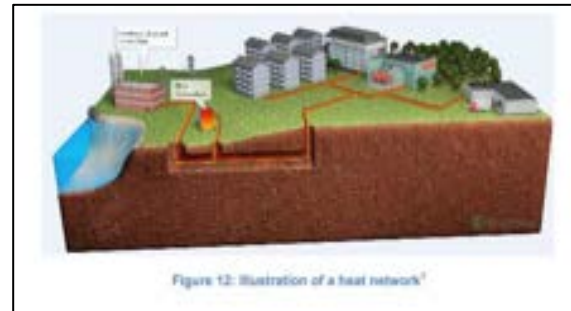


Illustration of district heating network

Solar Energy

Policy E7: Solar Energy

Promote the development of solar energy infrastructure in the County, including the building of integrated and commercial-scale solar projects subject to a viability assessment and environmental safeguards including the protection of natural or built heritage features, biodiversity and views and prospects.

Example of Implementation

Since the adoption of the Plan the Council continues to promote the development of solar energy infrastructure in the county subject to environmental safeguards including the protection of natural or built heritage features, biodiversity and views and prospects. For example, the Council identified a site at the disused Arthurstown Landfill as a potential solar photovoltaic installation. A preliminary report was prepared examining the potential. Arthurstown solar PV project will generate

c.230,000kWh of electricity - 1.4% of SDCC total energy consumption.



An aerial view of a solar power station and solar energy panels

Green Infrastructure

<p>Policy E11: Green Infrastructure</p> <p>Implement the Council’s Green Infrastructure Strategy as an essential element of building resilience to climate change whilst ensuring healthy placemaking and delivering on the compact growth approach, in accordance with National and Regional Policy and the National Climate Action Plan.</p>

Example of Implementation

All planning applications and Council led development processes are assessed in adherence to the Plan’s Green Infrastructure policies and objectives by the Development Management team, Heritage Officer, Parks Department, Water Services and other key stakeholders where appropriate. This is also seeing the successful implementation of natural drainage and SuDs measures across Council led and other development proposal. This is in addition to the creation, implementation and application of the Council’s Green Space Factor which seeks to ensure new developments achieve a minimum score for greening. The Council’s GSF was highly commended by the Irish Planning Institute at the annual awards in September 2023.

The Green Infrastructure Baseline Map has been developed and the Planning Department will continue to work alongside the Public Realm section, as resources allow, to further develop the system in order to successfully monitor progress for this objective.

There are approximately 30 – 40 thousand trees being planted per year. In addition, the Council continually seek to protect and enhance the rich biodiversity and ecosystems in accordance with the ecosystem services approach to development. An example of this is the 2,000 hectare biodiversity restoration project for the Glenasmole Valley in the Dublin Mountains. This project was launched by the Government in May 2023 and will be led by the National Parks and Wildlife Service. The measures include re-wetting blanket bog and planting native trees in gullies to support biodiversity, water quality and flood management in South Dublin.

Decarbonising Zones

<p>Policy E12: Decarbonising Zones</p> <p>Support the identification and development of decarbonisation zones in South Dublin over the lifetime of the Development Plan</p>

Example of Implementation

The National Climate Action Plan 2023 (CAP 23) requires every Local Authority to establish a Decarbonising Zone (DZ) in their administrative area. Clondalkin has been chosen by South Dublin County Council as our Decarbonising Zone and the aim is to cut emissions in the area by 51% by 2030. Public consultation is ongoing with stakeholder engagement underway in due course.

Wind Energy

Policy E8: Wind Energy

Recognise that wind energy has significant potential to help meet renewable energy targets at a national level subject to ensuring no adverse impact on the wider environment and review the wind energy potential for South Dublin having regard to the relevant guidelines and landscape character.

Example of Implementation

The EU Renewable Energy Directive was revised in 2023 and came into force in November of that year. Revised renewable energy targets were raised from 32% to a binding renewable energy target of 42.5% by 2030. This will involve more ambitious sector specific targets in transport, industry, buildings and district heating and cooling. It is anticipated that renewable energy targets will be rolled out for each local authority through revised Regional Spatial and Economic Strategies following publication of the revised National Planning Framework.

The Council are also awaiting the publication of the Department of Energy and Climate Change's revised Wind Energy Guidelines. Once finalised, the revised Guidelines will be issued under section 28 of the Planning and Development Act 2000, as amended (or as superseded by the new Act). In the meantime, the current 2006 Wind Energy Development Guidelines remain in force and the current Plan remains in conformity with these guidelines.

The Council will review the Wind Energy Strategy contained within the Development Plan once the new guidelines and / or

regulations are published. Current key considerations for wind energy such as land use zonings, Landscape Character, pNHA, SACs, as well as noise, setback distance, shadow flicker, community obligation, community dividend and grid connections have informed the Council's wind energy strategy, resulting in industrial scale wind turbines being not permitted in areas where there is the greatest wind speed. This reflects the sensitivity of our mountainous areas including their habitat designations. It remains to be seen whether the implementation of the revised Directive will have implications for the location of wind turbines within South Dublin.

Small scale wind energy is generally permitted within the county subject to normal planning considerations.

The Council will also take cognisance of the requirements of the revised National Planning Framework and any updates to the National Development Plan which may impact or guide future wind energy development in South Dublin.

Summary and Learnings

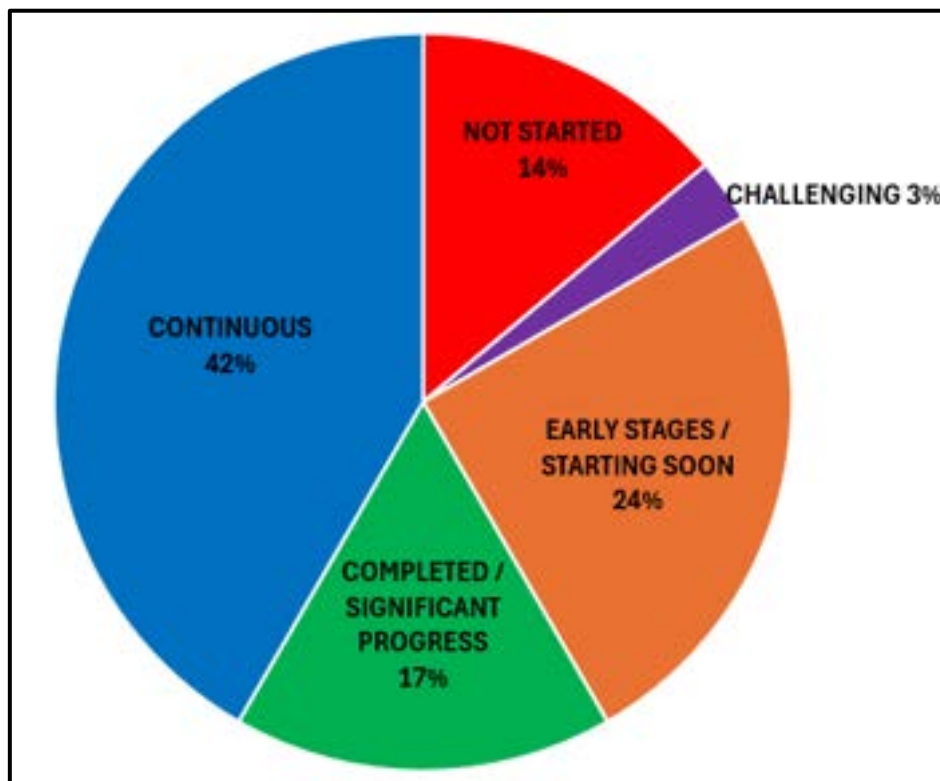


Figure 10.0 – Monitoring Progress of All Objectives contained in Chapter 10 Energy

The Climate emergency is perhaps the largest challenge facing the world and the State. The threats of climate change are natural, social, economic and territorial. According to the EPA, Ireland must invest in structural and behavioural change to enable the transition to a climate neutral, climate-resilient country. These changes include the rapid decarbonisation of energy and transport and the adoption of sustainable food production, management and consumption systems. The Council acknowledges that there can be difficulty around the delivery and implementation of initiatives to aid the mitigation and halt of the impacts of Climate Change, however the task remains critically important. The Council will continue to implement measures set out in its Plan and Climate Action Plan at county level and will continue to lead in this area.

Building on the structures and reporting mechanisms created during the delivery of the Council's previous Climate Change Action Plan (2019-2024), the Council's Climate Action Team will continue to monitor progress on each action throughout the lifetime of the plan and work with the seven Action Teams, overseen by the Climate Action Steering Group. National reporting will highlight the contribution the Council will make towards the national climate objective.

Whilst a complex and difficult challenge the continued application and implementation of the Development Plan will facilitate the Council's ambition to meet national climate requirements and achieve the vision set out in its own Climate Action Plan:

Working together to ensure that South Dublin is a place with a strong focus on local living, sustainable mobility, and quality of life for all, with leadership and initiative from South Dublin County Council to develop a low carbon and climate resilient County by 2050

42% of the Objectives in the Energy Chapter are considered continuous which reflects the nature of the Energy chapter with a large number of Development Management centric objectives to be implemented at planning application and Council led development stage.

Approximately 14% of the Objectives are not started with 41% of the Objectives at either Significant Progress/Complete stage and Early Stages which is a positive reflection on the work being carried out by Housing and other associated departments.

Overall, the Council has made significant progress on the implementation of the Policies and Objectives of the County Development Plan to date and on the achievement of the target 50% improvement in the Council's energy efficiency by 2030. A return of 14% of objectives not started is positive when there remains approximately four years left until the current County Development Plan expires.



Infrastructure and Environmental Services

Infrastructure and Environmental Services Chapter 11

Vision: Create an environment characterised by high quality infrastructure networks and environmental services to ensure the health and wellbeing of those who live and work in the County, securing also the economic future of the County.

Introduction

This chapter of the South Dublin County Development Plan sets out policy and objectives for the provision of infrastructure and environmental services, promoting sustainable development to ensure the health and wellbeing of those who live and work in the County, securing also the economic future of the County.

The availability of high-quality infrastructure networks and environmental services is facilitated in such a way that helps achieve the national climate change targets under both the Government and County Climate Action Plans.

High level policy at both national (NPF-National Planning Framework) and regional (RSES-Regional Spatial Economic Strategies) level aims to ensure that our environment is a key element in our consideration of growth and development.

This chapter is divided into the following areas; Water, Information and Communications Technology, Electricity Infrastructure, Waste Management, Environmental Quality: Air, Noise and Light, Airports and Aerodromes.

Through well considered policies and objectives the Development Plan sets out an approach to achieving the balance between ensuring sufficient infrastructure and environmental services are provided for the county while at the same time ensuring this is achieved in a sustainable manner.

Progress on Infrastructure and Environmental Objectives

The Council's need to sustainably deliver or facilitate delivery of the range of infrastructure and environmental services required by the County in line with European, National and Regional policy is significant.

Policy IE3: Surface water and Groundwater
Manage surface water and protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive

Examples of Implementation

The Council have delivered a number of projects that have demonstrated progress in this area. For example, in relation to water the Dublin Urban Rivers LIFE project seeks to improve water quality in County Dublin and promote water quality improvement in urban areas by making it quicker and cheaper to carry out domestic misconnection inspections using a GIS-based approach. This project has identified a significant number of properties in the County where misconnections from housing relating to washing machines, dishwashers and sinks are the primary source of urban water run-off and has followed up with property owners on rectifying the problem. Householder repairs are helping to improve water quality and aquatic biodiversity in their local rivers with over 85% of these misconnections fixed to date.

The Griffeen and Dodder were the first water bodies where projects were undertaken. Constructed wetlands, using natural ecosystem services to improve water quality, at Griffeen Valley Park and Dodder Valley Park were completed in November 2022.



A community planting day was held as part of the project recognising the need for the public to be involved with water quality. The LIFE project will also facilitate integrated constructed wetlands at other strategic locations in South Dublin County including Kilnamanagh and Tymon Park. These natural water retention measures will improve the quality of receiving river water, provide flood alleviation, bioretention of particulates and nutrients, improve habitat conditions and biodiversity, and promote the relationship between green infrastructure and public wellbeing. They are fulfilling the objectives of the River Basin Management Plan 2022–2027, Water Framework Directive, Climate Change Action Plan, Floods Directive and Biodiversity Plan.

The Planning Authority engaged with Uisce Éireann in Q4 2023 and received formal confirmation of the continued requirement for the restricted area map for Bohernabreena/Glenasmole Reservoir as contained in Appendix 5 of the Plan. To this end, the exclusion zone, which was

developed to protect the Bohernabreena Reservoir and catchment in the interest of public health and to prohibit development in the catchment, aligns with the Water Framework Directive (WFD) requirement that drinking waters sources are protected to avoid deterioration in quality and the current zoning restrictions should remain.

Policy IE4: Flood Risk
Ensure the continued incorporation of Flood Risk Management into the spatial planning of the County, to meet the requirements of the EU Floods Directive and the EU Water Framework Directive and to promote a climate resilient County.

Examples of Implementation

SDCC will continue to work with the relevant agencies and local authorities in the delivery of flood alleviation schemes within the county. There are a number of flood alleviation schemes being delivered or in the planning or design process. These are:

Poddle Flood Alleviation Scheme

Works have been ongoing in Tymon Park since April 2024 as part of the Poddle FAS with the Embankment E03 at Limekiln Rd Car Park now complete and re-opened to the public. Embankment E04 is also complete. Structural works for the flow control structure commenced in August 2024 with steel reinforcement works complete. The footprint for the integrated constructed wetland is fully excavated and ready for further work.

Camac Flood Alleviation Scheme

The Camac FAS is at Stage 1 Preliminary Design and went out for a second round of public consultation in April 2024. Engineering options assessment are continuing, with the Steering group (DCC,

SDCC and OPW) currently reviewing public consultation feedback, hydraulic model, engineering input and cost benefit analysis for economic appraisal.

Whitechurch Flood Alleviation Scheme.

This scheme commenced in May 2023

- Area 2 (St Enda’s Park) – Works substantially completed. Landscaping details currently being finalised with OPW and Parks

- Area 4 (Willbrook to St Gatien’s Court) - Defence Walls on right bank are completed with wall cladding scheduled to be completed this year. A Landscaping contractor has been appointed and will commence when cladding is complete. Remedial works to left bank have been identified and are currently being scoped.

- Area 5 (St Gatien’s Court to St Enda’s Drive)
 - Defence wall commenced on 26th February 2024. Foul sewer diversion required to complete defence wall has been completed. Works to recommence in Q3. In-stream trash screen works almost complete.

- Area 6 (St Enda’s Drive to 1-5 Whitechurch Stream) - Works on-going at 1-5 Whitechurch Stream. Estimated to be completed in Q4 with access consents for further properties now provided.

- Area 7 (Willbrook Lawn to Fanagans Funeral Home) - Works to commence in Q4 2024 with Tree Removal works.

The Development Plan includes for the first time scientifically derived riparian corridors which are identified on the Development Plan maps and have associated policy and objectives. This ensures that planning applications within these corridors are

assessed to ensure that they do not increase any flooding but also that they ensure water quality is considered as part of development.

Policy IE5: Information and Communications Technology (ICT)

Promote and facilitate the sustainable development of a high-quality ICT network throughout the County in order to achieve social and economic development, whilst protecting the amenities of urban and rural areas.

Examples of Implementation

A total of 20 telecommunications masts and their respective above ground level cabinets have been granted a licence since 2022 under Section 254. Five have been refused in the same period. These masts provide for telecommunications infrastructure, including broadband connectivity and other innovative and advancing technologies.

SDCC have an Art programme in place for the decorating and painting of above ground utility boxes to reduce their visual impact and to reduce anti-social behaviour such as graffiti. See [dublin-canvas-south-dublin-county-council-callout-for-submissions-summer-2023.pdf \(sdcc.ie\)](https://www.sdcc.ie/dublin-canvas-south-dublin-county-council-callout-for-submissions-summer-2023.pdf)



Policy IE8: Environmental Quality

Seek to take appropriate steps to reduce the effects of air, noise and light pollution on environmental quality and residential amenity in line with European, National and Regional policy and legislation.

Examples of Implementation

Following a period of public and stakeholder consultation in April and May 2024, the Dublin Agglomeration Environmental Noise Action Plan was finalised in July 2024 in-line with statutory requirements and has now been published on the websites of the Dublin Agglomeration local authorities. South Dublin hosts noise monitors at 10 fixed locations measuring noise 24/7 all across the county. The Council has four of the most trafficked roads in the country and noise levels are high at some of the sites, with little reduction over weekends. The

quality of road surfacing is now looked as being the key component in noise reduction as opposed to previous opinions that barriers or road speeds were better. Approximately 20km of existing roads are resurfaced per annum using PMSMA which reduces noise levels.

The Dublin Region Air Quality Plan was published in 2021 with the aim of improving nitrogen dioxide levels. The council has a number of air quality monitoring stations including at Tallaght and Lucan, both of which provide online results in real time and are managed by the Environmental Health Team. The air quality station in Lucan was commissioned in December 2022. Up to date information on air quality for the Dublin Area – which includes the four Dublin Local Authorities – together with the Air Quality Index for Health is available at www.epa.ie/air/quality.

Summary and Learnings

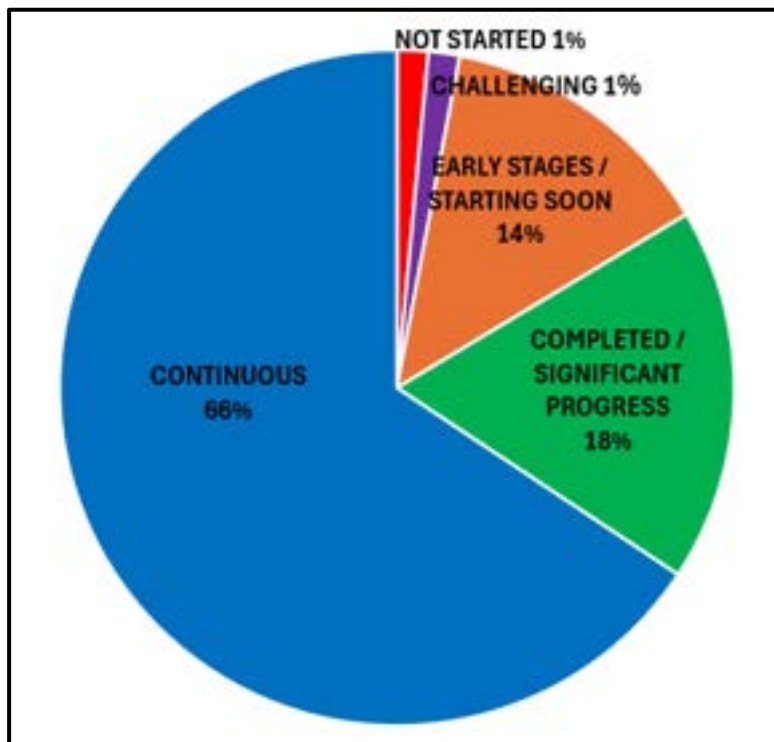
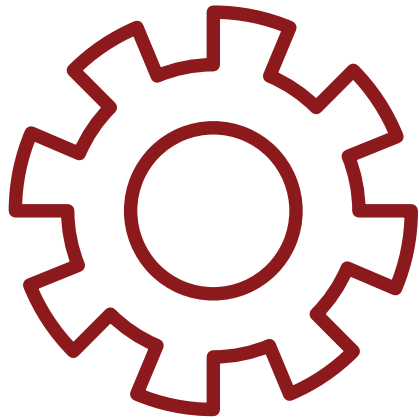


Fig 11.0: Monitoring Progress of All Objectives contained in Chapter 11 Infrastructure and Environmental Services

Of the 67 Objectives in this chapter, 66% are considered continuous which reflects the nature of the policies and objectives with a large number of Development Management centric objectives implemented on an on-going basis at planning application and Council led development stage.

Only 1% of the Objectives are not started with 32% of the Objectives at either Significant Progress/Complete stage or Early Stages which is a positive reflection on the work being carried out by the Council in conjunction with key stakeholders. Only 1% of the Objectives were categorised as challenging to monitor due to their nature or the wording of the objective.

Overall, the Council has made significant progress on the implementation of the Policies and Objectives of the County Development to date. A return of 2% of objectives not started or challenging is an excellent return with approximately four years left until the current County Development Plan expires. This indicates that the majority of objectives within the Infrastructure and Environmental Services Chapter is achievable within the lifetime of the Plan which is a significant learning.



Implementation and Monitoring

Implementation and Monitoring Chapter 12

Vision: *That development is implemented in accordance with the policies and objectives of the County Development Plan and verified through a robust monitoring mechanism.*

This chapter sets out development standards and criteria that arise out of the policies and objectives of the County Development Plan, to ensure that development occurs in an orderly and efficient manner and that it is in accordance with proper planning and sustainable development. It also sets out criteria for monitoring the implementation of Development Plan policies.

The monitoring framework sets out key performance indicators for each chapter of the Development Plan, including what needs to occur to ensure policy is met and identifies who and how it should be monitored.

This 2 Year Progress Report has used the key monitoring data as a starting point to ensure, when reviewing policies and objectives, that baseline data has been assessed, where relevant, and, when required and appropriate, supplementary data and local knowledge from internal and external staff and resources have been used.

The preceding sections of this report, and response to the individual objectives contained in Appendix 1, have responded to the monitoring framework and given detailed updates on the significant progress the Council has made in implementing the South Dublin County Council Development Plan in the 2-year period since its adoption in June 2022, noting that it only came into effect in August 2022.

However, at times there are many challenges to accessing some of this information, as well as data restrictions (CSO), and succession planning within various service areas in the Council. Notwithstanding, for most of the 1,042 Policies and Objectives, a response in line with the key performance indicator has been provided.

Overall, the objectives (878), have been assessed and the following graph demonstrates the status, using the criteria set out in Chapter 12, as well as other parameters to ensure a robust assessment was made. These are as follows:

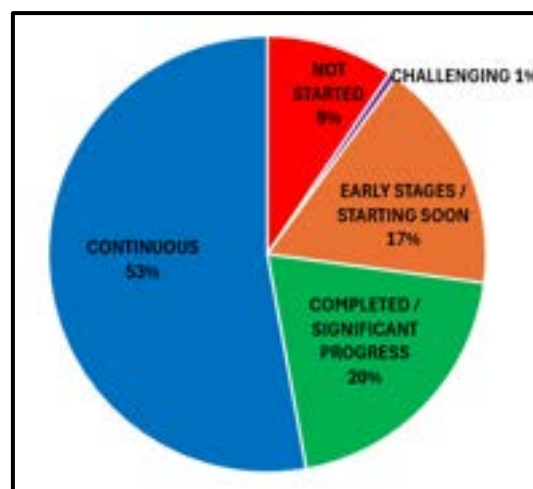


Figure 12: *Status of combined progress on all objectives contained within the County Development Plan*

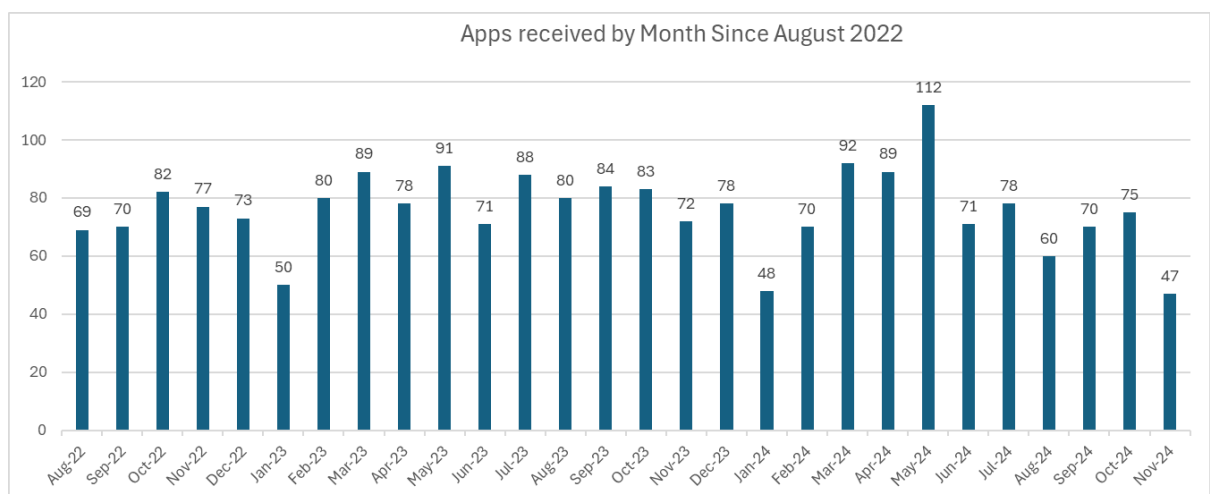
The above is a snapshot of the implementation of policies and objectives and are linked to each chapter of the Plan, but they also represent, not only the multifaceted approach to the application and implementation of the Plan, but also the cross departmental collaboration to ensure key policies and objectives are applied to relevant development proposals. This is to ensure the best outcome for current and future residents of the county, as well as ensuring South Dublin *will be a place that our communities are proud of, that our businesses can thrive in and that will help us to live greener and healthier lives.*

In addition to this, the Implementation chapter also sets out criteria for assessment of applications for different types of development proposal. These are the basis for assessment of the relevant standards of development for planning applications and at pre-planning stage by the Development Management team on a daily basis. The chapter also refers to key section 28 guidelines produced by the Department Housing, Local Government and Heritage or the predecessor department, sometimes in conjunction with other government departments, State Bodies and Agencies, which aid decision making and ensure a general national standard is met for proposed development. More recent guidelines include:

- Sustainable Residential Settlement and Compact Guidelines 2024, DHLGH. These new guidelines dealing primarily with density have superseded the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009), the companion Urban Design Manual – A Best Practice Guide, DEHLG (2009)
- Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, DECLG (2020) (Apartment Guidelines)
- Urban Development and Building Height – Guidelines for Planning Authorities, DEHLG (2018)

Planning Application Statistics

The Council is monitoring the level of applications received since the Plan came into effect in August 2022. There have been 2,127 Planning Applications received and assessed under the current Plan since its adoption. This is an average of 75 per month.



Additionally, the Council has liaised, where appropriate, with key external bodies to ensure the best outcomes, and the appropriate implementation of policies and objectives. This includes meeting with the Department of Education on a quarterly basis. Amongst other state and semi-state bodies, meetings are also held with Uisce Éireann and the NTA on a regular basis to ensure that their plans take account of the needs within South Dublin.

The Council is aware that the considerations relating to the built, social, ecological, cultural and historic environment are ever changing. The changes range from the local to the national context, as well as the legislative backdrop, in which these Plans and reports are prepared.

Some of these are as follows:

Legislative

As mentioned in the introduction, the Planning Act 2024 was signed into law in October of this year, with the revised draft National Planning Framework gaining Cabinet approval in November. It is likely that these will result in wholesale changes and transitional impacts for Planning Services and implementation from January 2025. This is in addition to the most recent guidelines issued by various Government Department since the adoption of the Plan, outlined above.

Additionally, it should be noted that other guidelines and strategies are due to be reviewed, which the Council will need to be cognisant of moving forward with regard to the implementation of the Plan and its objectives.

Climate

The Council will continue to support the Community Climate Action Programme and other initiatives to address climate change at local level, including the actions set out in the South Dublin Climate Action Plan. Additionally, the Council will seek to continue to adapt our service delivery where required to help address climate change. The entire thrust of the County Development Plan is towards climate action, whether through objectives for compact development and the 15-minute city or through transport policy or energy. Audits at the end of each chapter set out how the objectives respond to climate action. This was recognised as best practice by the OPR in their Case Study Paper on Climate Change. The Council is aware that the delivery of Climate Action as both a National and Local matter of urgency is fundamental to the delivery of sustainable development and achieving the overall vision of the Plan itself.

<p>5.1.2 South Dublin (Draft CDP 2022-2028)</p> <p>The South Dublin Climate Action Audit at the end of each chapter was a unique example of how to integrate the climate action objectives in the development plan. Similar to the Laois example, it importantly identifies the sources of GHG emissions, and the measures set out to address them.</p>	<p>Including it in each chapter as opposed to a single table in the climate chapter strengthens the integration as a cross-cutting issue. Looking to the future, this audit could be further enhanced by including reference to the baseline emissions in each sector, which will be determined through the local authority climate action plans (see Section 5.6).</p>
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Source: Extract from the OPR's Case Study Paper CSP05 on Climate Change, March 2022

Housing

The Council will continue to support the need to deliver housing of different types and tenures across the County, in line with Housing for All (or subsequent variations/amendments), in addition to the awaited revised National Planning Framework (NPF), as well as the new Planning Act 2024.

The Council will continue to proactively manage, monitor and activate land across the County (see Chapter 2), through innovative measures to ensure continued levels of housing delivery, such as the Housing Supply Monitor Dashboard. Housing consents, completions and monitoring can be found in the housing chapter.

Community

A collaborative internal environment across Departments will be continued to ensure the co-ordinated delivery of social and community infrastructure. Furthermore, the Council will continue to collaborate with key Government Departments to ensure the required level of educational services, and other key identified services, are catered for, in line with the needs of the County and any future Social Infrastructure Audit carried out.

Employment

The Council will continue to support the facilitation of a strong and resilient economic base providing expanded opportunities for employment and facilitating a good quality of life within vibrant and attractive places to live, work, visit and invest. The Employment Study carried out as part of this 2 year review will help to further understand the nature, trends and types of employment in the County, and where it currently is located. This will feed into the preparation of the South Dublin Economic Strategy which is intended to be published in 2025.

Transport and Sustainable Movement

The Council will continue to work with key stakeholders, such as TII and NTA, to facilitate a modal shift and increase the number of residents walking, cycling and using public transport, whilst reducing the need for private car journeys. The rollout of the Cycle South Dublin schemes will continue to be progressed across the county in line with the agreed schemes.

Quality Design and Placemaking

The Council through various internal processes, as well as through the Development Management process, will continue to implement principles of healthy placemaking, and quality design, which will ensure sustainable communities are created across the County. Additionally, this will tie in with a number of key areas outlined in the Plan, such as transport and sustainable movement, green infrastructure, and community development, as well as housing.

The Council will continue to promote high quality urban design and healthy placemaking that delivers attractive, connected, vibrant and well-functioning places in which to live, work, visit, socialise and invest.

Infrastructure

The Council, through various channels, will continue to collaborate key stakeholders to ensure adequate and sufficient infrastructure is provided across the County, notably to ensure sufficient capacity is planned and delivered. The Council, across its various departments, will continue to ensure that it creates an environment characterised by high quality infrastructure networks and environmental services to ensure the health and wellbeing of those who live and work in the County, whilst also securing the economic future of the County.

Heritage and Biodiversity

The Council will continue to support initiatives to protect our built and cultural heritage, as well as engage with and support communities in biodiversity enhancement and protection and implement biodiversity projects as funding allows, in addition to the social and educational workshops and workflows undertaken across Architectural Conservation and Biodiversity sections.

Actions under the South Dublin Biodiversity Action Plan 2020-2026 continue to be rolled out. A pre-draft consultation has been undertaken for the next County Heritage Plan and work continues on the draft plan.

Both the Conservation Officer and the Heritage Officer play key roles in advising on planning applications and plans produced by the Council and in the allocation and implementation of funding for various projects where this is available.

Energy

The Council will continue to support the development of the renewable energy sector, where appropriate, and the improvement and development of the strategic infrastructure needed to support the development of the sector. The Council will also continue to monitor energy applications throughout the lifetime of the plan, including those which have a wider impact on energy need in the County and the State.

The Council awaits the release of the updated Wind Energy Guidelines scheduled for publication in Q4 2024.¹ The Council, will, therefore, strive to deliver a green society and circular economy adaptable to new technologies, a home and place of employment for people and industries striving towards reducing their carbon footprint.

Conclusion

This report outlines the status of the relevant chapters, policies and objectives. As set out in the introduction to this report, there are a number of challenges, notably around the number of objectives, internal resourcing, reliance on external input, and the formulation of policies themselves (for example, are they S.M.A.R.T.). The latter is particularly important when it comes to monitoring. There is also an issue of relevance when it comes to objectives. In some cases, objectives would be better placed within different plans or strategies which more closely aligns with their intent.

¹ <https://www.oireachtas.ie/en/debates/question/2024-03-06/109/>

In this regard, implementation of the policies of the County Development Plan, and the delivery of desired planning outcomes, may be subject to a range of external factors, most notably wider economic circumstances and availability of resources. Notwithstanding these limitations, the implementation and monitoring framework seeks to align, where possible, the right indicators that appropriately reflect and measure whether a policy is being achieved. The report seeks to provide, as best as possible, updated status of the policies and each of the 878 related objectives, as well as provide a narrative as to how they are being achieved, implemented and delivered.

Whilst progress is being made in terms of the delivery of the Plan's objectives and key visions for SDCC between 2022 and 2028, there is a clear need for an ongoing, robust monitoring system. The establishment of a monitoring system is important to better understand whether and to what extent the policies of the Development Plan and their objectives are being realised and whether their impact is positive. An initial monitoring system has been developed by the Planning Department for housing supply and this will be made public through the South Dublin website. While it is a very good start, challenge remain in automating many of the indicators and the Council will continue to pursue, subject to resources, the development of an efficient, effective and appropriate monitoring system, automated to the greatest extent possible, to ensure information is easily accessible, digestible and understandable.

Additionally, as set out in the introduction, the Council will continue to engage with the Office of the Planning Regulator (OPR) and to implement the six recommendations outlined as part of the Planning Review of the Council's Planning Services.

Having reviewed all of the objectives of the County Development Plan, and recognising their wide-reaching remit, there has been substantial progress in their delivery. Furthermore, the Council will continue their efforts with regard to the delivery of objectives through innovative and creative means, as recognised by the Irish Planning Institute in 2023, whereby SDCC's Planning Department won Work Place of the Year, and a Research and Innovation Award for Active Land Management, which will aid the development and delivery of Brownfield land as part of the Plan.



Members of the SDCC Planning and Parks and Public Realm Team who attended the IPI Awards, September 2023.

In addition to this, the Council's Planning Team were also commended for the County Development Plan itself, including the plan making process, online consultation during Covid-19, and the innovative approach set out in the Plan to achieving the vision for the County. Separately, the Council's Planning Team was all commended for their work on the Tallaght Town Centre Public Realm and URDF Projects, including the Innovation Centre, as well as the development of the Green Space Factor, which is an innovative, climate oriented objective of the Plan.

Additionally, the Council is employing creative and innovative means to unlock and deliver infrastructure and housing in both SDZs (Adamstown and Clonburris), as well as undertaking the largest regeneration project in the Country, City Edge.

Overall, the Plan is the fundamental bedrock for the implementation and delivery of these innovative approaches, bringing to fruition delivery and implementation on the ground across the County.