

**REPORT OF LAND USE, PLANNING AND TRANSPORTATION  
HYBRID STRATEGIC POLICY COMMITTEE MEETING**

**HELD ON THURSDAY 29TH MAY 2025 at 5.30p.m.**

**PRESENT**

|  |  |  |
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| **Members** | **Council Officials** |  |
| Cllr Yvonne Collins (Chair) | Eoin Burke | Director of Services |
| Cllr David McManus | Mary Maguire | Senior Executive Officer |
| Cllr Helen Farrell  Teams | Hazel Craigie (Teams) | Senior Planner |
| Cllr Jess Spear  Teams | Colin Clarke (Teams) | Senior Executive Planner |
| Cllr Niamh Fennell  Teams | Rosaleen Dwyer | Heritage Officer |
| Cllr Paddy Cosgrave  Teams |  |  |
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| Business Commercial |  |  |
| Development / Construction  Sean O’Neill  Teams |  |  |

**HI – March 2025 Minutes**

The Minutes of the March (February deferred )2025 SPC, held on 13th March 2025 were Proposed by Cllr Y Collins, seconded by Cllr P Cosgrave and **AGREED**

**H2– Update on Heritage Plan**

The report as circulated was presented by Ms Rosaleen Dwyer, Heritage Officer

The presentation focused on

* Summary Timelines
* Introduction to the new Heritage Plan, setting the context
* Policy context for the Heritage Plan
  + Where it sits Update on Phase 1 (Rural) Speed Limit Review
* Highlights from the previous Heritage Plan
* South Dublin County’s Key Heritage Values (Action Theme)
  + Pride in our place
  + Partnership
  + Communicate & Celebrate (Communities)
* Actions per KHV
* Next Steps
  + Finalise draft document in preparation for Draft Plan consultation process

June/July 2025

* + Assess submissions, revise draft as appropriate, bring to Council for NOTING October / November 2025

Ms Dwyer responded to queries raised by Cllrs Farrell and Cosgrave relating to dereliction, and old mills and the suitability of the scheduling of Heritage Week.

### **H3 – Clondalkin LAP Update**

The report as circulated and presented by Ms Hazel Craigie, Senior Planner

The presentation focused on:

* Implications of the new Planning & Development Act 2024
  + Local Area Plan no longer an option
  + Will be brought forward as a Variation to the CDP to be described as **Clondalkin Local Planning Framework**
* Work to date, and ongoing
* Timelines and next steps
  + Briefing for ACM members in June
  + Variation to go on display August to late September
  + CE Report to Councillors in October
  + Consideration of the Variation at December Council Meeting

**H4 - Clonburris SDZ proposed nonmaterial amendments**

The report as circulated was presented by Mr. Colin Clarke, Senior Executive Planner

The presentation focused on the following:

* Background and current status
* Rationale behind the proposed amendments and associated impact
  + 16 proposed amendments
    1. Implement the Compact Guidelines
    2. Amend and relocate a proposed Pedestrian Bridge over Canal
    3. Amend the proposed vehicular bridge over railway to a pedestrian/cycle bridge
    4. Deletion of North-South Avenue/Links Objective
    5. Remove the requirements for Park Hubs at Gallanstown & Cappagh and add new Park Hub at Canal Park
    6. Pedestrian bridge – relocation to Urban centre in conjunction with railway
    7. Clarification on the Green Bridge
    8. Provide limited flexibility of the urban design parameters to respond to site constraints
    9. Amend the EV charging requirements
    10. Clarify Catchment Areas
    11. Clarification in relation to the ‘Roll Over’ provision
    12. Provide clarity in relation to assessment of domestic extensions
    13. Amend the Retail Frontage parameters
    14. Potential unit movement from south to north
    15. Allow rooftop telecommunications infrastructure, exempt from SDZ height limits
    16. Associated changes/references

Mr Clarke and Mr Burke responded to queries raised regarding bridges, pNHA, eV Chargers, engagement with transport providers,

### **H5 - Update on Review of Development Contribution Scheme**

The report as circulated was presented by Ms Mary Maguire, Senior Executive Officer.

The presentation focused on

* Background & Statutory Basis
* Definition / description of Public Infrastructure & Facilities
* Reasons for review of scheme
* Statutory Process – 2 key phases / 7 steps
  + Drafting scheme
  + Public consultation
* Programme Timelines
  + commencing public consultation in July
  + Resolution of Council in October
* Post Making Scheme
  + Duration of scheme
  + Indexation

Ms Maguire responded to queries raised by Cllr Spear regarding potential supports for small business.

### **H6- Update on City Edge**

The report as circulated was presented by Mr Eoin Burke, Director of Service.

The presentation focused on

* Background to the City Edge project
* Strategic Urban Regeneration Framework’ (SURF) is being finalised which will provide a statutory basis including more detailed guidance to direct the planning of the area
* Urban design report being finalised
* Several other studies ongoing – transport, undergrounding. Seveso sites
* SURF will be proposed as a CDP Variation and Urban Development Zonedesignation will be sought
* Three Priority Development Areas (PDAs) have been identified within the SDCC area –
  + Red Cow & Cherry Orchard
  + Long Mile
  + Greenhills
* For each PDA urban design layouts and guidance have been prepared
* Urban Development Zone - mechanism in new Planning and Development Act, 2024 which provides local authorities with the ability to identify strategic lands for which development would be of significant economic, social and environmental benefit to the State.
* Next Steps and Timelines (12 weeks)
  + Finalise Strategic Urban Regeneration Framework (SURF).
  + Undertake Environmental Reports (SEA, AA, SFRA).
  + If relevant sections of the Act have commenced:
    - * carry out UDZ pre-designation public consultation.
      * consider whether to await commencement or proceed with proposed variation public consultation.
  + Members’ briefing will be held in advance of any public consultation.

Mr Burke responded to queries raised by Cllrs Cosgrave and Spear raised relating to Council land / proposals to purchase, time from planning to delivery (Longterm project eg Dublin Docklands) , connectivity / permeability, engagement with stakeholders, value / benefit of UDZ designation

**H7 Update on Road Safety Strategy**

The report as circulated was presented by Ms Mary Maguire, Senior Executive Officer

### The report focused on:

* Background to the strategy - **Government Road Safety Strategy (GRSS)** which has adopted a Vision Zero Policy to be achieved by 2050
* Synopsis Evaluation of SDCC 2022-2024 Road Safety Plan
* Collision by road user type
* Local Targets
* Safety Key Performance Indicators
* Timelines and next steps
  + Bring proposal and 1st draft to June RSWTG
  + Bring Final Draft to September RSWTG & SPC
* Launch : Thursday 9th October (as part of National Road Safety Week)

Ms. Maguire responded to queries raised in relation to collision data and how SPC members might have input.

**H8 Update on Revised National Planning Framework**

The report as circulated was presented by Ms Hazel Craigie, Senior Planner

### The report focused on:

* Revises the NPF 2018-2040
* Sets new targets for housing at a national level
* Sets comprehensive policy context for planning
* Compact Growth descriptive
* 8 National Strategic Outcomes
* 10 Strategic Investment Priorities
* Ministerial Letter to all Chief Executives dated 16th May 2025 with specific direction
* Review of land capacity
* Revised national population targets 2022– 2040
  + Population projected to grow to 6.1 million by 2040
  + 950,000 additional people 2022 to 2040
  + EMRA additional 470,000
  + Dublin City & Suburbs target growth – 296,000 (2022-2040)
  + Targets for each LA awaited

Ms. Craigie and Mr Burke responded to queries raised by Cllr Spear, Cllr McManus and Sean O’Neill regarding population targets, serviced land capacity and availability, and necessary supporting infrastructure (creches / schools/ roads)

 The meeting concluded at 7.00pm.