

NPF Implementation CDP Variation Preparation

Presentation to SPC

Planning & Transport

NOV 2025

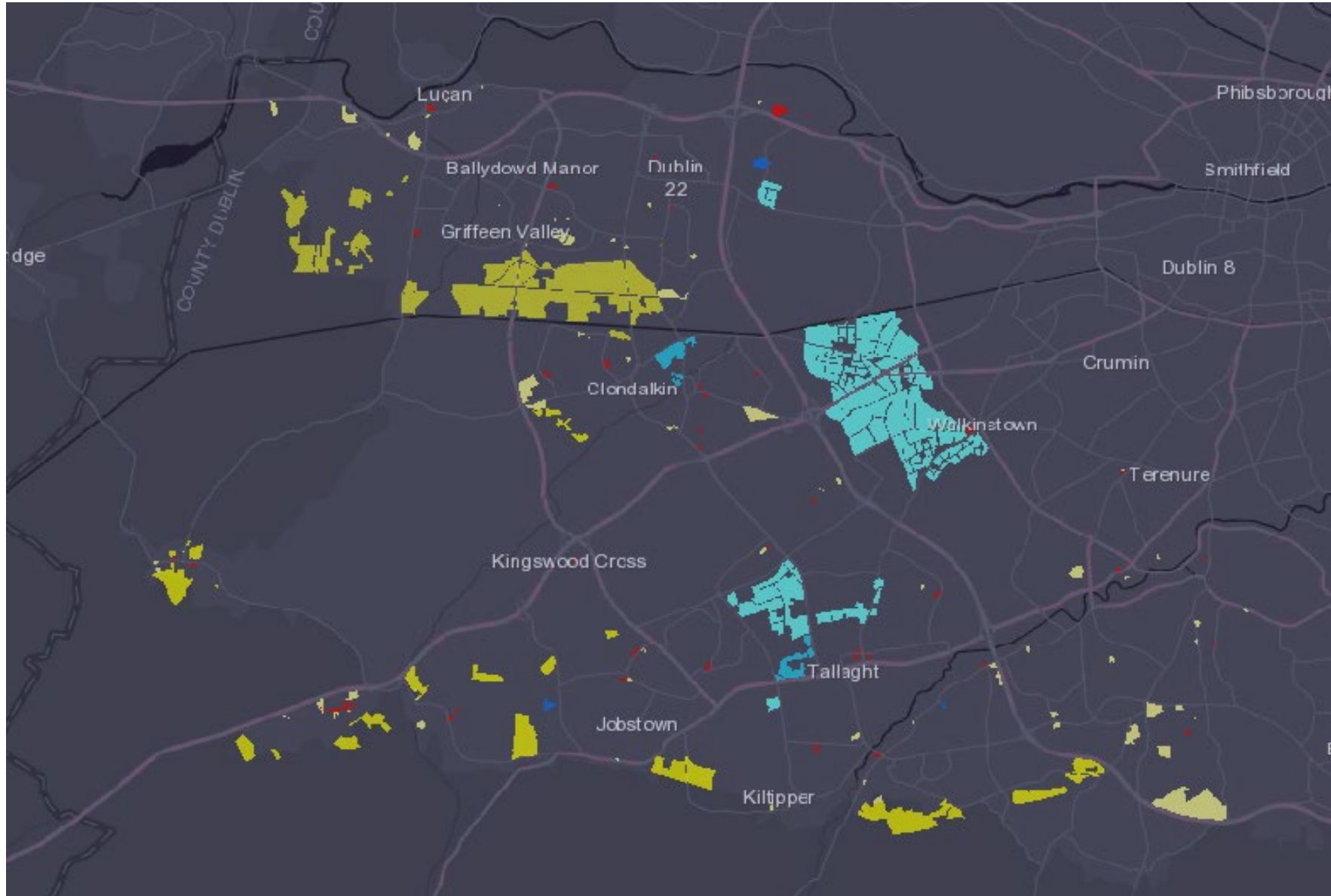
SDCC Approach

1. Address the anticipated shortfall in delivery to 2028 and utilise the “additional provision” set by national guidelines, ensuring flexibility and resilience in the housing supply pipeline:
 - **Zone additional land equivalent of up to c.7,900 dwellings** under a proposed CDP variation
 - Identify policy measures to facilitate the release of currently zoned lands
2. Non-statutory consultation “call for lands” to invite submissions of suitable lands which meet SDCC’s criteria to inform SDCC’s work
3. Continue activation of brownfield land & delivery of long-term zoned potential:
 - **City Edge Strategic Urban Regeneration Framework** proposed variation to CDP
 - **Clondalkin Local Planning Framework** proposed variation to CDP ongoing
 - **Tallaght Town Centre LAP**
4. Long-term planning to 2040:
 - Identify **future Strategic Development Areas** as strategic reserve landbanks & also plan for longer-term housing needs
 - Enable SDCC, utility providers, landowners & other key stakeholders to plan for release of strategic reserve lands as need arises during 2030s

Current Development Potential

SDCC

Current Residential Zoned Land Capacity Map



Current Zoned Land Capacity

Zoned Land Capacity & Status Q3 2025					
Status	Total No. Dwellings	Total Area (Hectares)	Of which within		Average Densities
			SDAs*	Non-SDAs*	
Under construction	5,540	96	3,633	1,907	58 dph
Permitted	6,994	136	4,043	2,951	52 dph
Zoned Available Non-Strategic	6,020	123	0	6,020	49 dph
Zoned Available Strategic	16,926	215	16,926	0	79 dph
Total Current Zoned Land Capacity	35,480	570	24,602	10,878	62 dph
Long-term Zoned Potential (up to and beyond 2040)	21,695	270	19,170	2,525	80 dph
Total Long-term Zoned Land Capacity (up to and beyond 2040)	57,175	840	43,772	13,403	68 dph

*SDAs=Strategic Development Areas

NOTE: Figures are estimates based on high-level assessment which is an ongoing exercise & may change based on further analysis and/or information available

Forecasting Additional Need to 2040

Forecast Land Capacity Delivery	2025-28	2029-30	2031-34	2035-40
Baseline housing growth target (cumulative)	11,699	18,239	31,319	45,803
Forecast delivery (no. of dwellings)	9,613	5,530	10,710	9,629
Forecast delivery (cumulative no. of dwellings)	9,613	15,142	25,852	35,480
Forecast delivery (% of target)	82%	83%	83%	77%
Cumulative shortfall:				
No. of dwellings	2,086	3,097	5,467	10,323
Land equivalent (hectares/40-80 dph)	26-53ha	38-77ha	67-134ha	126-252ha
Maximum additional provision* (50% capacity/land above baseline target):				
No. of dwellings	5,850	9,120	15,660	22,902
Land equivalent (hectares/40-80 dph)	73-146 ha	114-228 ha	196-391ha	286-573ha

***Notes:** Additional provision=range of extra zoning capacity that may be required to achieve targets
Any lands for “additional provision” will be subject to detailed analysis under Compact Settlement Guidelines 2024

Non-Statutory Consultation

“Call for Lands”



Details

- 23 Oct – 13 Nov
- Supplement existing knowledge and priority locations
- 46 submissions received
- All submissions viewable at: <https://consult.sdublincoco.ie/en>

SDCC Criteria:

- are within built up footprint & contribute to compact growth
- support Transport-Oriented Development
- are serviced or serviceable within five-year period
- be in proximity to or can provide good social infrastructure
- support infill housing, housing on brownfield land and/or address vacancy and dereliction, and
- have no significant challenges or impediments to development

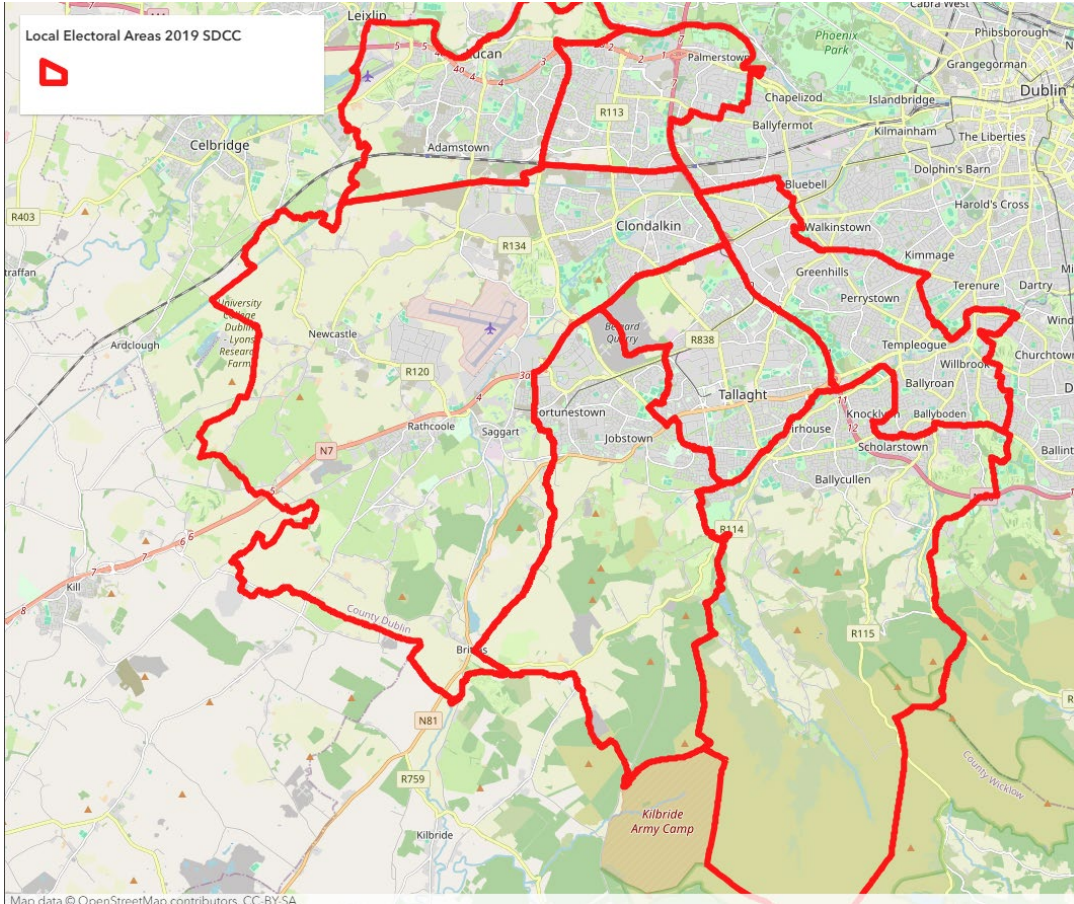
Summary of Submissions by Area



No. of submissions for lands in/around the following:

- 11no. – Newcastle
- 7no. – Adamstown SDZ and north-western urban/rural fringe
- 6no. – Kiltipper-Corbally
- 4no. – Ballycullen
- 4no. – Tallaght
- 3no. – Clondalkin
- 3no. – Rathcoole
- 2no. – Lucan / Liffey Valley SC
- 2no. – Saggart
- 1no. – Knocklyon
- 3no. general submissions from LDA, Iarnród Éireann and an individual

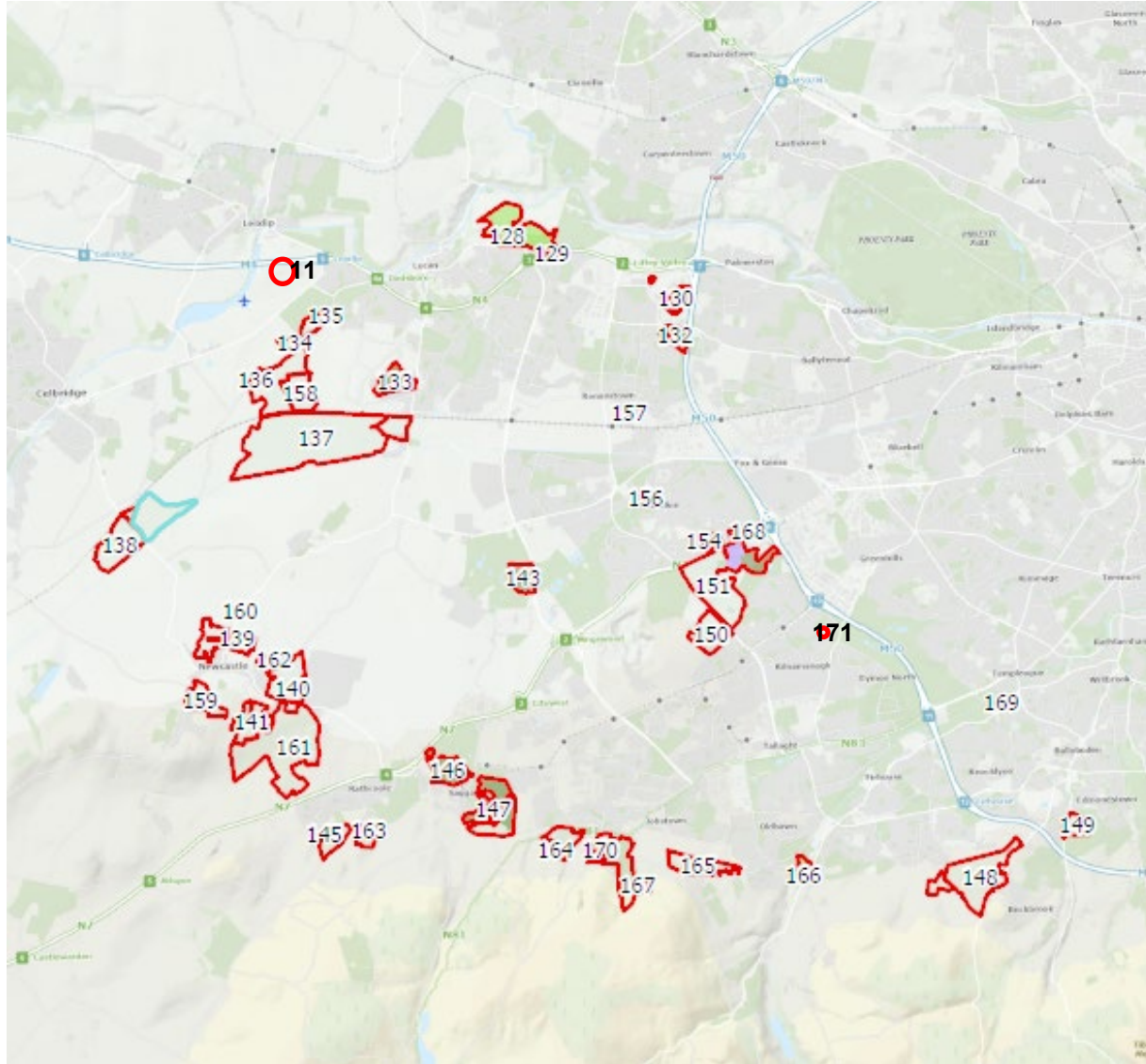
Summary of Submissions by Electoral Area



- Clondalkin
 - 11no. - Newcastle
 - 3no. - Clondalkin
 - 3no. - Rathcoole
 - 2no. - Saggart
- Palmerstown-Fonthill
 - 1no. - Liffey Valley SC
- Lucan
 - 6no. - Adamstown
 - 1no. - Cooldrinagh
 - 1no. - Lucan
- Tallaght Central
 - 3no. - Tallaght
- Tallaght South
 - 5no. - Corbally
 - 1no. - Kiltipper
- Firhouse-Bohernabreena
 - 4no. - Ballycullen
 - 1no. - Kiltipper
 - 1no. - Knocklyon
- 3no. general submissions from LDA, Iarnród Éireann and an individual

Potential Variation Future Lands and Policy Approach

Potential Lands Map



- 39no. landbanks
- Raised via submissions, previous CDP submissions or identified by SDCC based on high-level review
- Landbanks can comprise of multiple sites merged for the purpose of assessment by virtue of location and common characteristics/needs
 - 7no. – Newcastle
 - 7no. – Adamstown & northwest urban/rural fringe
 - 5no. – Clondalkin
 - 5no. – Kiltipper-Corbally
 - 4no. – Lucan / Liffey Valley SC
 - 2no. – Saggart
 - 3no. – Tallaght
 - 2no. – Rathcoole
 - 1no. – Knocklyon
 - 1no. – Ballycullen
 - 1no. – Edmondstown

Ongoing Review

The review of potential lands is ongoing and includes consideration of, inter alia, the following:

1. Environmental impact
2. Flood risk
3. Need and capacity for growth, including alignment with National Policy Objective 17 of the National Planning Framework (April 2025) in relation to growth of settlements outside Dublin City and Suburbs
4. Planning Assessment
 - a. National and regional planning priorities, including priority locations, compact growth, etc.
 - b. Proximity to services / and public transport
 - c. Settlement Strategy
5. Infrastructure Assessment
 - a. Access and transport
 - b. Water, wastewater and surface water
 - c. Energy
6. Other factors to be considered/addressed
 - a. Existing social infrastructure and amenities
 - b. Environmental / heritage sensitivities
 - c. Site/location physical or other constraints

Proposed Variation

1. Briefing of Elected Members – 28th Nov 25
2. Ongoing environmental & flood risk assessments (SEA/AA/SFRA)
3. Consideration of options/alternatives
 - Further stakeholder engagement/input
 - Comparative criteria-based assessment of potential locations
4. Proposed variation:
 - Amendments to core strategy & associated text, & proposed zoning changes to CDP
 - Briefings for elected members
5. Proposed variation of County Development Plan
 - 14- week timeline (4 weeks for display & public submissions, 4 weeks for CE Report & 6 weeks for members to consider CE Report)

Members resolve to:

- i. Make the variation,
- ii. Refuse to make the variation, or
- iii. Make the variation with modifications

Variation has immediate effect once made.

Any material alterations will require further public consultation





Comhairle Contae
Átha Cliath Theas

South Dublin
County Council