

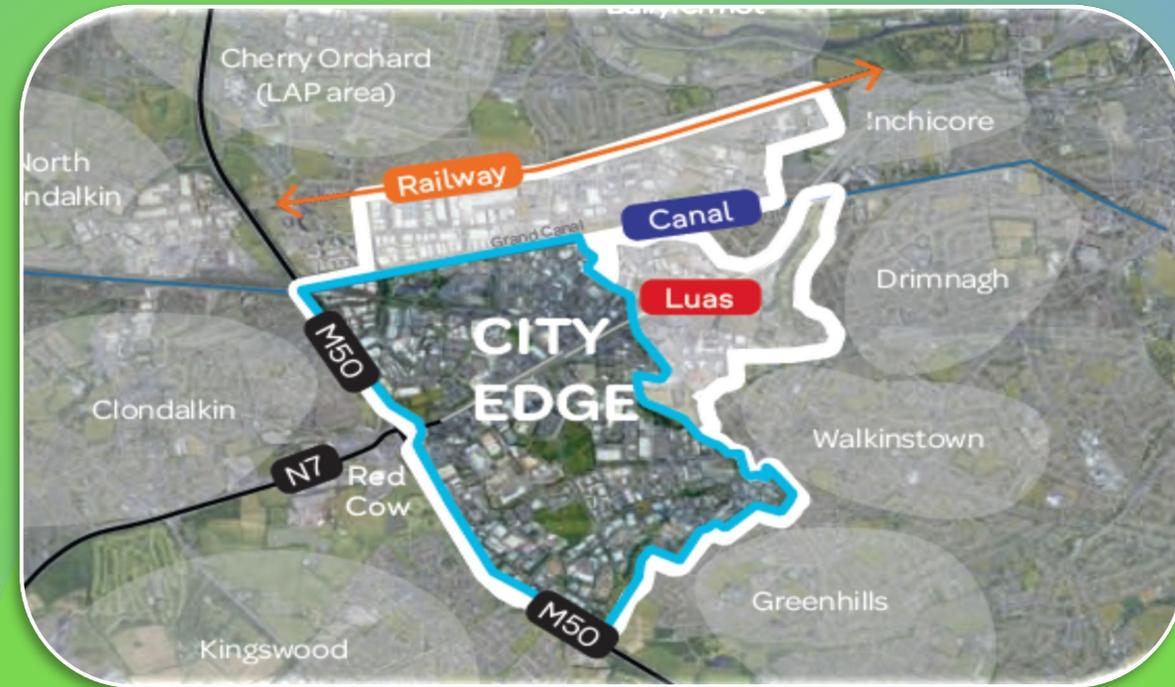


# City Edge Project Update (Feb 2026)



# City Edge Project Update (Re-Cap)

- Joint initiative between SDCC and DCC to create a new urban quarter
- Naas Road, Ballymount, and Park West areas
- Aligns with NPF, RSES – compact growth, TOD, 15-minute city principles
- 700 Ha – largest regeneration area in Ireland
- Up to 40,000 homes, 80,000 population and 75,000 jobs
- Successful application in 2018 for €1 million URDF Funding to prepare non-statutory **Strategic Framework** – high level vision and delivery plan to 2070. Framework noted by Council May 2022.
- **Strategic Objectives:**
  - Compact growth and 15-minute city principle
  - Active travel and public transport
  - Blue and green infrastructure
  - Housing choice
  - Diverse employment offer
  - Climate resilience.



# City Edge Project Update (Re-Cap)

## What's happened since the last SPC Update?

### The Approach/Next Steps Indicated:

- Continue the progression with the Strategic Urban Regeneration Framework for the City Edge Area;
- Await relevant sections of the Planning and Development Act 2024 relating to 'Candidate Urban Development Zones' (UDZ) to Commence.
- Once Relevant Sections of the 2024 Act had commenced initiate UDZ Pre-Designation Consultation Process.
- Expected Timeline For Commencement Q4 2025
- Work Commenced and was completed on the UDZ Pre-Designation Consultation Booklet, a Consultation Strategy was formulated with strong indications from the Department that relevant sections would be commenced along with other sections of Part 3 of the Act.
- Envisaged Timelines for UDZ Consultation identified - January 2026 and a Variation Publication April 2026.



# City Edge Project Update (Re-Cap)

## The Current Situation:

Relevant Sections of the 2024 Act **did not commence** as had been initially indicated by the Department.

## Reason:

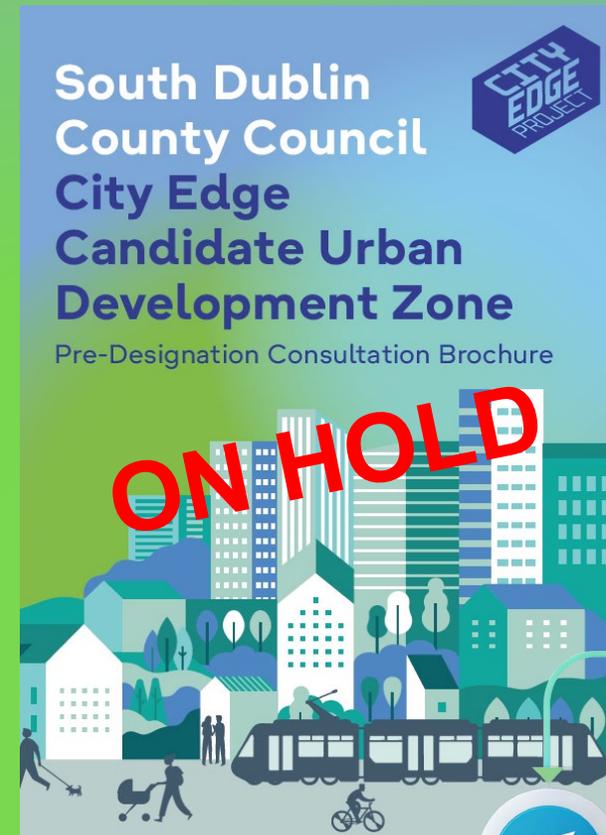
Issues were identified in the legislation in regard to how Strategic Environmental Assessment was referenced and how this interacted with Part 6 of the 2024 Act.

## Proposal:

A Planning and Development Amendment Bill has been drafted for consideration through the Oireachtas in Q1 2026. This will include an amendment to the relevant parts of the UDZ legislation.

## Expected Timeline:

Intention of Department is to commence relevant sections as soon as possible once the Amendment Bill has been passed. **Likely timeline end of Q2 2026 (June)**



# City Edge Project Update (Re-Cap)

## SDCCs Approach/Next Steps:

- Work has continued to progression with the Strategic Urban Regeneration Framework (SURF) for the SDCC part of the City Edge Area
- Consultation Strategy currently being finalised
- Internal and External Engagement with Infrastructure providers has continued to inform the Draft SURF
- The Draft SURF is currently being finalised and relevant Environmental Assessments will be carried out.
- Target Timeline for the Draft SURF to be published **April 2026**



# City Edge Project Update (SURF)

## High Level Timeline Overview:

- Members Briefings on the Draft SURF 1<sup>st</sup> Week in April 2026
- Draft Strategic Urban Regeneration Framework (SURF) Public Display Mid April 2026
- 4 Week Consultation up to Mid May 2026
- CE Report submitted to Members Mid June 2026
- Consideration of CE Report July Council meeting 2026

Questions