



# City Edge Project Update (March 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.



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## City Edge 2025

- Continue the progression with the Strategic Urban Regeneration Framework for the City Edge Area (Statutory Plan);
- 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 was 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.



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## The Current Situation:

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

## Reason:

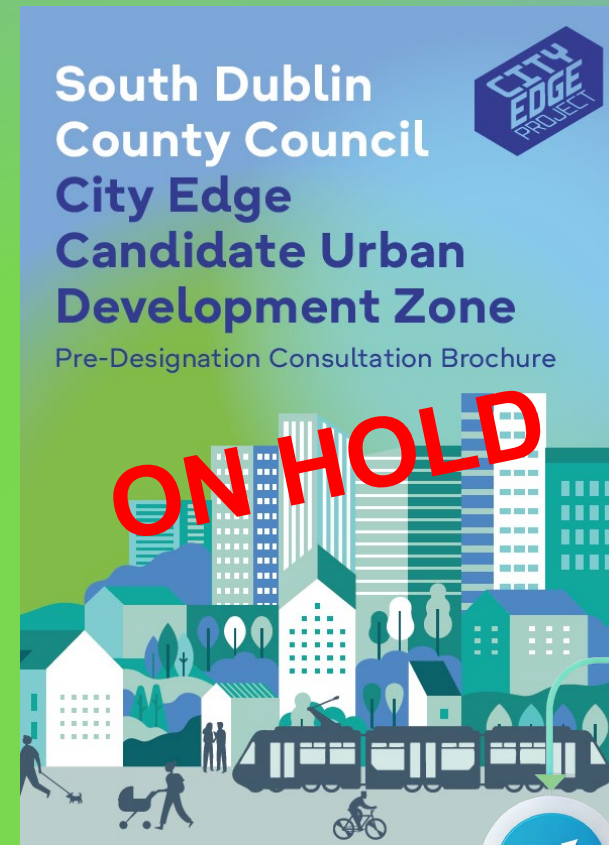
Issues were identified in the legislation in regard to how Strategic Environmental Assessment was referenced and how this interacted with Part 6 of the 2024 Act.

## 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 progress with the Strategic Urban Regeneration Framework (SURF) for the SDCC part of the City Edge Area. This will be brought forward as a proposed variation to the County Development Plan.
- 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 Progress)

## Studies Informing the SURF:

- The SURF will provide a **statutory basis** including more detailed **guidance** (than the Strategic Framework) to direct the planning of the area over the short to medium term (to approximately 2042).
- **ASAG** (Supplementary Analysis and Guidance) document has been completed to inform the SURF.
- **Undergrounding Over Head Lines:** Feasibility Study has been completed.
- **SEA Scoping Report** Issued to Environmental Authorities for consideration
- **Environmental Report(s)** Preparation on-going
- **Transport Modelling Report:** Completed

## City Edge Strategic Framework (2022) Summary of Strategic Objectives



# City Edge Project Update (SURF)

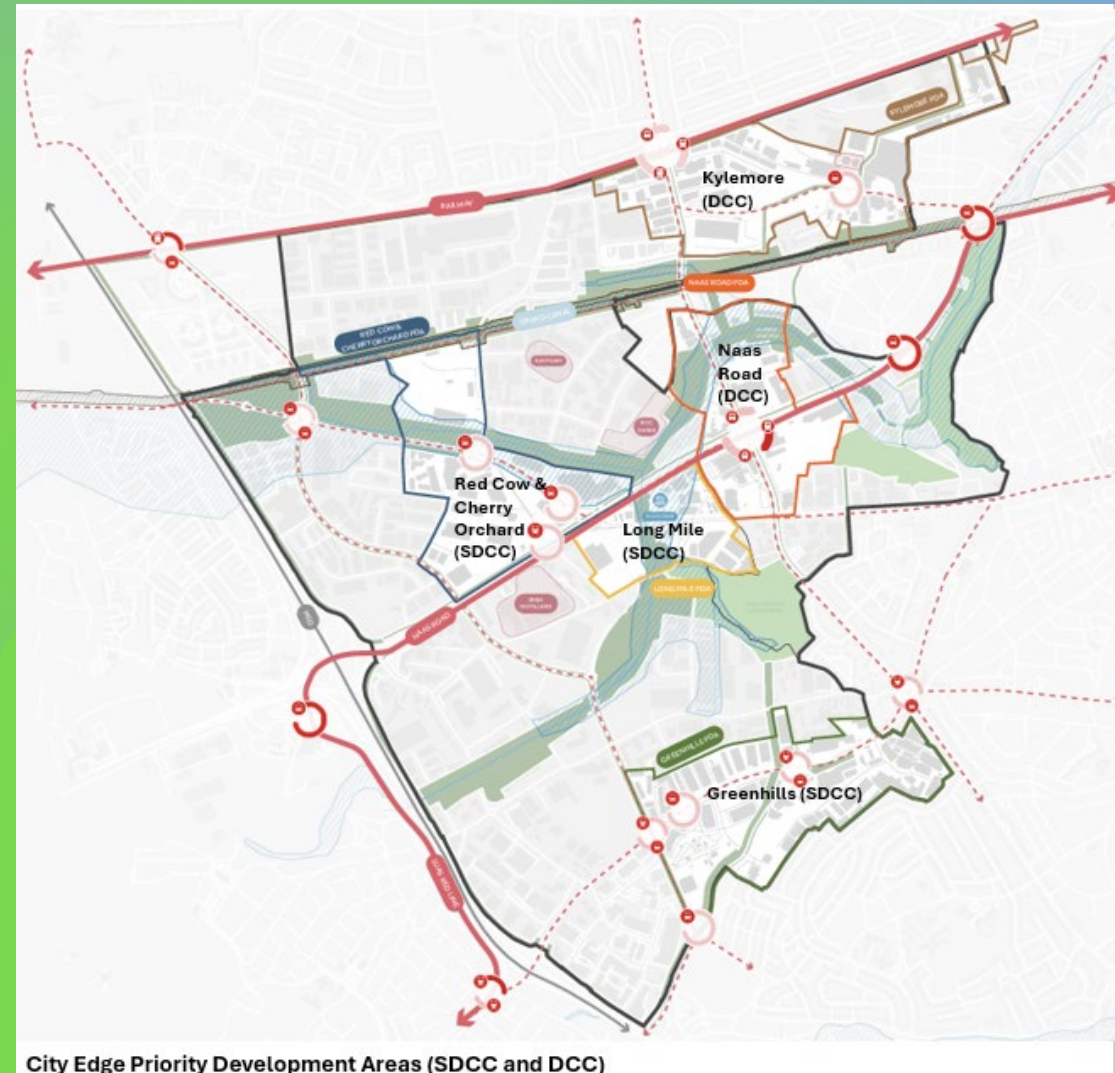
Three Priority Development Areas (PDAs) have been identified within the SDCC area –

- Red Cow & Cherry Orchard
- Long Mile
- Greenhills

Each PDA is likely to be developed within the short to medium term (between now and approx. 2042).

For each PDA urban design layouts and guidance have been prepared indicating:

- Land use mix
- Residential and employment capacity – unit numbers and floorspace
- Indicative locations for school sites, community facilities and community parks
- Blue and green infrastructure including major parks
- Streets and greenways
- Public transport links and hubs
- Townscape strategy including building height and plot ratio guidance
- SDCC PDA capacity estimated at c. 10,000 units and c. 8,650 jobs.



# City Edge Project Update (SURF)

## High Level Timeline Overview:

- Members Briefings on the Draft SURF 1<sup>st</sup> Week in April 2026 – Invites to Issue
- 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