



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

HELD ON THURSDAY 26th February 2026 at 5.30p.m.

PRESENT

Members	Council Officials	
Cllr Yvonne Collins (Chair)	Eoin Burke	Director of Services
Cllr Paddy Cosgrave	Mary Maguire	Senior Executive Officer
Cllr Helen Farrell	Hazel Craigie	Senior Planner
Cllr Niamh Fennell	Gary Walsh	Senior Engineer
Cllr Brian Lawlor	John Hegarty	Senior Engineer
Cllr Jess Spear APOLOGY	Stephen Willoughby	Senior Planner
	Padraig Colline	Sen Exec Planner
	Sue Sinclair	Administrative Officer
	Orlaith Maguire	Road Safety Officer
Development / Construction Sean O'Neill	Sean O'Neill	

HI – November 2025 Minutes

The Minutes of the November SPC, held on 27th November 2025 were Proposed by Cllr P Cosgrave, seconded by Cllr Y Collins and **AGREED.**

H2- Planning & Development Act 2024

The report as circulated was presented by Mr P Collins, Senior Exec Planner.

The report focused on:

- Background to Planning Framework – 1963 to 2024 incl
- PDA 2024, overview of commencement of sections to date
- Commencements to date – supporting Circular letters
 - Chapters 1 and 2 of Part 22- UDZs
 - Commencement of Part 17 – ACP
 - Chapter 1 of Part 9 – JRs
 - Chapters 1 to 4 of Part 3 and Chapters 1 and 2 of Part 6 - NPF, RSES and National Planning statements
 - Part 16 – Fairground equipment
 - Chapters 5 and 6 of Part 3 and Chapter 1 of Part 7- urban area plans, priority area plans and coordinated area plans
 - Part 18 – OPR and duties
- 2025 Implementation Plan for over 120 transitional provisions over three (3) phases
- Part 4 – Development Management to commence Summer 2026
- Full informative website updated by DHLGH.
- Circular: 2025/O6 December 2025 Continuation in force of pre-commencement development plan
- County Development Plans - 10 years - more strategic in nature, aligning with National and Regional Plans – main differences
- Implications for Development Management – awaiting new regulations

Mr Collins responded to contributions and queries from Cllr Cosgrave, relating to Section 5s now S10, JRs limited to landowners or have consent

H3 – Revised National Planning Framework Update

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

The presentation focused on:

- Recap – NPF Revised Housing Targets
- Recap SDCC approach
 - rezoning required for equiv. 7,900 homes
 - Non-statutory consultation “call for lands”
 - Continue activation of brownfield land & delivery of long-term zoned potential
 - Long-term planning to 2040
- Summary of Proposed Variation
 - Changes to existing land capacity details since Development Plan was adopted

- Changing the zoning objective of lands to allow for residential development
 - Designation of Future Strategic Long-Term Development Areas
 - Compact Settlement Guidelines
 - Additional measures to facilitate unlocking of existing residential zoned lands
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- Changes to text throughout the Development Plan
 - Additional zoned land capacity – key changes to meet targets
 - Future Strategic Longterm Development Areas
 - Additional Measures for public consultation to deliver lands
 - Next Steps – proposed variation
 - Public consultation - 4 week ending 13th March
 - Special Council Meeting end of May/ June 2026
 - Any material alterations will require further consultation

Ms Craigie and Mr Burke responded to queries raised by Cllrs, Farrell, Fennell, and Collins which included potential impact on transport, education and childcare facilities, suitable route for Metro, and the shortfall of trades to deliver units.

H4 – Road Safety Strategy 2026-2030 Update

The report as circulated was presented by Ms Orlaith Maguire, Road Safety Officer.

The presentation focused on the following:

- Government’s Road Safety Strategy – Phase 2 Action Plan
- Safe Systems Approach – 15 Safety Pls / 7 pillars /12 primary actions
- Profile of South Dublin
- Collision and casualty trends
- Review of SDCC RSS 2022-2024
- SDCC RSWG: membership, roles and responsibilities
- Plan for 2026-2030 – aims and objectives – 4 Es
- SDCC targets from 12 primary actions
- Critical Success Factors
- Monitoring and evaluation

Ms Maguire responded to query from Cllr Collins regarding funding and legislation.

H5 – Variation NO 1 to County Development Plan - Clondalkin Local Planning Framework

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

The presentation focused on context of the proposed variation and decision taken at December 2025 Council Meeting to proposed material alterations

- Public Consultation - Thursday 18th December 2025 to Monday 26th January 2026 inclusive.
- Screening proposed alterations
- Public information drop in
- 12 Submissions received - 9 from organisations, 3 from individuals
- CE report circulated
- Overview of submissions received

- Guide to reading the CE report
- Variation process to conclude at Council Meeting 9th March
- Framework effective immediately thereafter

H6 – Tallaght Village Enhancement Scheme

The report as circulated was presented by Mr Gary Walsh, Senior Engineer. The presentation focused on

- Consultations 1 & 2 – October / November 2025
- Critical Success factors
- Part V111 Layout
- Assessment of junctions - two distinct concepts emerging for potential redesign of main street
- Placemaking concepts
- Heritage and cultural

Mr Walsh responded to queries raised by Cllrs Cosgrave and Fennell regarding the former “Esso Site”, the Priory and voices of younger Tallaght school going citizens.

H7 – City Edge Update

The report as circulated was presented by Mr Stephen Willoughby, Senior Planner. The presentation focused on:

- Recap – SDCC & DCC joint venture / 700 ha / Strategic Objectives
- Progress since last update
- The current situation –new Planning & Development Act did not commence as expected
- SDCC approach / next steps – progressing with Strategic Urban Regeneration Framework
 - Consultation strategy being finalised
 - Public Consultation commencing April 2026
 - CE Report – to be considered by Council at July 2026 meeting

Mr Willoughby responded to queries raised by Cllr Cosgrave, Cllr Collins and Mr O’Neill concerning the commencement process across both local authorities, as well as the matter of certain entities expressing a willingness to relocate, and to where such relocation might occur."

H8 – HGV Weight Restriction Review Update

The report as circulated was presented by Mr John Hegarty, Senior Engineer. The presentation focused on:

- Definition of HGV
- The sign boards
- HGV designation assessment criteria

- Where and why HGV weight restrictions apply / areas to be avoided
- Current HGV routes (2014)
- Draft Proposals for new restrictions
- The process to date – Cllr engagement
- Next steps
 - public consultation commencing 11th March 2026
 - Proposals to be reviewed by AGS
 - Council meeting for noting (Not Reserved Function)
 - Implementation

Mr Hegarty responded to queries raised by Cllrs Cosgrave, Farrell, Fennell and Collins regarding delivery lorries at Rosemount Shopping Centre and enforcement incl. anomaly at Kennelsfort Road.

The meeting concluded at 7.00pm.