

# NPF Implementation: Housing Growth

## CDP Variation – CE Report (for noting)

Forward Planning

Planning & Transport

19<sup>TH</sup> JUNE  
2026

# Recap – NPF Revised Housing Targets

- Revised NPF sets a higher annual housing target to 2034 which includes for ‘unmet demand’
- Previous NPF target for 32,000 new homes 2022-2040
- Revised NPF target 46,000 new homes 2025-2040
- An increase of 14,000 new homes in three years less delivery time
- Ministerial Guidelines on NPF Implementation (housing) - objective for consideration of up to 50% ‘Additional Provision’ – over and above the baseline housing growth requirement

*“For the purposes of these Guidelines, planning authorities should address the scope for additional provision of up to 50% in excess of the baseline housing growth requirement set out in Appendix 1, in light of the urgent need to increase housing delivery and to optimise the ability to deliver on the housing requirements of the Revised NPF. ‘Additional provision’ recognises the fact that, for a variety of reasons, a relatively significant proportion of zoned lands are not activated over the period of a development plan.”*

Extract from NPF Implementation Guidelines

# SDCC – NPF Revised Housing Targets

## Variation Addresses:

- Revised targets
- Delivery targets are front-loaded (deliverable within current / extended CDP timeframe)
- Identifying ‘Additional Provision’ of lands to ensure sufficient capacity and flexibility to deliver
- Long term Strategic lands
- Revised Written Statement to address the changes to the Core Strategy and reflect the Compact Settlement and Sustainable Residential Development Guidelines 2024.

## SDCC Baseline Housing Growth Requirements 2025-2040

	2025-28	2029-30	2031-34	2035-40
Annual Rate	3,270	3,270	3,270	2,414
Total for Period (less already delivered in 2025 to Q3)	11,699	6,540	13,080	14,484
Cumulative Total	<b>11,699</b>	18,239	31,319	45,803

# Key NPF Changes – SDCC Baseline Target

**New Baseline Target Requirement to 2028 = 11,699**

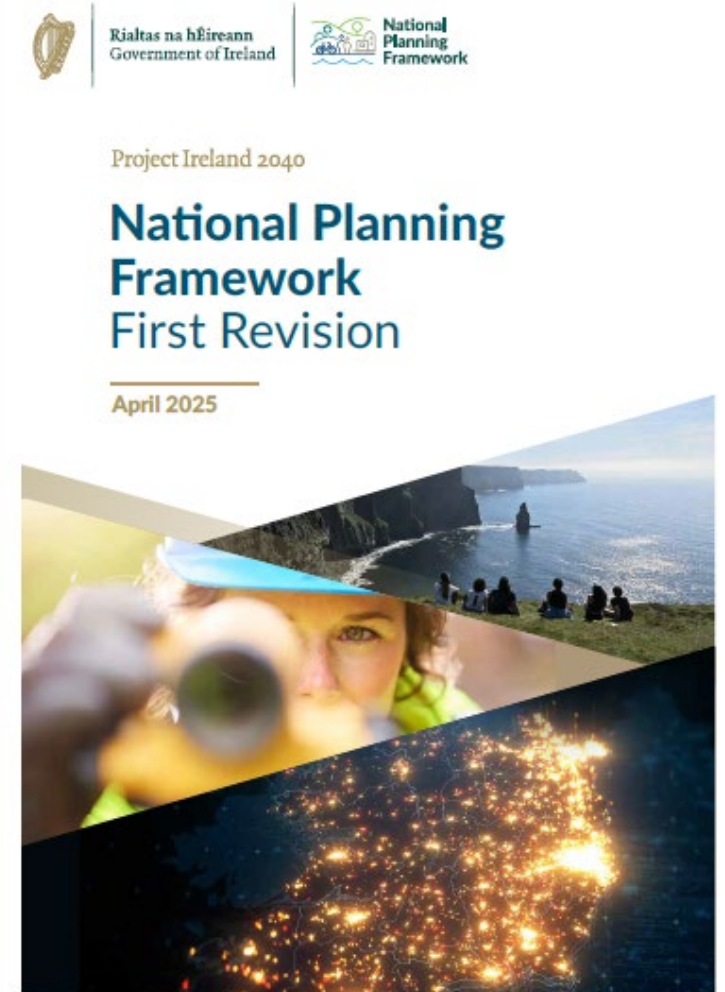
**Existing zoned land capacity delivery to 2028 = 9,613**

**Land Capacity Audit** identified a shortfall of zoned **and** deliverable lands on the new **baseline** growth requirements of:

- **2,086 dwellings between 2025-2028 (c.26-52 hectares)**

Report to Cllrs identified that we needed to identify lands for Additional Provision of up to 50% of baseline target = land equivalent to 5,580 units.

Proposed Variation identifies lands for the baseline target shortfall and 45% Additional Provision which totals 156.5 ha



# CE Recommendations – Changes to Lands

**St. Edmundsbury – reduction in proposed lands for rezoning to pull further away from more sensitive treeline and SAAO:**

**From 14.97 ha (c.643 units)**

**to CE Recommended 9.67 ha (c. 464 units)**

**Total Combined as recommended in CE Report**

From 7,324 (156.5ha)

To

7,145 (151.2ha)

Including existing zoned capacity 9,613 (160 ha) = Total **16,473 (311.2ha)** to deliver on baseline 11,699 units to 2028

This will involve changes to the Written Statement – Tables 10 and 11



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# Variation Process

# Legislation

## Variation under s58 of P&D Act 2024

- The members of a planning authority shall consider the proposed variation and the report of the chief executive
- Member can make the Variation by resolution / with modifications (Headed Item 6 – end of meeting)
- Where the modifications constitute Material Alterations then the Variation is not made
- Planning Authority determines whether SEA and AA is required
- The Material Alterations go out on public consultation alongside the SEA and AA determination and where relevant the ER and NIR
- Make the Variation as originally proposed, make it with the MA, refuse to make the Variation.



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**SDCC**  
Súdáilís Ceilíse South Dublin  
Alta Clíath Thosa County Council

 South Dublin 2022-2028  
County Development Plan

## OPR has just one Recommendation

‘to continue to progress the zoning of additional residential zoned lands, identified as amendments 1 to no. 16 of the proposed Variation.

‘...planning authorities are requested to implement or address recommendation(s) made by the Office in order to ensure consistency with the relevant policy and legislative provisions.’

### Recommendation 1 - Implementation of the Housing Growth Requirements

Having regard to the need for development plans to be updated to reflect the new requirements of the National Planning Framework First Revision (2025) (NPF) in respect of housing, and in particular to:

- NPO 42 of the NPF to target the delivery of housing to accommodate approximately 50,000 additional homes per annum to 2040;
- NPO 43 of the NPF to prioritise the provision of new homes at locations that can support sustainable development; and
- the NPF Implementation: Housing Growth Requirements (2025) (Housing Growth Guidelines), including Policy and Objective 3 to incorporate the objectives of the Housing Growth Guidelines within development plans,

the Planning Authority is recommended to continue to progress the zoning of additional residential zoned lands, identified as amendments no. 1 to no. 16 of the proposed Variation.

## Planning and Development Act 2024 - Section 58(12)(e)

Where, in making the proposed variation under *paragraph (c)* or a modified version of the proposed variation under *paragraph (d)*, the **members of the authority do not comply with any recommendation** made by the Minister or Office of the Planning Regulator under this section, **they** shall, as soon as practicable following the making of the variation, so **inform the Minister, or the Office of the Planning Regulator**, as the case may be, by notice in writing for the decision not to comply with the recommendation concerned.

# CE Report- Consideration

Section 58 of P&D Act 2024

**The members of a planning authority shall consider the proposed variation and the report of the chief executive**

- CE Report submitted to members on 20<sup>th</sup> May
- Motions have been submitted by members to this meeting and if the motion as put or amended or a CE recommendation to the motion is approved, that decision will supersede the CE recommendation in the CE Report

# CE Report and CE Recommendations

# Consultation

## **SPC Presentations**

October 2025 (September's Meeting)  
November 2025

## **CLLr Briefings**

Briefing No. 1 -21/10/2025  
Briefing No. 2 – 04/02/2026  
Briefing No. 3 – 27/05/2026  
Briefing No. 4 - 04/06/2026

## **Report to Councillors on Capacity**

Council Meeting 13th October 2025

## **Public Events**

A non-statutory 'Call for Lands' was made by South Dublin County Council over the period 23rd October to Thursday, 13th November 2025.

The Proposed Variation No. 2 and the Draft Environmental Reports were put on statutory public display between 13th February 2026 and 13th March 2026.

Drop-in sessions: County Hall, Tallaght, D24 A3XC, Wednesday 25th February 2026 + Lucan Library, Lucan Shopping Centre, Newcastle Road, Lucan, K78 V295 , Wednesday 04th March 2026.



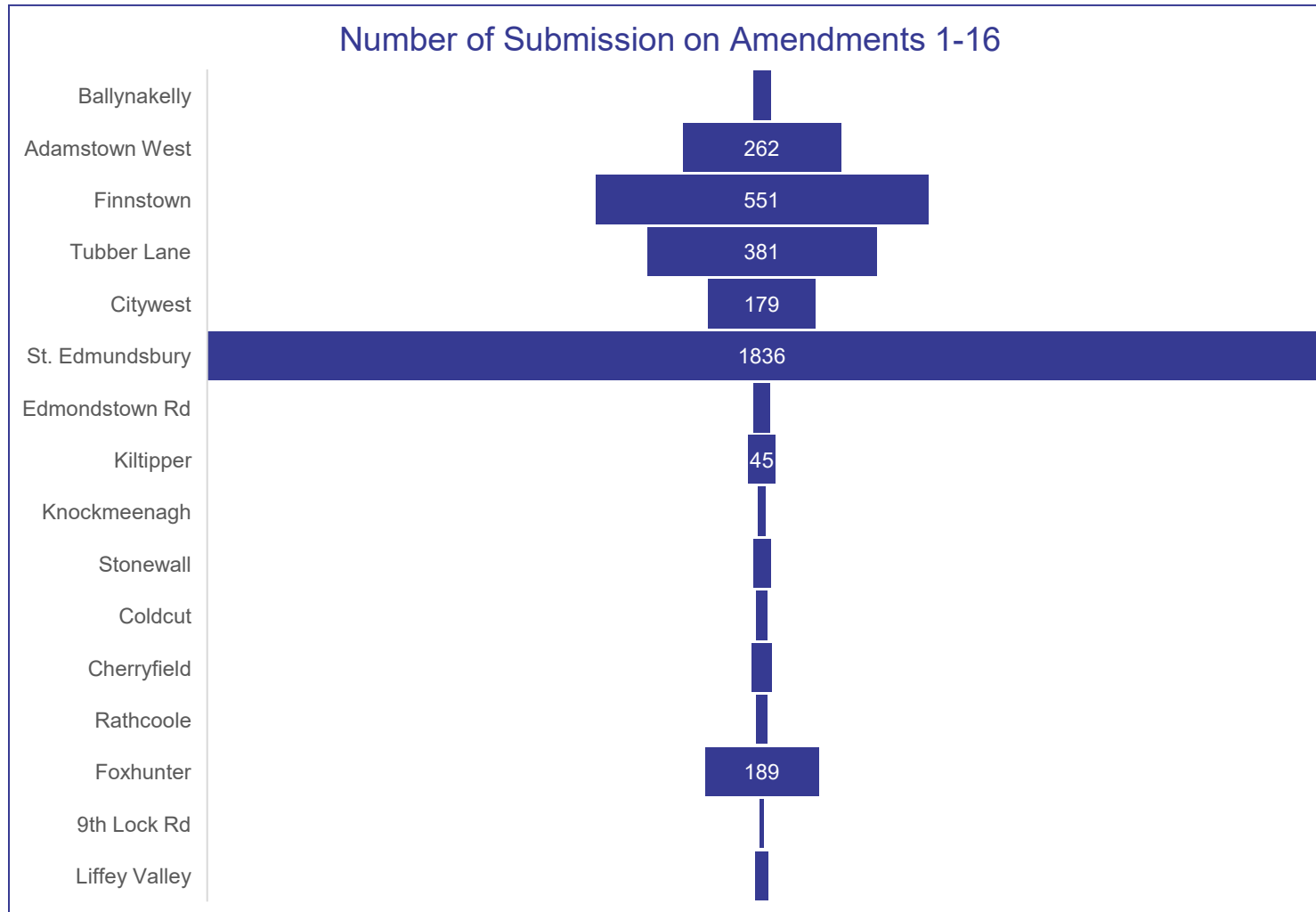
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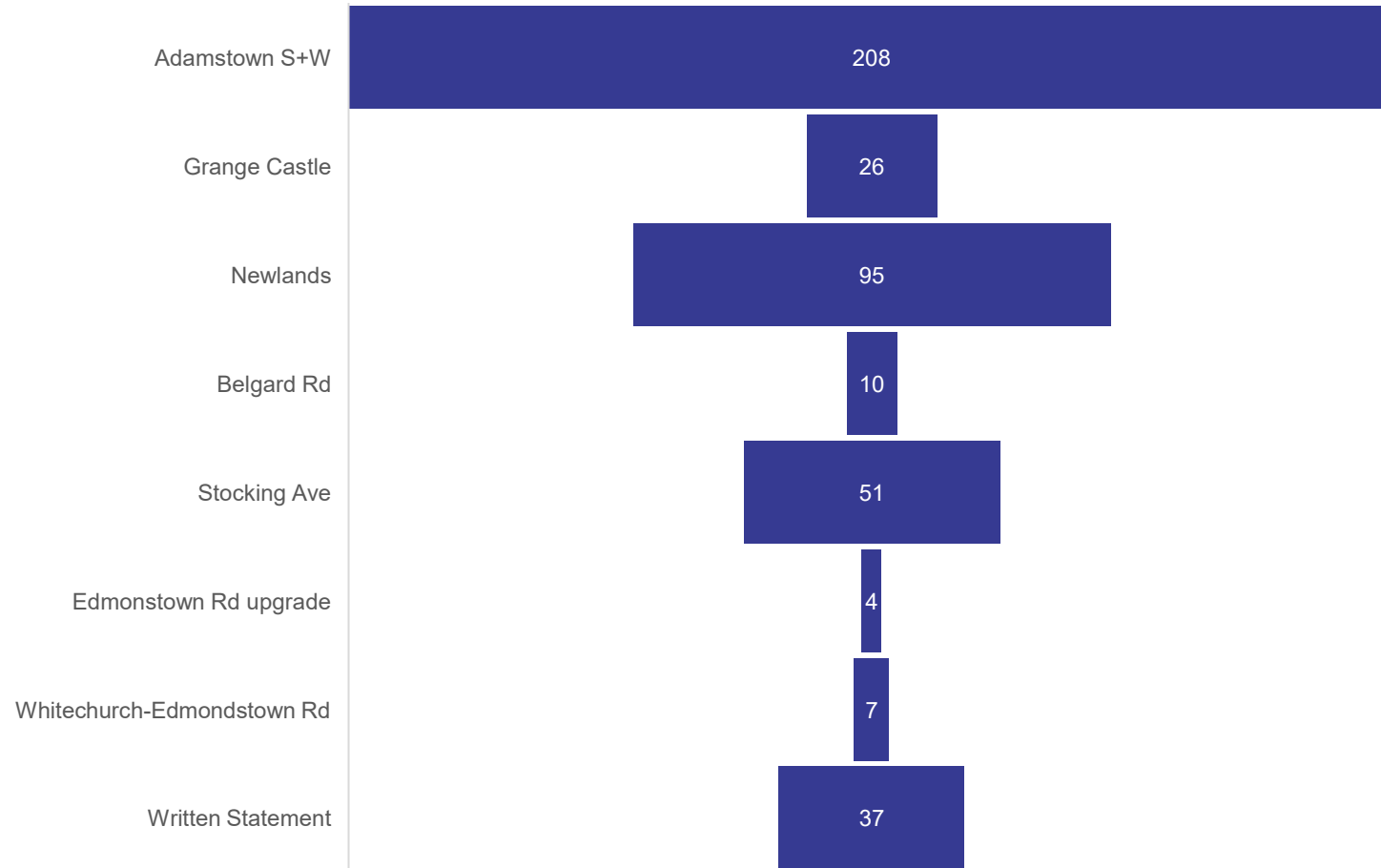


# 2,678 Submissions Received



# 2,678 Submissions Received in Total

## Number of Submission on Amendments 17-24+



# Section 2 of CE Report

## **Section 2 – Summary of the Submissions from the Office of the Planning (OPR) and the National Transport Authority (NTA) and the Chief Executive’s Response and Recommendations** page 8

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2.3 Summary of the submission made by the National Roads Authority, including the response and recommendation of the Chief Executive to the issues raised .	12

## **Section 3 – Summary of the Issues Raised by Other Persons and the Response and Recommendations of the Chief Executive.**

This section orders the summaries, CE response and recommendations as follows:

- 3.1 Amendments relating to Lands within the Variation (pages 33-715)
- 3.2 Amendments relating to the Written Statement (page 734)
- 3.3 Submission Proposals for Lands Outside the Variation (pages 759-904)
- 3.4 Miscellaneous or Other Matter Raised in Submissions (p911 not covered in detail in this presentation)

# CE Report - Changes Recommended

## Amendments 1-16

1. Adamstown West – Changes to SLO
2. Finnstown – Changes to SLO
4. Tubber Lane - Changes to SLO
5. Citywest - Changes to SLO
6. St. Edmundsbury - Changes to SLO to zoning boundary
7. Edmondstown Road - Changes to SLO
9. Knockmeenagh - Changes to SLO
11. Coldcut - Changes to SLO
16. Liffey Valley - Changes to SLO



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# CE Report - Changes Recommended

## Amendments 17-20 Future Long-Term Strategic Development Areas (SDAs)

- 17. Adamstown South and West (Outer) - Changes to SLO
- 18. Grangecastle - Changes to SLO
- 19. Newlands - Changes to SLO
- 20. Belgard - Changes to SLO

## Amendments 22-23 Specific Objectives

- 21. Stocking Avenue (school reservation) - Changes to SLO
- 22. Edmondstown Road (upgrade) - Changes to SLO
- 23. Whitechurch-Edmondstown (link) - Changes to SLO

## Amendments 24-63 Written Statement

Written Statement – Amendments to text



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# Next Steps

# Proposed Variation – Next Steps

CE Report is recommended for noting prior to progressing to consideration of the motions

