

Proposed Variation No 3

South Dublin County Council

City Edge Strategic Urban Regeneration Framework 2026



CE Report on Submissions

June 2026



Presentation Structure



SDCC

1. Introduction and Overview

2. Draft Strategic Urban Regeneration Framework (SURF)

3. Chief Executive's Report on the Public Consultation

- Draft SURF Public Consultation
- Submissions Received
- CE Report - Summary of Proposed Amendments to Draft SURF

4. Next Steps and CE Recommendation

- CE Recommendation
- Resolution



Context



SDCC

- City Edge is part of SDCC's overall approach to implementing the National Planning Framework (NPF) and reaching our housing targets, as presented at the Council meeting in October 2025.
- City Edge is identified as a case study of brownfield regeneration in NPF.
- City Edge is identified in the Eastern and Midland Regional Assembly's Metropolitan Area Strategic Plan (EMRA MASP) as part of Dublin's South-West Strategic Development Corridor.
- Draft SDCC City Edge Strategic Urban Regeneration Framework (SURF) comprises statutory planning guidance to direct the regeneration of the area in the short to medium term (until approximately 2042).
- Draft SURF is being brought forward as a **proposed Variation** to the SDCC Development Plan (2022-2028).



City Edge in the context of Dublin

Draft SURF - Structure

Structure

1. Introduction, Background and Strategic Objectives

2. SURF Strategy

- Land Use
- Priority Development Areas (PDAs) Overview
- Movement (Transport, Walking and Cycling)
- Intensity and Mixed-Use Development
- Housing
- Community/Social Infrastructure
- Local Centres and Retail
- Employment
- Natural Infrastructure and Open Space
- Sports and Recreation
- Surface Water Management and Flood Risk
- Natural and Built Heritage
- Energy
- Utilities

3. Priority Development Areas (PDAs)

4. Implementation

- Overarching Phasing
- PDA Specific Phasing



South Dublin County Development Plan 2022-2028
Proposed Variation No 3

City Edge Strategic Urban Regeneration Framework 2026

Chief Executive's Report
June 2026



Draft SURF Public Consultation



SDCC

- Members' Briefing held 7th April.
- Public Consultation carried out on Draft SURF during a four-week period, 13th April – 12th May.
- Notification/Advertising/Display included:
 - Notification of prescribed bodies
 - Newspaper adverts (Echo and Irish Times)
 - Weekly social media posts
 - Website information
 - Bus and Luas stop posters
- 4 Consultation drop-in events held – 2 afternoon and 2 evening sessions (21st and 23rd April). Attended by 47 people.
- Overview briefing provided to South Dublin Chamber of Commerce and Members of IBEC on the 7th of May. Over 30 people attended from 22 businesses / organisations.
- Presentation given to SDCC Planning and Transportation SPC (Strategic Policy Committee) 30th June.



Submissions Received



Submissions



Individual



Organisations



State/Public
Bodies



Private
Organisations



City Edge SURF Public Consultation Summary



40

Total Submissions Received

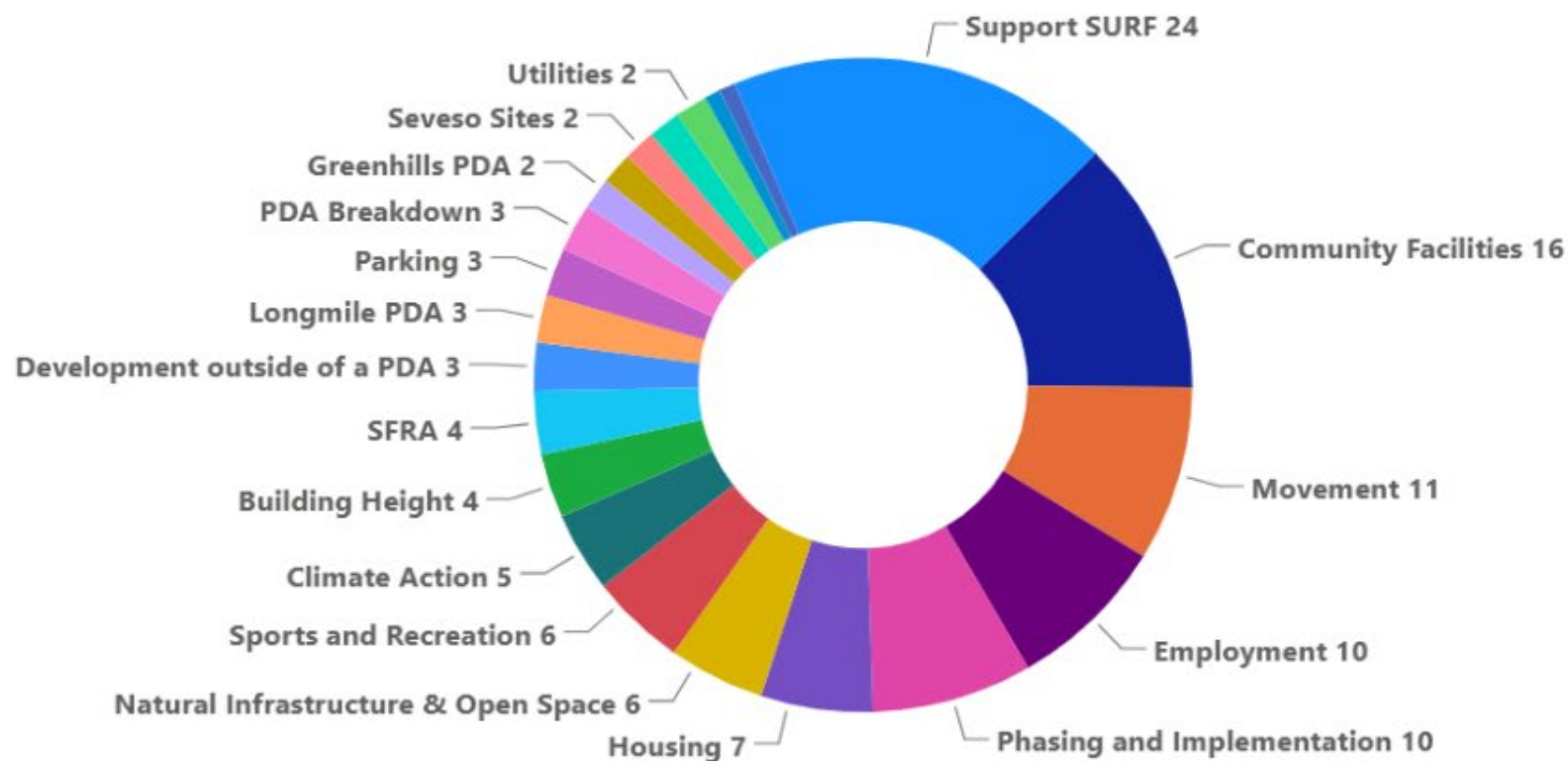
22

Recurring Themes

24

In General Support

Distribution of Submissions by Theme



CE Report - Summary of Proposed Amendments to the Draft SURF

Overview of Proposed CE Amendments	
OPR	- New text adding PDA Summary Table Note Insertion - Monitoring - New text – clarity on density alignment with County Development Plan - Amend objective on Strategic Flood Risk Assessment – clarity of proposed development consideration - Map Amendments to locate indicative school site outside flood zone - New text - Monitoring Framework
NTA	- Amend text - clearer link between density and public transport - Addition of a Mobility Hub Type 3 at Oak Road - Minor Mapping Edits/Streets, Names - Add reference to the National Cycle Design Manual - Amended text in relation to cycle parking

CE Report - Summary of Proposed Amendments to the Draft SURF

Theme	Overview of Proposed CE Amendments
Movement	Amendment to Figures 5 and 21 and legends to correctly illustrate the classification of Roads
Building Height	- Insert word 'Indicative' in the map legend to match map Title for Figure 9 - Inclusion of text below Figure 9 'to be read in conjunction with IOD1 Objective 3' - Minor edit to text regarding the Greenhills PDA
Community Facilities	- Insert wording to include reference to special education needs requirements in SCCA1 Objective 1 - Insert objective to support third level education facilities in City Edge
Employment	Insert a new Objective in Policy EMP1 – relating to support for 'existing enterprise operations and new enterprise activities, through the provision of flexible employment space and encouraging co-location with other uses including community facilities'

CE Report - Summary of Proposed Amendments to the Draft SURF



SDCC

Theme	Overview of Proposed CE Amendments
Red Cow Cherry Orchard PDA	- Relocate the indicative Schools Site
Land Use Mix Categories	- Text changes in relation to Employment uses
Employment	- Minor text edit to EMP1 Objective 2 – support existing employment - Minor text edit to EMP1 Objective 5 – clarification - Minor text edit to EMP1 Objective 6 – clarity around industry
Parks	- Insert a new sentence under section 2.12.3 Major Parks regarding Contributions in Lieu - Insert additional clarification text to section 2.12.4 Community Parks - Edit objective on open space and criteria for on site public open space - Add additional text to provide clarity regarding Riparian Corridor Buffers
PDA Guidance Tables	- Minor amendments/clarifications to text

CE Recommendation - Resolution



SDCC

- Following consideration of the draft SURF and the CE Report, it is recommended that the Members agree a resolution under Section 58(12) of the Planning and Development Act, 2024 (as amended) to
 modify the proposed variation as set out in the CE Report.
- The CE Report amendments/ modifications include Material Alterations and as such, will require environmental assessment and a further public consultation.

