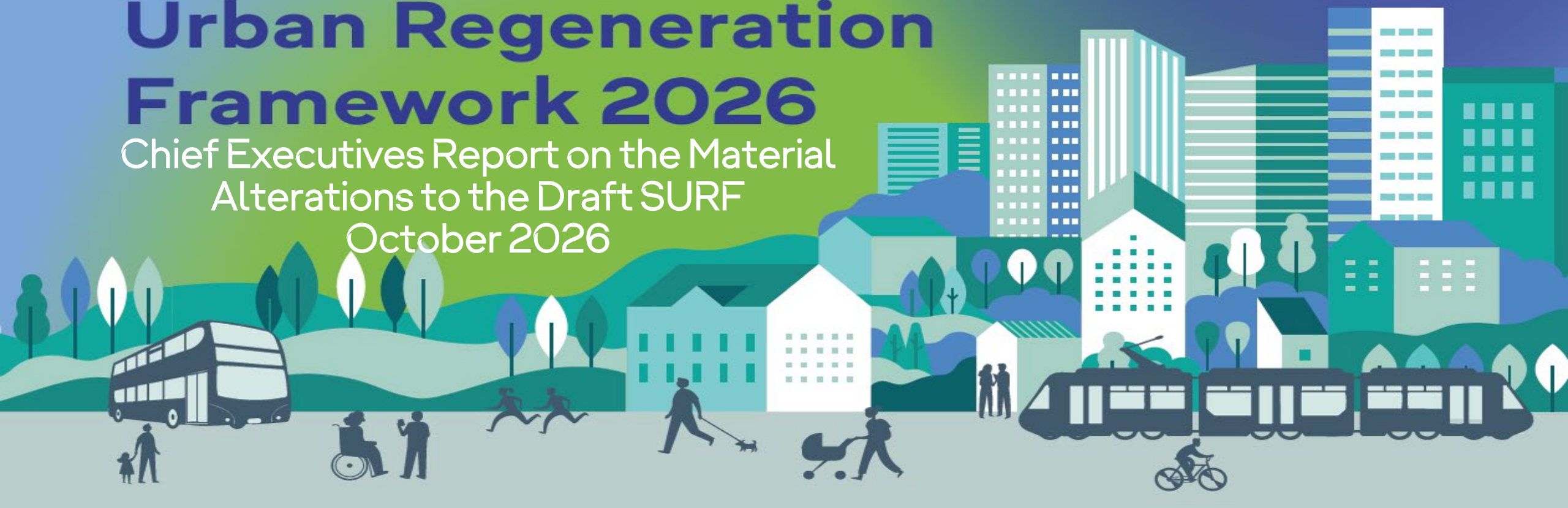


Proposed Variation No 3

South Dublin County Council

# City Edge Strategic Urban Regeneration Framework 2026

Chief Executives Report on the Material  
Alterations to the Draft SURF  
October 2026



# Presentation Structure

- Variaton 3 to the SDCC County Development 2022 – 2028 – The City Edge Draft Strategic Urban Regeneration Framework (SURF)
- The Plan Making Process to Date
- The Proposed Material Alterations (MAs)
- The Current Stage in the Process
- CE Report
- Recommendation and Resolution



# Variaton 3 to the County Development Plan 2022-2028

## The City Edge Strategic Urban Regeneration Framework



- 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).
- SURF has been brought forward as a proposed Variation to the SDCC Development Plan (2022-2028).

### Vision

*To transform the City Edge area into a connected, green and inclusive new mixed use urban quarter that inspires healthier living, closer community and a brighter more sustainable and climate resilient future.*

# The Plan Making Process to Date



SDCC

- Draft SURF went on Public Display during the period 13<sup>th</sup> April to 12<sup>th</sup> May 2026.
- The Chief Executives (CE) Report on submissions received on the Draft SURF was presented to the members for consideration at the July Council Meeting.
- Resolved to modify proposed Variation No. 3 to the South Dublin County Development Plan 2022 – 2028.
- As a number of the modifications constituted Material Alterations (MAs) to the proposed Variation, further public consultation was required, as per Section 58 (13) of the Act.



# Proposed Material Alterations Consultation



SDCC

- The proposed Material Alterations to the Proposed Variation were put on public display during a four-week period from Friday 24th July to Friday 21st August inclusive.
- The Consultation involved Notices in the Irish Times and Echo, The City Edge and SDCC Website, Social Media Posts with submissions invited through the South Dublin Consultation Portal.

*Note: 'Only submissions or observations made in respect of the proposed Material Alterations and accompanying documents could be taken into consideration before the making of any Material Alteration to Variation No. 3 to the South Dublin County Development Plan 2022-2028.'*

*Submissions or observations in relation to other aspects of Proposed Variation No. 3 to the South Dublin County Development Plan 2022-2028 cannot be considered at this stage.'*



# Proposed Material Alterations



SDCC

- A total of 14 submission were received
- The 14 submissions referred to 13 Material Alterations (out of 57 MAs), as follows:

**Material Alterations Summary Table**

| Material Alteration Ref: | Short Summary                                                         | Number of times Issue raised in Submissions relating to each MA | Page Number in CE Report |
|--------------------------|-----------------------------------------------------------------------|-----------------------------------------------------------------|--------------------------|
| MA2.1                    | Minor text change                                                     | 1                                                               | 23                       |
| MA2.21                   | Minor text change                                                     | 1                                                               | 25                       |
| MA2.22                   | Additional text added re. density ranges set out in the CDP           | 2                                                               | 20, 26                   |
| MA2.23                   | Minor text change to labelling of legend for Figure 9                 | 3                                                               | 13, 28                   |
| MA2.25                   | Minor text change                                                     | 1                                                               | 30                       |
| MA2.27                   | New Objective re. school sites and Active Travel                      | 2                                                               | 20, 32                   |
| MA2.33                   | Minor text deletion within EMP1 Objective 6                           | 1                                                               | 34                       |
| MA2.39                   | New Objective re. Urban Tree Canopy Cover                             | 1                                                               | 36                       |
| MA3.4                    | Minor edits to flood maps                                             | 3                                                               | 13, 38                   |
| MA3.5                    | Minor text edits to table 14 PDA Development Guidance Tables          | 1                                                               | 39                       |
| MA3.6                    | Minor text edits to table 16 PDA Development Guidance Tables          | 2                                                               | 41                       |
| MA3.7                    | Minor text edits to table 18 PDA Development Guidance Tables          | 2                                                               | 44                       |
| MA-SFRA1.2               | Minor amendments to maps and figures (figure 5-2) of the SFRA         | 3                                                               | 13, 46                   |
| MA-SFRA1.3               | Replacement of section 7 justification tests forming part of the SFRA | 2                                                               | 13, 47                   |



- Note:

9

Submissions raised topics that were out of scope for this stage of the Variation process

# The Current Stage in the Process

The CEs Report on Submissions received on the Material Alterations is now for the members consideration.

The CE Report has been carried out in accordance with the provisions of Section 58 (15) and includes;

- A list of persons who made submissions or observations,
- Summaries of all submissions received including recommendations of the OPR and the NTA,
- Sets out the recommendations of the CE in regard to the Modification to the proposed variation and
- Where required includes an assessment for the purposes of Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA).

Following the assessment of the submissions, the CE Report recommends making all of the 57no. Material Alterations published, subject to minor modifications to 6no. MAs – including minor changes to map legends in Figures for clarification and minor amendments to SFRA.

# CE Recommended Minor Modifications to the Proposed Material Alterations



SDCC

- Proposed Minor Modification 3 – Material Alteration 2.39

Modify the wording of MA 2.39 to strengthen and align this proposed objective with the SDCC Climate Action Plan (CAP) 2024-2029 to read as follows:

‘To ensure that tree planting and tree canopy delivery contributes to climate mitigation, urban cooling, biodiversity enhancement and adaptation to climate change throughout the lifetime of the SURF, development within City Edge, each PDA shall align with the Council’s Climate Action Plan (2024-2029) and ‘Living with Trees’ document (2026-2031) or any superseding documents. Tree-planting species type shall form part of the overall approach and monitoring framework.’

# Resolution to Make Variation

- In accordance with Section 58(16)(a) of the Planning and Development Act, 2024 (as amended), the members of a planning authority shall consider the modification and the report of the Chief Executive.
- Thereafter, in accordance with Section 58(17) of the Planning and Development Act, 2024 (as amended), the members of a planning authority shall, by resolution, either
  - make the variation as originally proposed by the planning authority,
  - make the variation with the material alteration that was the subject of the notice under subsection (13), or
  - refuse to make the variation.

Where the members of a planning authority decide to make the Variation with the Material Alterations, they may do so subject to any further minor modifications to the alteration that they consider appropriate

**Resolution:** The CE Recommends that the members make the variation with the Material Alterations and as per the minor modifications set out in the CE Report.