



Introduction, Strategic Vision and Climate Action

Vision

In 2028 South Dublin will be a place that our communities are proud of, that our businesses can thrive in and that will help us to live greener and healthier lives.

1.0 Introduction

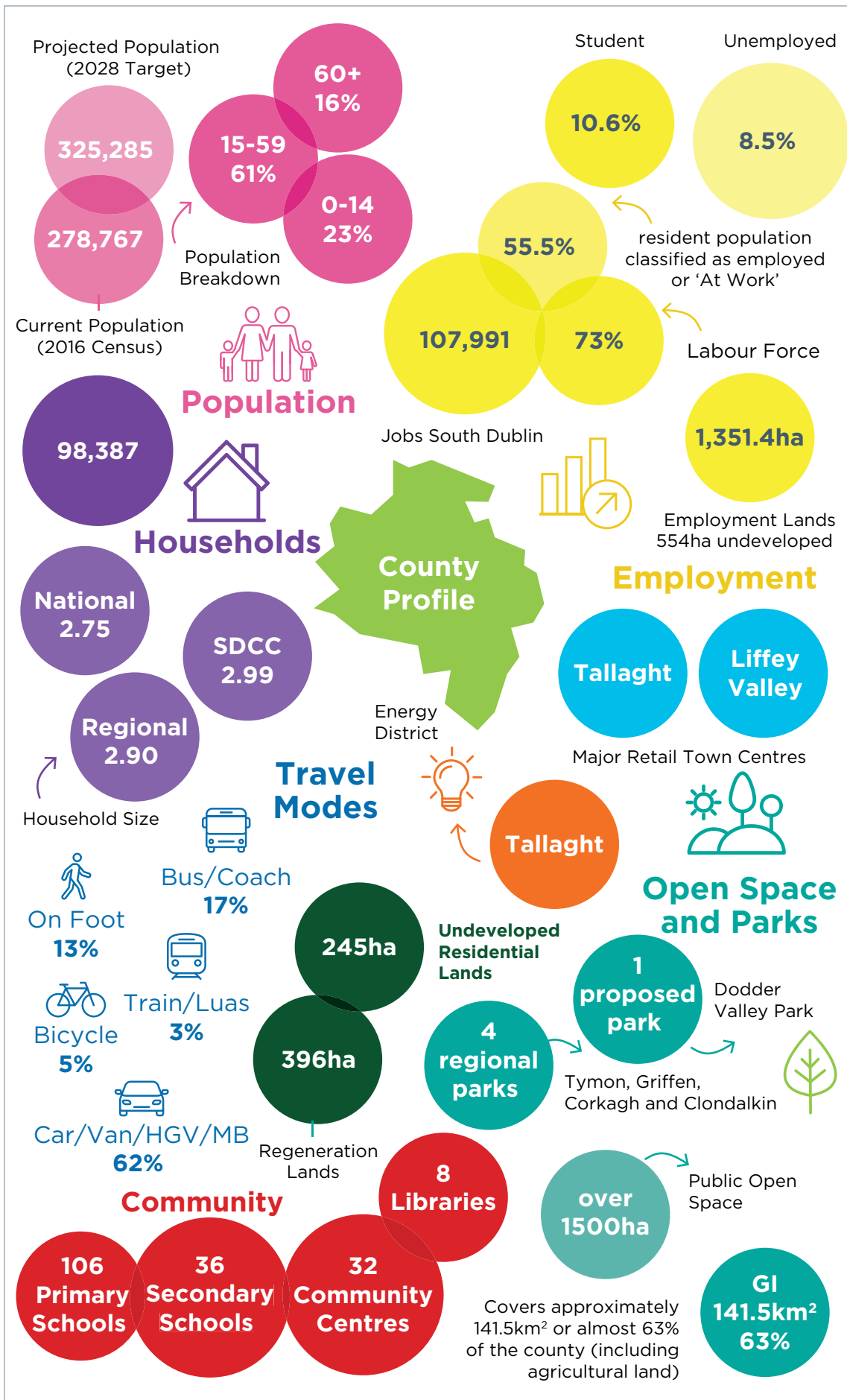
The South Dublin County Development Plan 2022-2028 sets out the land use framework to guide future development within the County with a focus on the places we live, the places we work, and how we interact and move between these places while protecting our environment.

The plan includes a vision for the County's growing communities, places, housing, jobs, sustainable transport and the delivery of services in a manner which promotes climate action and efficient patterns of land use, paying particular attention to the physical, cultural, environmental and social identities that define areas within the County and support their ongoing evolution and integration with each other.

The Plan sets out the strategy to co-ordinate and prioritise areas of population growth capable of accommodating up to 46,500 people by 2028 as South Dublin moves towards an additional 80,000 people and 32,000 new homes by 2040 in line with the provisions of National and Regional population targets.

1.1 Profile of the County

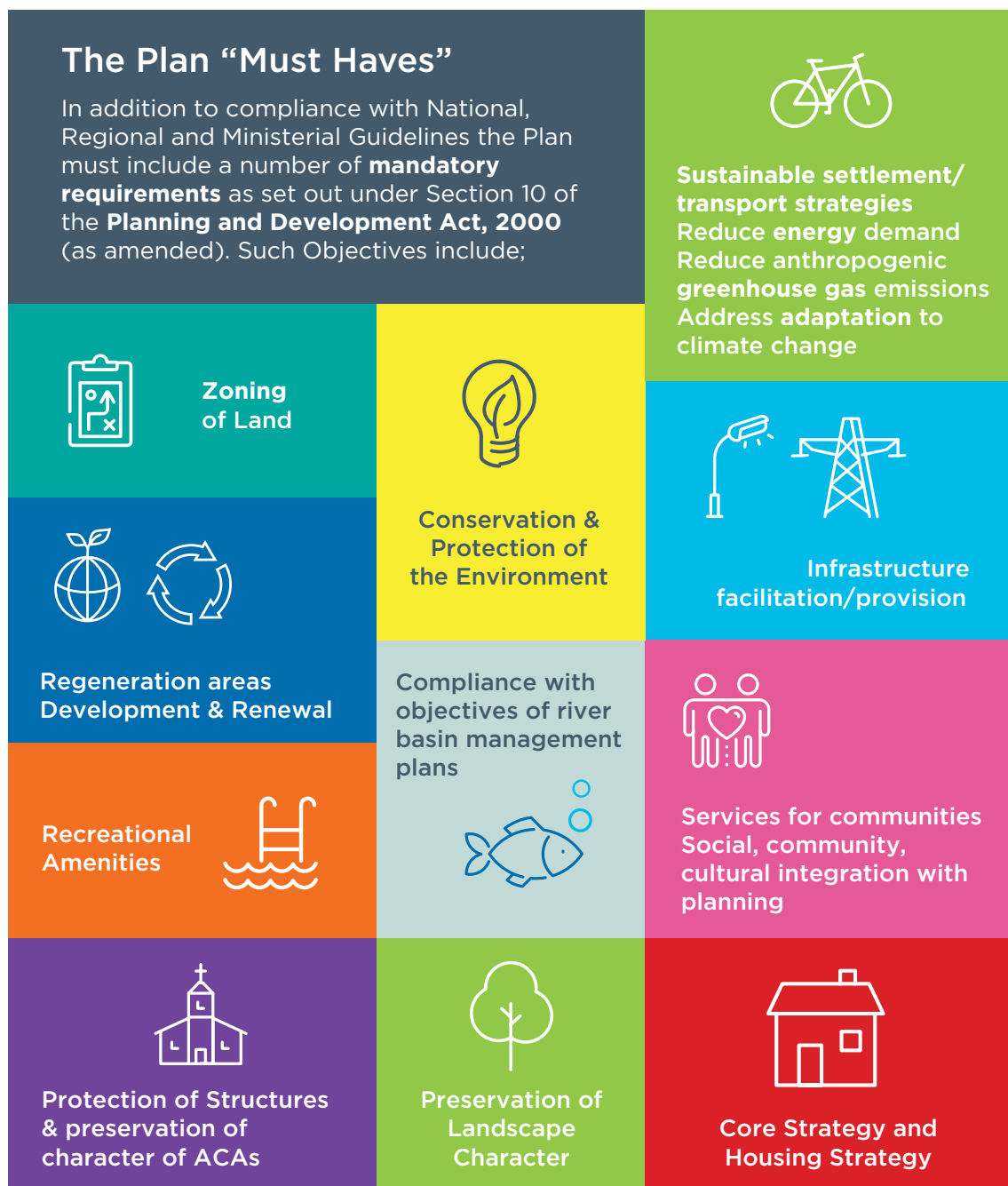
The Development Plan covers the administrative area of South Dublin County, which is 223 square kilometres in extent. The County extends from the River Liffey to the Dublin Mountains and borders the administrative areas of Dublin City, Fingal, Dun Laoghaire Rathdown, Wicklow and Kildare.



1.2 Statutory Context

Purpose and Scope of the Development Plan

The Planning and Development Act 2000 (as amended) sets out the legislative requirements for the making of a Development Plan. The Development Plan must set out an overall strategy for the proper planning and sustainable development of the County and consist of a written statement and plans indicating the development objectives for the area. In making the Plan members are restricted to considering the proper planning and sustainable development of the area to which the Development Plan relates, the statutory obligations of any Local Authority in the area, and any relevant policies or objectives for the time being of the Government or any Minister of the Government. The Act sets out mandatory objectives that must be included in a Development Plan. These include;



The plans/maps in the Development Plan give graphic representation to the policies and objectives in the written statement. Should any conflict arise between the written statement and the plans/maps, the content of the written statement shall take precedence.

The Draft South Dublin County Development Plan 2022-2028 has been prepared in accordance with the requirements of the Planning and Development Act 2000 (as amended) and within a new era for planning policy set out under the Project Ireland 2040 National Planning Framework (NPF) and National Development Plan, the Eastern Midlands Regional Spatial and Economic Strategy (RSES) and the Dublin Metropolitan Area Strategic Plan (MASP).

Core Strategy

The Planning and Development (Amendment) Act 2010 places an obligation on the planning authority to prepare a core strategy. The core strategy must demonstrate that the development objectives in the Development Plan are consistent, as far as practicable, with national and regional development objectives (including housing targets) set out in the National Planning Framework and the Regional Spatial and Economic Strategy for the Eastern and Midland Region and with specific planning policy requirements in section 28 guidelines. The core strategy and housing strategy inform the settlement strategy for the County.

Environmental Assessments

The County Development Plan is also required to be assessed under specific environmental legislation.

A formal process of Strategic Environmental Assessment (SEA) was carried out as part of the preparation of this Development Plan, pursuant to the requirements of the EU SEA Directive (2001/42/EC) and the Planning and Development (SEA) Regulations 2004 (as amended). The SEA process is an integral part of the preparation and making of the South Dublin County Development Plan 2022 - 2028. The Development Plan has been systematically assessed and where necessary, amended. Environmental mitigation measures are included to address any potential significant environmental impacts that were identified. The SEA Environment Report is a separate document, to be read in parallel with the Plan, once adopted.

The SEA process is supported by a Strategic Flood Risk Assessment (SFRA) of the County. The SFRA provides a strategic assessment of flood risk at a County level and will inform land-use planning decisions in the Development Plan.

In compliance with the EU Habitats Directive (92/43/EEC) and EU Birds Directive (79/409/EEC) and Section 177 of the Planning and Development (Amendment) Act 2010, the impacts of the policies and objectives of all statutory land use plans on certain sites that are designated for the protection of nature under EU legislation, must be assessed as an integral part of the process of drafting the plan. This is to determine whether or not the implementation of the plan policies could have negative consequences for the habitats or plant and animal species for which these sites are designated. This process, known as Appropriate Assessment (AA), is to

determine whether or not the implementation of the plan policies or objectives could have negative consequences for the habitats or species for which these sites, known as Natura 2000 sites, are designated. An Appropriate Assessment screening of the Plan was carried out and determined that a Stage 2 appropriate assessment was required. A Natura Impact Statement accompanies the Plan as a separate document.

As required by the *Planning System and Flood Risk Management Guidelines for Planning Authorities* (2009), a strategic flood risk assessment was undertaken to inform policy and accompanies the Plan as a separate document. The flood risk area is also included on the Development Plan Green Infrastructure and Flood Risk map.

Section 28 Guidelines

In accordance with Section 28 of the Planning and Development Act 2000 (as amended) the policies and objectives of the Minister contained in guidelines regarding planning authority functions under the planning acts were considered in the preparation and making of this Plan and have been implemented in the various chapters of the Plan. It is a requirement under the Planning Acts that the core strategy shows that the development objectives are consistent, as far as practicable, with specific planning policy requirements specified in section 28 guidelines (refer also to Appendix 1).

1.3 Preparation of the South Dublin County Development Plan

Having regard to section 12(16), the prescribed process sets out a 99-week timeframe within which to make a Development Plan. The Planning and Development Act, 2000 (as amended) provides for an additional period of time in the event that a Strategic Environmental Assessment (SEA) or Appropriate Assessment (AA) is required for any material amendment. The Act provides for three periods of public consultation.

The Draft Plan has been prepared following a period of consultation which commenced on the 31st of July 2020. Pre-Draft public consultation was undertaken over an 8-week period from 31st July to 28th September 2020 which included a Strategic Issues Papers booklet, the Mayor's launch, public webinars, a social media campaign, stakeholder meetings, public meetings, printed media, virtual public consultation and briefing sessions to the elected members. A dedicated website was developed to facilitate public engagement and a submissions portal provided for online submissions. A total of 227 submissions were received. A Chief Executive's Report summarised these submissions and made recommendations on the Strategic Direction for the Draft Plan. Meetings were held in February 2021 where the Elected Members considered the Chief Executive's report and issued the strategic direction for the preparation of the draft plan. The Draft Plan will be on public display for ten weeks in early July 2021 following its consideration by the Members.

1.4 Plan Structure

For ease of reference the South Dublin County Development Plan written statement is set out in a number of sections, as follows:

Introduction, Strategic Vision and Climate Action

The Introduction sets out the role of the County Development Plan, its statutory basis and the structure of the Plan alongside the Strategic Vision for the County and how the cross-cutting theme of climate action has been integrated as a key component in all aspects of the plan.

Core Strategy and Settlement Strategy

This Chapter sets out the Core Strategy consistent with both the NPF and RSES, setting the parameters within which the settlement strategy for the future growth of the County has been developed.

The Base Layers

These Chapters set the baseline environment for the County from which policies and objectives for the preservation, protection and enhancement of natural, cultural and built heritage have been developed in a manner which contributes towards climate action, improved biodiversity and placemaking within the County.

Natural, Cultural and Built Heritage

Setting policies and objectives for the different layers of our heritage, this section looks to preserve, protect and enhance the heritage of the County recognising the cultural evolution of our natural and built landscape.

Green Infrastructure (GI)

This chapter sets out, alongside related mapping, the green infrastructure strategy for the County.

Delivering the Vision

Building on the policies and objectives of the base layers, the plan sets out a number of key focus areas which are required in order to achieve the vision of the plan and the creation of sustainable communities:

Quality Design and Healthy Placemaking

Sets out the policies and objectives for high quality urban design and the enhancement of the public realm as catalysts for healthy placemaking.

Housing

This chapter sets out the policies and objectives in relation to different aspects of housing, including housing need across different sections of the population, providing for social inclusion and diversity of opportunity.

Sustainable Movement

This chapter examines the existing movement patterns within the County and sets out policies and objectives aimed at reducing car-based trips, increasing walking,

cycling and the use of public transport, creating a more climate friendly, active and compact county.

Community Infrastructure and Open Space

This chapter sets out the policies and objectives in relation to social inclusion and the provision of community infrastructure including open space.

Economic Development and Employment

This chapter sets out policies and objectives in relation to economic development, the facilitation of job creation, the role of urban centres and villages, retail development and tourism.

Energy and; Infrastructure and Environmental Services

These chapters set out policies and objectives to promote sustainable energy use, support renewable energy and the delivery of infrastructure provision including water, wastewater, waste, noise, telecommunications and aviation.

Implementation

This section provides for an overview of how the Development Plan will influence the seven identified neighbourhood areas, applicable development management standards and the monitoring of the Plan.

Our Neighbourhoods

This chapter sets out the key strategic policies and objectives relevant to each of the seven neighbourhood areas identified within the plan which when combined will contribute towards the achievement of sustainable neighbourhoods.

Implementation and Monitoring

This chapter sets out the development standards and safeguards that are required to secure the policies and objectives set out in the Plan. It also identifies monitoring mechanisms which will inform the 2-year review and next County Development.

Appendices and Environmental Assessments

The appendices provide for items of more technical or other detail that are referenced in or inform the Plan. The Strategic Environmental Assessment, Appropriate Assessment and Strategic Flood Risk Assessment have informed the plan making process and accompany the Plan.

Maps

The maps give graphic representation of the policies and objectives in the written statement. The entire County is covered with the relevant zoning objectives and other map-based objectives.

Accompanying Background Documents

The plan is also supported by a number of accompanying documents which provide the background to the formulation of aspects of policy contained in the Development Plan. These documents, where relevant, will be made available alongside the Development Plan.

1.5 Vision Context

The Strategic Vision has been developed in line with International, National and Regional policy provisions. The vision also reflects the South Dublin County Council Corporate Plan mission to 'make our county a vibrant and inclusive place for the people who live, visit, work and do business here, now and in the future'.



1.6 Strategic Vision

In line with national and regional policy provisions the strategic vision is informed by the core strategy and population targets set for the County. In allocating and planning for future growth and development, the Development Plan aims to positively influence how people interact and move within and around the County and its Neighbourhood Areas through the types of environments and places created to deliver the overall vision;


In 2028 South Dublin will be a place that our communities are proud of, that our businesses can thrive in and that will help us to live greener and healthier lives.

1.7 Achieving the Vision






Both the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES) establish the importance of addressing climate action. The National Planning Framework includes a number of National Strategic Outcomes relating to Compact Growth, Sustainable Mobility, A Strong Economy, the Sustainable Management of Water, Waste and Environmental Resources and a Transition to a Low Carbon and Climate Resilient Society. At a regional level, the Regional Spatial Economic Strategy outlines climate action as one of the three key principles underpinning the Strategy in line with national policy.

To achieve the overall plan vision a ‘layered approach’ has been applied to development with a focus on facilitating future growth in a manner which protects and enhances the County’s natural,cultural and built heritage, maximises opportunities for the development of the Green Infrastructure network, promotes the highest quality in urban design with the overall aim of delivering healthy places in which to live, work, visit, socialise, and invest in. Central to the achievement of this layered approach is the integration of Climate Action as a key overarching theme for all aspects of the Plan.

The policies and objectives in this Plan support the strategic vision and South Dublin’s leading role in sustainable urban development which;

	<p>Chapter 2</p>	<p>Maximises the potential of the County to deliver a compact settlement form in line with National and Regional population targets, with a strong focus on regeneration and the redevelopment of brownfield over green field lands;</p>
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	<p>Chapter 3</p>	<p>Protects and enhances the key natural, cultural and built heritage assets which have shaped South Dublin County and continue to create a sense of place and local distinctiveness, including our diverse landscapes, our varied flora and fauna, our historic buildings and streetscapes, and our rich archaeological history, for current and future generations to appreciate and enjoy.</p>
	<p>Chapter 4</p>	<p>Promotes the development of an integrated GI network for South Dublin working with and enhancing existing biodiversity and natural heritage, improving our resilience to climate change and enabling the role of GI in delivering sustainable communities to provide environmental, economic and social benefits.</p>
	<p>Chapter 5</p>	<p>Promotes high quality urban design and healthy placemaking that delivers attractive, connected, vibrant and well-functioning places in which to live, work, visit, socialise and invest.</p>
	<p>Chapter 6</p>	<p>Ensures the delivery of high quality and well-designed homes in sustainable communities to meet a diversity of housing needs within the County.</p>
	<p>Chapter 7</p>	<p>Increases the number of people walking, cycling and using public transport and reduce the need for car journeys, resulting in a more active and healthy community, a more attractive public realm, safer streets, less congestion, reduced carbon emissions, better air quality, and a positive climate impact.</p>
	<p>Chapter 8</p>	<p>Creates healthy, inclusive and sustainable communities where all generations have local access to social, community and recreational facilities, and parks and green spaces, to suit their needs.</p>

	Chapter 9	Facilitates the creation of a strong and resilient economic base providing expanded opportunities for employment and facilitating a good quality of life within vibrant and attractive places to live, work, visit and invest.
	Chapter 10	Deliver a green society and circular economy adaptable to new technologies, a home and place of employment for people and industries striving towards reducing their carbon footprint.
	Chapter 11	Create an environment characterised by high quality infrastructure networks and environmental services to ensure the health and wellbeing of those who live and work in the County, securing also the economic future of the County.
	Chapter 12	'Our Neighbourhoods' collates the key objectives specific to each particular neighbourhood area which when combined will contribute towards the achievement of the overall vision for the plan within each neighbourhood and the delivery of compact and sustainable neighbourhoods.
	Chapter 13	'Implementation and Monitoring' sets out development standards and criteria that should be read alongside the policies and objectives contained within each of the chapters. It also includes a monitoring framework which categorises key policies in terms of their contribution towards the achievement of the Strategic Vision.

1.8 Climate Action

Climate Action is one of the most significant policy challenges facing governments today. The impacts of climate change are already having far-reaching economic, social and environmental consequences. International agreements have been developed to unify national governments in a commitment to reduce the human causes (anthropogenic) of climate change.

The Irish government has published the *Climate Action and Low Carbon Development Act 2015*, the *National Mitigation Plan 2017*, and the *National Adaptation Framework 2018*. The Climate Action and Low Carbon Development (Amendment) Bill 2021 is currently going through the Oireachtas. In support of the Act and the government's

commitment to climate action, related national and regional strategic outcomes are set out in the *National Planning Framework* and *National Development Plan 2018-2027* and the *Regional Spatial and Economic Strategy*. Ireland's Climate Action Plan 2019, currently under review, details sectoral actions for decarbonisation. These actions and policy frameworks set out how Ireland will achieve its international and European commitments, and transition Ireland to a low-carbon, climate resilient society.

To provide local authorities with support in developing their Climate Change Action Plans (CCAPs), the Department of Communications, Climate Action and Environment (DCCA) has developed the *Local Authority Adaptation Strategy Development Guidelines 2018*. In addition, the government has established four Climate Action Regional Offices.

South Dublin County Council has produced its Climate Change Action Plan 2019-2024 (CCAP) in association with Codema (Dublin's Energy Agency) and the Dublin Metropolitan Climate Action Regional Office (CARO). The CCAP is recognised as a key enabler of on-going public sector leadership, in implementing and influencing climate action at the local level.

The CCAP identifies the main climate risks facing South Dublin County, and includes the current levels of greenhouse gas emissions across the South Dublin County Council area. The Plan puts forward 130 actions that are either ongoing or planned, under five key areas - Energy and Buildings, Transport, Flood Resilience, Nature-Based Solutions and Resource Management.

Policy CA1: Climate Action (CA)

To support the implementation of International and National objectives on climate action including the Climate Action and Low Carbon Development Act 2015 (and any amending legislation), the 'Climate Action Plan 2019' (and any updated Plans) and ensure that South Dublin's Climate Change Action Plan and County Development Plan are aligned.

CA1 Objective 1:

To collaborate with the Eastern Midland Regional Authority (EMRA), the Dublin Metropolitan Climate Action Regional Office (Dublin CARO), City of Dublin Energy Management Agency (Codema) and the Sustainable Energy Authority of Ireland (SEAI) to achieve the climate action policies and objectives set out in the Eastern and Midland Region Spatial and Economic Strategy (consistent with RPO 3.1, 3.6, 7.4, 7.30, 7.31, 7.32, 7.33, 7.35, 7.38, 7.40, 7.42, 7.43, 7.7 of the RSES).

CA1 Objective 2:

To ensure spatial and infrastructure planning are consistent with climate mitigation and adaptation objectives.

CA1 Objective 3:

To implement the South Dublin County Council Climate Change Action Plan 2019 - 2024 (SDCC CCAP) or superseding plans and to facilitate a just transition to a climate resilient low carbon County. (consistent with SO8 of the NPF, RPO 7.32, 7.33 of the RSES).

1.9 Climate Action and the Role of the Development Plan

Climate Action is now a key responsibility of local government. Through its role in setting out the strategic spatial framework for the future development of the County, the County Development Plan supports wider local and central government actions in addressing maximum co-ordination between the County Development Plan, the South Dublin Climate Change Action Plan and other climate related policies and programmes.

The Development Plan has been assessed against its impact on the receiving environment through the SEA and AA processes. The plan has also been subject to a strategic flood risk assessment taking account of the most up to date flood risk information available.

The 'layered' format of the Plan aims to facilitate a holistic approach to ensuring Climate Action is at the forefront of all future development within the County, with policies and objectives in each chapter crafted in a manner which contributes significantly towards addressing climate change and reducing the County's carbon emissions in a meaningful and tangible way. These overarching climate action principles align closely with the key action areas of the South Dublin Climate Action Plan 2019-2024; namely Energy and Buildings, Transport, Flood Resilience and Resource Management.

The policies and objectives set out in the Core Strategy and Settlement Strategy, Chapter 2 of this plan, have been framed in a manner to ensure consistency with the provisions of the NPF and RSES as required by Section 10 (2) of the Planning and Development Acts. This provides for a compact approach to growth with the aim of facilitating the delivery of climate resilient and sustainable communities throughout the County.

It is the aim of the plan to achieve an efficient use of land with a focus on key urban centres, and to achieve development densities that can support vibrant, compact, walkable places that prioritise pedestrian and cyclist movement.

The Core Strategy aims to maximise the potential of the County to deliver a compact settlement form in line with National and Regional population targets, where a strong focus has been placed on regeneration and the redevelopment of brownfield over green field lands. Almost half of the County's growth has been allocated to strategic development areas identified within the Metropolitan Area Strategic Plan with an

National/Regional Context



Climate Action and Low Carbon Development Act 2015
 The National Mitigation Plan 2017
 The National Adaptation Framework 2018
 Project Ireland 2040 the National Planning Framework and
 National Development Plan 2018-2027
 The Regional Spatial and Economic Strategy for the Eastern
 and Midlands Region
 National Climate Action Plan

County Context

The South Dublin Climate Action Plan 2019-2024
 (130 Actions ongoing or planned within the Council under five key areas)

 Energy & Buildings	 Transport	 Nature Based Solutions	 Resource Management	 Flood Resilience
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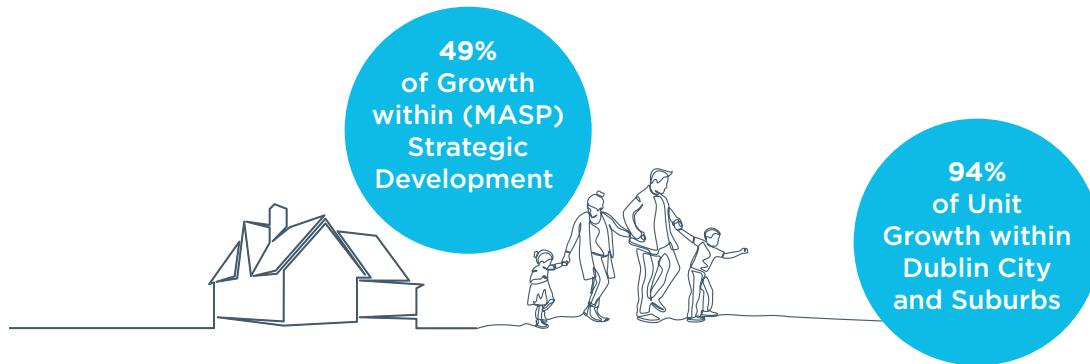
The County Development Plan

A 'Layered' Approach Facilitating a Holistic Integration to Climate Action

 Compact Growth	 Efficient Use of Land	 Environmental Protection	 Green Connections
 Quality Design Healthy Placemaking	 Active Travel	 Connected Neighbourhoods	 Energy Efficiencies

overall total of 94% of the unit growth being located within Dublin City and Suburbs. Such measures facilitate the delivery of a compact and connected settlement form where existing public transport infrastructure can be availed of thus reducing the need for car-based travel, contributing towards a reduction in carbon emissions and contributing positively towards addressing Climate Change within the County.


The focus of the Development Plan on brownfield over greenfield development, supports an ecosystems approach, protects natural areas while also seeking to enhance existing green networks both within the natural and urban environment through the promotion and enhancement of existing pathways and green connections within the County.



The potential for the delivery of energy efficient projects throughout the County is also facilitated through a more compact settlement form reducing costs and carbon emissions and guaranteeing energy resilience for the future of the County.

Creating a safe and climate resilient environment is essential in encouraging active modes of transport. Such environments can be created through a high-quality design and layout of buildings, appropriate mix of uses, densities, height and the sensitive integration of the natural and built environment. Creating a strong sense of place and enabling connections across the County can be enhanced through a robust and resilient Green Infrastructure network employing nature-based solutions and contributing directly to climate action measures through carbon sequestration, water quality improvements and other measures.

At the Neighbourhood level the plan aims to locate people in close proximity to their place of work, services, amenity and leisure facilities thereby reducing the need for car-based travel and cumulatively resulting in significant and measurable reductions in GHG emissions.

To ensure the above provisions have been implemented successfully throughout this plan, specific Climate **'Positive Objectives'** have been highlighted with the climate symbol . A Climate Action Audit is included at the end of each Chapter providing an overview of the potential sources of greenhouse gas emissions alongside measures implemented to address such potential climate impacts.



How should we achieve a compact pattern of growth?

How should we move in a more sustainable way?



How and where should we work?

How do we protect our mountain areas/ biodiversity while providing for recreational areas?



