



South Dublin County Council

Development Plan 2016 – 2022

Variation No.4 & No.5

Final Addendum Report

The Members of South Dublin County Council resolved to adopt Variation No. 4 and No. 5 of the South Dublin County Council Development Plan 2016-2022 at its meeting on the 9th December 2019.

Variation No. 4 and No. 5 of the South Dublin County Council Development Plan 2016-2022 is effective as of the 9th December 2019.

This document outlines additions to the Written Statement. It should be read in conjunction with the full Written Statement and Map, which had effect from June 12th, 2016.

In Chapter 1: Introduction and Core Strategy, replace the second paragraph with the following text after Section 1.1. Statutory Context (Page 4).

The Planning and Development (Amendment) Act 2010 places an obligation on the planning authority to prepare a 'core strategy' which shows that the development objectives in the Development Plan are consistent, as far as practicable, with national and regional development objectives. This Development Plan must therefore be consistent with the National Planning Framework (NPF) 2018 and the Regional Spatial Economic Strategy (RSES) 2019. The Department of the Environment, Heritage and Local Government (DEHLG) issued a Guidance Note on Core Strategies in November 2010.

In Chapter 1: Introduction and Core Strategy, replace the wording with the following text after Section 1.2.0 Overarching Considerations, 'Core Strategy'. (Page 5).

CORE STRATEGY

The Core Strategy sets out an overarching strategy for the spatial development of the County over the medium to longer term and will form the basis for policies and objectives throughout the Plan. It translates the strategic planning framework set out in the National Planning Framework (NPF) 2018 and the Regional Spatial Economic Strategy (RSES) 2019 to County level.

In Chapter 1: Introduction and Core Strategy, replace the first paragraph with the following text after Section 1.4.0 Core Strategy, Section 1.4.1 Statutory Context & Background (Page 6).

The Planning and Development (Amendment) Act 2010 introduced a requirement for an evidence based 'core strategy' to form part of all County Development Plans. The purpose of the Core Strategy is to articulate a medium-to-longer term quantitatively based strategy for the spatial development of the area of the Planning Authority and in doing so, to demonstrate that a Development Plan and its policies and objectives are entirely consistent with National and Regional development objectives set out in the National Planning Framework (2018) and the Regional Spatial Economic Strategy (2019).

In Chapter 1: Introduction and Core Strategy, replace the paragraph with the following text after Section 1.4.0 Core Strategy, Section 1.4.2 (Page 6).

1.4.2 Consistency with the National Planning Framework (NPF)

The National Planning Framework is a Government plan for action and delivery between now and 2040 called "Ireland 2040- Our Plan". The document was published in July 2018 and replaces the National Spatial Strategy. The National Planning Framework, supported by the National Development Plan (NDP), is the Government's high-level strategic plan for shaping the future growth and development of the country to the year 2040. It is the Government's overarching long-term policy initiative to make Ireland a better country for all citizens. The NPF sets out 10 National Strategic Outcomes and 75 National Policy Objectives. The purpose of the NPF is to enable all parts of Ireland, whether rural or urban, to successfully accommodate growth and change, by facilitating a shift towards Ireland's regions and cities other than Dublin, while also recognising Dublin's ongoing key role.

The NPF is currently implemented at a regional level through the Regional Spatial Economic Strategies (RSEs) and at county level through County Development Plans. It is also implemented through other plans and programmes at national and regional level such as the National Climate Change Strategy, the National Development Plan and the Transport Strategy for the Greater Dublin Area 2016-2035.

In Chapter 1: Introduction and Core Strategy, removal all text and maps and insert the following text and maps after Section 1.4.0 Core Strategy, Section 1.4.3 (Page 6 and 7).

1.4.3 Regional Spatial and Economic Strategy (RSES)

The Regional Spatial and Economic Strategy (RSES) is a strategic plan and investment framework to shape future development and to better manage regional planning and economic development throughout the Region. It identifies regional assets, opportunities and pressures and provides appropriate policy responses in the form of Regional Policy Objectives. The principal statutory purpose of the RSES is to support the implementation of Project Ireland 2040- The National Planning Framework (NPF) and National Development Plan (NDP), and the economic policies and objectives of the Government by providing a long-term strategic planning and economic framework for the development of the regions.

The RSES will be implemented in policy in the County Development Plan and Local Economic and Community Plans (LECPs). The RSES will be realised by the delivery of European and National funding that will achieve the Regional Strategic Outcomes (and NPF National Strategic Outcomes) expressed in the Strategy. These funds will focus on the priorities and key aspects of the RSES to sustainably grow the Region to 2031 and beyond.

The Growth Strategy for the Eastern and Midland Region will:

- Support the continued growth of Dublin as our national economic engine; and
- Deliver sustainable growth of the Metropolitan Area through the Dublin Metropolitan Area Strategic Plan (MASP).

The RSES identifies South Dublin County within the MASP. The MASP is an integrated land use and transportation strategy for the Dublin Metropolitan Area that sets out:

- A vision for the future growth of the metropolitan area and key growth enablers, identifying strategic corridors based on their capacity to achieve compact sustainable and sequential growth along key public transport corridors, existing and planned;
- Large scale strategic residential, employment and regeneration development opportunities and any infrastructure deficits or constraints that need to be addressed; and
- A sequence of infrastructure priorities to promote greater co-ordination between local authorities, public transport and infrastructure providers for the phased delivery of sites.

To achieve this ambitious compact development to include targets of at least 50% of all new homes, including brownfield and infill development, within or contiguous to the existing built up area in Dublin and 30% in other settlements, the MASP identifies strategic residential, employment and regeneration development opportunities along with the requisite infrastructure investment needed to ensure a steady supply of sites in tandem with the delivery of key public transport projects as set out in the NDP.

The MASP identifies strategic residential and employment development corridors based on their capacity to achieve compact sustainable and sequential growth along key public transport corridors, existing and planned. This will aim to achieve the creation of sustainable compact communities with improved housing choice, access to social and economic opportunities, enhanced services and amenities for a resident population of some 1.65m people in the metropolitan area by 2031.

Table 1.1: South Dublin Strategic Development Areas and Corridors, Capacity Infrastructure and Phasing

| City Centre | Residential | Employment/Mixed Use | Phasing/Enabling Infrastructure |
|---|--|--|---|
| City Centre within the M50 (Multi-modal) Population capacity Short 35,000 Medium 10,000 Long 15,000 Total 60,000 | Naas Road /Ballymount – significant brownfield lands in South Dublin and Dublin City Council areas, with potential for residential development and more intensive employment/mixed uses | Re-intensification of underutilised lands including Naas road and older industrial estates, subject to feasibility study. | Medium to Long term Multi-modal public transport, new Luas stop, site assembly, waste water upgrades and local area water network upgrades |
| South western corridor (Kildare line/ DART and LUAS redline) Population capacity Short 45,000 Medium 21,000 Total 66,000 | Western suburbs- Continued development of Adamstown SDZ and the phased development of Clonburris located strategically between the west Dublin suburbs of Lucan and Clondalkin. New residential community at Kilcarbery near Clondalkin. | Promotion of high tech, manufacturing and research and development in Grange Castle Business Park | Short to medium term New roads and railway bridge, new rail station, DART expansion to Cellbridge/Hazelhatch (Adamstown, Clonburris) Access road and wastewater upgrades (Kilcarbery). Public transport and access (Grange Castle). New water network infrastructure to supply Clonburris SDZ and local network upgrades |
| | LUAS red line - Regeneration of brownfield lands in Tallaght. New district at Fortunestown in the emerging town of Saggart/Citywest | Re-intensification of older industrial estates at Naas Road/ Ballymount, Intensification of industrial lands and mixed use development at Tallaght Town Centre/Cookstown | Short to Medium term Brownfield conditions and site assembly wastewater upgrades and Citywest junction link at Tallaght/ Fortunestown |

Map 1.2 Strategic Planning Areas – East Midlands Regional Authority (EMRA)



Map 1.3 Strategic Planning Areas – East Midlands Regional Authority (EMRA)



Map 1.4 Dublin Metropolitan Area Strategic Plan – Regional Spatial Economic Strategy



In Chapter 1: Introduction and Core Strategy, removal all existing text, figure and table and replace with the following text, figure and table after Section 1.4.0 Core Strategy, Section 1.4.4 (Page 8, 9 and 10).

1.4.4 Regional Spatial and Economic Strategy (RSES) Settlement Strategy

The National Planning Framework (NPF) sets out a targeted pattern of growth for the Eastern and Midlands Region and the Capital City and this is further expanded in the Implementation Roadmap for the NPF (July 2018). These growth figures inform the delivery of national policy expressed in the NPF and the delivery of the RSES. The further breakdown of population projections to county level are contained in Appendix B of RSES for use by local authorities in the formulation of the core strategies of their development plans. The RSES has used a robust evidence based approach to derive a settlement hierarchy that will achieve the Regional Strategic Outcomes of the NPF for the benefit of the whole Region.

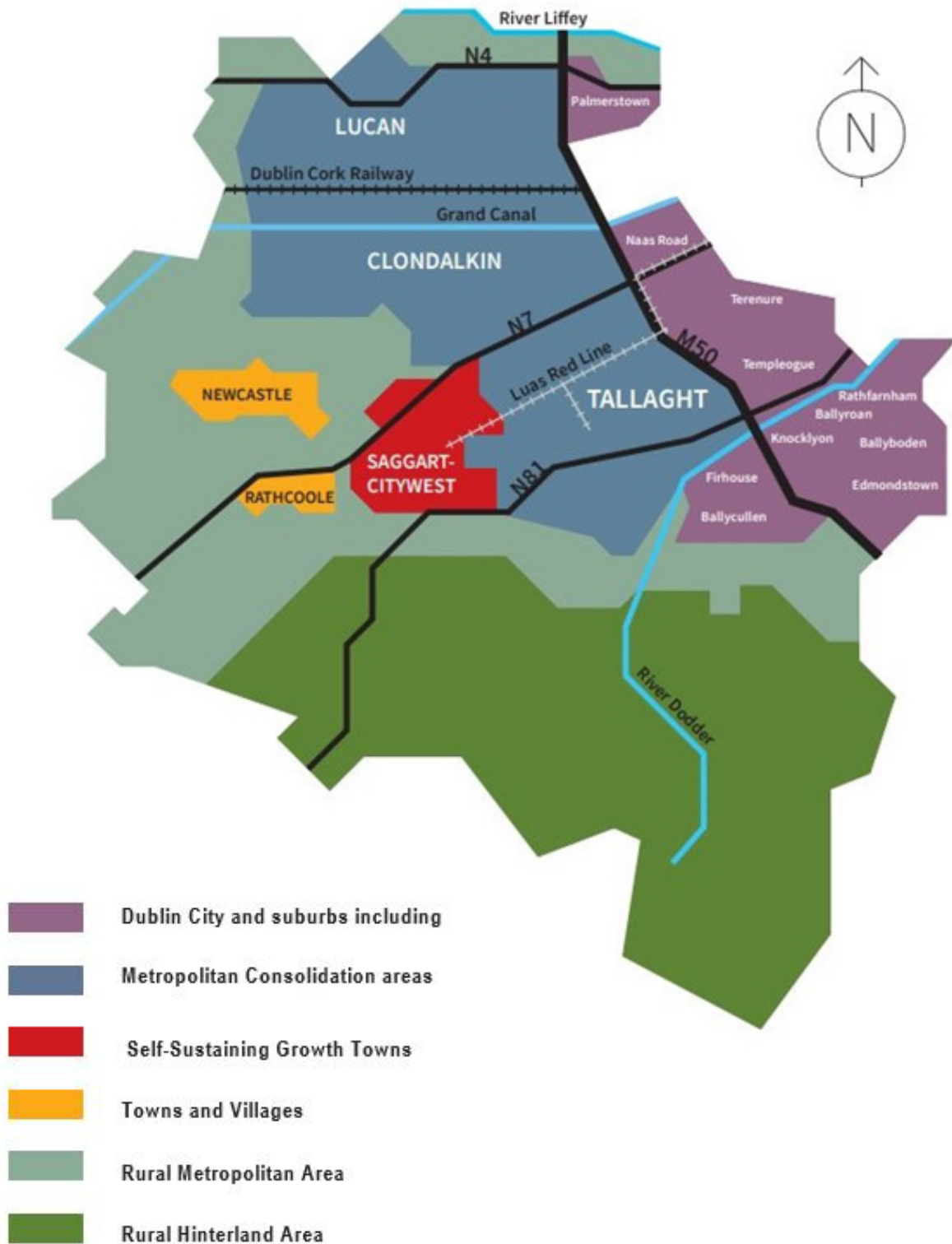
The RSES Settlement Strategy defines the settlement hierarchy for the entire Region identifying key growth areas within the Metropolitan, Core Region and Gateway Region and sets out high and low population range targets for each local authority for the period up to 2031. The targets are based on an analysis of population trends and take account of the influence of national and regional policy in any future scenario. The County Development Plan is required to be consistent with the population targets set out in the RSES.

Dublin City and Suburbs, which includes South Dublin County, is identified within the Metropolitan Area only of the RSES settlement hierarchy. Furthermore, Dublin City and Suburbs is considered in the context of the Metropolitan Area Strategic Plan (MASP). While no other areas identified in the settlement hierarchy of the RSES are specific to South Dublin County, it is noted that the hierarchy heading terms from the Regional Planning Guidelines (RPG) are still appropriate to South Dublin County in some instances. Table 1.2 summarises the Settlement Hierarchy, with a description of the type of settlement at each tier in the hierarchy and the locations designated, including the relevant South Dublin settlements. Small Towns and Villages are to be defined at County level, by the County Development Plan.

Table 1.2: South Dublin Settlement Hierarchy under the Regional Spatial Economic Strategy

| HIERARCHY | DESCRIPTION | LOCATIONS | SOUTH DUBLIN |
|---|---|--|--|
| DUBLIN CITY AND SUBURBS | International business core with a highly concentrated and diversified employment base and higher order retail, arts, culture and leisure offer. Acts as national transport hub with strong inter and intra-regional connections and an extensive commuter catchment. | Dublin City Centre & Immediate Suburbs. Map 1.3 and Figure 1.1 refers. | South Dublin County. |
| DUBLIN CITY AND SUBURBS INCLUDING KEY METROPOLITAN CONSOLIDATION AREAS | Considered necessary to address the established inner suburbs. Opportunities to strengthen and consolidate through infill and brownfield redevelopment. | Not defined by RSES. Figure 1.1 refers | Palmerstown, Naas Road, Templeogue, Ballyroan, Ballyboden, Edmondstown Knocklyon, Firhouse, Ballycullen and parts of Greenhills, Terenure and Rathfarnham. |
| | Strong active urban places within the Metropolitan Area with strong transport links. These towns should be developed at a relatively large scale as part of the consolidation of the Metropolitan Area and to ensure that they support key public transport corridors connecting them to the City, to each other and to Large Growth Towns in the Hinterland. | Not defined by RSES. | Tallaght, Lucan (inc. Adamstown) and Clondalkin (inc. Clonburris). |
| SELF-SUSTAINING GROWTH TOWNS | i) Self-Sustaining Growth Towns with a moderate level of jobs and services – includes sub-county market towns and commuter towns with good transport links and capacity for continued commensurate growth to become more self-sustaining. | Figure 1.1 refers. | Saggart/ Citywest |
| TOWNS AND VILLAGES | Towns and villages with local service and employment functions. | To be defined by Development Plans. Figure 1.1 refers. | Newcastle and Rathcoole align with RSES definition. |
| RURAL | Villages and the wider rural region | To be defined by Development Plans. Figure 1.1 refers. | Metropolitan Areas Hinterland Areas |

Figure 1.1 South Dublin County Core Strategy Map



In Chapter 1: Introduction and Core Strategy, removal all existing text, tables and graphs and replace with the following text and tables after Section 1.5.0 Housing Requirements in South Dublin County, Section 1.5.1 (Page 11, 12 and 13).

1.5.0 Housing Requirements In South Dublin County

1.5.1 Alignment with RSES and CSO Population Targets

The Regional Spatial and Economic Strategy (RSES) translates the national and regional population targets set by the National Planning Framework (NPF) Implementation Roadmap to county level. The approach in the core strategies is to realise these population targets which will be informed by the transitional population projections methodology set out in the NPF Roadmap, and a robust evidence based analysis of demand, past delivery and potential.

Table 1.3: NPF/RSES Population Targets for the Dublin Region and SDCC

| SDCC | CENSUS 2016 | 2026 Range | | 2031 Range | |
|--------------------------|-------------|------------|-----------|------------|-----------|
| | | Low | High | Low | High |
| Dublin NPF Road Map | 1,347,500 | 1,489,000 | 1,517,500 | 1,549,500 | 1,590,000 |
| RSES SDCC Pop Allocation | 279,000 | 308,000 | 314,000 | 320,500 | 329,000 |

Source: NPF/RSES and CSO Census

Table 1.3 above provides details of the population figures for the Dublin Region, extracted from the NPF Implementation Roadmap alongside figures for South Dublin County Council, extracted from Appendix B of the RSES, Strategic Planning Area (SPA) and County Population Tables. The SDCC County Development Plan 2016-2022 (CDP) population forecast (Table 1.5) for 2022 of 310,851 persons falls within the population projections, between the low and high 2026 range set out in the NPF and the RSES.

Table 1.4 below provides the actual 2016 South Dublin County household size alongside the declining household size set out in the NPF to 2040.

Table 1.4: Household Size

| YEAR | 2016 | 2019 | 2022 | 2026 | 2031 | 2040 |
|--------------------------------|-------------------|------|------|------|------|------|
| SDCC Projected House Hold Size | 2.94 ¹ | 2.89 | 2.83 | 2.75 | 2.66 | 2.5 |

Source: NPF

The NPF indicates that the average household size in 2016 of 2.75 persons per household is expected to decline to 2.5 persons by 2040 resulting in an average household size decline of 0.01. persons per year over the 24-year period up to 2040. The population of the County in 2016 stood at 278,767 persons with a housing stock of 98,387 units.

¹ $98387 \text{ units} - (\text{vacant units } 3,495) = 94,892. 2016 \text{ pop } 278,767/94,892 \text{ units} = 2.94$

The 2026 high range population target of 314,000 persons provides for a population growth per annum of 3,523.3 persons per year². Extrapolating this figure to the year 2022 provides for a population projection of 299,907 persons³. Dividing this figure by the forecast average household size of 2.83 (in 2022) provides for an overall housing unit requirement of 105,974 units or a growth of 7,587 units over the 6-year life of the CDP.

To date (Sept 2019), the Housing Task Force Returns indicate that SDCC have delivered 2,804 units since the adoption of the plan, therefore there is sufficient capacity for further growth over the remaining lifecycle of the plan period. In addition to the above, the NPF road map provides that a headroom not exceeding 25% of the Dublin City and Suburbs growth (which includes South Dublin) for each Census year or Intercensal period, in addition to the projected growth to 2026 where population growth is projected to be at or above the national average baseline. It is considered that this additional provision provides scope to accommodate further growth in South Dublin as may be required.

As part of the preparation process for the South Dublin County Council Development Plan 2022-2028; an examination of how a population headroom not exceeding 25% may be required in South Dublin and applied to strategically placed deliverable zoned lands to develop a new Core Strategy for the County.

In regard to 'Housing Delivery' the CDP identifies a number of key development/regeneration lands with the potential to deliver a significant level of housing within the longer-term horizon. Such lands include REGEN (Regeneration) zoned lands within the Core Strategy which have an allocated potential of c. 4,690 units at the Naas Road (as adopted through Variation No. 3 on the 7th May 2019) and at Cookstown in Tallaght, together with the potential for c. 11,000 units within the Clonburris Strategic Development Zone (SDZ). The development of such lands generally takes time with a number of factors influencing the delivery of same, including site assembly and provision of required infrastructure. Therefore, the provisions set out in the CDP are realistic and provide sufficient scope to accommodate future development over a two plan period.

If, in the event that the delivery of housing significantly increases beyond the current year on year growth rates⁴ within the lifetime of the plan, the RSES high range allocation for the year 2026 of 314,000 persons provides sufficient scope for additional growth without impacting on the overall growth projection for the South Dublin County.

² $314,000 - 278,767 = 35,233/10 = 3,523.3\text{ppl per year}$

³ $278,767 + 21,139.8 (+6 \text{ years}) = 299,906.8$

⁴ The CDP in 2016 identified sufficient lands to cater for a population of c. 310,000ppl. The NPF/RSES high range allocation provides for 2026 of 314,000ppl provides for a surplus of 4,000ppl or 1,454units. Applying the forecast average household size of 2.75 in 2026 equates to an additional 15,795 units or an annual average unit delivery of c.1580 units).

In Chapter 1: Introduction and Core Strategy, remove Section 1.5.2 RPG's and CSO Housing Targets entirely. (Page 13 and 14).

Remove this entire section.

In Chapter 1: Introduction and Core Strategy, remove the paragraph and replace with the following text after Section 1.5.0 Housing Requirements in South Dublin County, Section 1.5.3 (Page 14).

1.5.2 Housing Growth Projections

The Development Plan Guidelines for Planning Authorities, DEHLG (2007) state that to ensure continuity of supply of zoned residential land, planning authorities should ensure that at the time of adoption of the Plan, sufficient land is zoned to meet residential needs for the next nine years (2016-2025). The key development/regeneration lands detailed in Section 1.5.1 ensure sufficient lands are zoned in accordance with the DHPLG Guidelines.

In Chapter 1: Introduction and Core Strategy, removal all existing text and table and replace with the following text after Section 1.6.0 Housing Land Capacity (Page 14 and 15).

Following a detailed analysis of the Core Strategy with respect to the population projections laid out in Appendix B of the RSES, it is noted that the Core Strategy aligns with the RSES population growth targets. Therefore, there is no impact to the Housing Land Capacity as a result of the implementation of the RSES.

In Chapter 1: Introduction and Core Strategy, remove Section 1.6.1 2010-2016 County Development Plan and Section 1.6.2 2010-2016 County Development Plan entirely. (Page 14 and 15).

Remove this entire section.

In Chapter 1: Introduction and Core Strategy, remove the paragraph and replace with the following text after Section 1.6.0 Housing Land Capacity, Section 1.6.3 (Page 17 and 18).

1.6.1 Total Capacity 2016-2022 County Development Plan

Table 1.5 sets out the total housing capacity under the 2016-2022 County Development Plan with the proportion of overall capacity to be accommodated at each tier in the settlement hierarchy and the projected population for each settlement.

Table 1.5: South Dublin County Development Plan 2016-2022 Total Capacity

| HIERARCHY | TOTAL LAND CAPACITY (HA) | TOTAL HOUSING CAPACITY (NO.S) | % TOTAL IN EACH SETTLEMENT | 2011 POP | POTENTIAL POP (2011 & FORECAST 2022) | INFRASTRUCTURE COMMENT |
|--|--------------------------|-------------------------------|----------------------------|----------|--------------------------------------|--|
| Dublin City and Suburbs including Key Metropolitan Consolidation Areas | | | | | | |
| Palmerstown, Naas Road, Templeogue, Ballyroan, Ballyboden, Edmondstown, Knocklyon, Firhouse/ Ballycullen and parts of Greenhills, Terenure and Rathfarnham | 473 | 9,620 | 24% | 89,752 | 95,854 | No significant road, water supply or drainage constraints. Proposed high capacity transport projects (BRT) would increase capacity of zoned lands. |
| Tallaght | 157 | 5,412 | 13% | 67,632 | 68,789* | No water supply constraints. Dodder Valley Sewerage Scheme would support future expansion in the south of the County. Proposed high capacity transport projects would increase capacity of zoned lands. |
| Lucan (inc. Adamstown) | 217 | 8,304 | 21% | 43,841 | 52,545 | No water supply constraints. 9B Foul Sewer upgrade scheme would support future expansion in the north of the County. Proposed high capacity transport projects would increase capacity of zoned lands. |
| Clondalkin (inc. Clonburris) | 315 | 10,748 | 27% | 43,538 | 58,532 | No water supply constraints. 9B Foul Sewer upgrade scheme would support future expansion in the north of the County. Proposed high capacity transport projects would increase capacity of zoned lands. |

| HIERARCHY | TOTAL LAND CAPACITY (HA) | TOTAL HOUSING CAPACITY (NO.S) | % TOTAL IN EACH SETTLEMENT | 2011 POP | POTENTIAL POP (2011 & FORECAST 2022) | INFRASTRUCTURE COMMENT |
|--|--------------------------|-------------------------------|----------------------------|----------|--------------------------------------|--|
| Self-Sustaining Growth Town | | | | | | |
| Saggart/Citywest | 138 | 4,196 | 10% | 9,115 | 17,972 | Saggart/ Rathcoole/ Newcastle Sewerage Scheme required to support long term development to the west of County. |
| Towns and Villages | | | | | | |
| Newcastle | 28 | 701 | 2% | 2,680 | 4,235 | Saggart/Rathcoole/ Newcastle Sewerage Scheme required to support long term development to the west of County. |
| Rathcoole | 45 | 1,062 | 3% | 4,019 | 5,703 | Saggart/Rathcoole/ Newcastle Sewerage Scheme required to support long term development to the west of County. |
| Rural Areas | | | | | | |
| Metropolitan Area | 0 | 75 | >1% | 2,825 | 3,134 | N/A |
| Hinterland Area | 0 | 25 | >1% | 1,803 | 1,859 | N/A |
| Completions Census 2011 to January 2015 | | | | | | |
| DOECLG | | 1,001 | | | 2,228 | |
| TOTAL | 1,372 | 41,143 | 100 | | 310,851 | |

* Tallaght potential population adjusted to include 730 no. units that are being completed.

** Table 1.5 has been updated and is reflective of the changes made in Variation No. 3 adopted on the 7th May 2019.

In Chapter 1: Introduction and Core Strategy, remove the paragraph and replace with the following text after Section 1.6.0 Housing Land Capacity, Section 1.6.4 Housing Capacity Summary (Page 19).

Map 1.3 below illustrates lands within the County capable of accommodating residential development. Such lands comprise of infill or new residential sites, lands designated as a 'Strategic Development Zone' or identified 'Regeneration Lands'. The designated SDZ lands comprise of Adamstown and Clonburris located to the north west of the County. The SDZs present a shared outlook for the future residential, social, economic and environmental development of these areas in order to create a sustainable community. Lands identified 'REGEN' for regeneration purposes comprise of brownfield lands at Cookstown/Broomhill and along the Naas road which are capable of supporting and facilitating the regeneration of underutilised lands proximate to town centres and/or public transport nodes for more intensive enterprise and residential led development.

In Chapter 1: Introduction and Core Strategy, remove the second paragraph and replace with the following text after Section 1.7.0 Settlement Strategy (Page 20).

The South Dublin County Settlement Strategy is derived from, and consistent with, the Settlement Strategy for the Regional Spatial and Economic Strategy (RSES). Settlements to the east of the M50 and south of the River Dodder have been identified as Consolidation Areas within the 2. Dublin City and Suburbs including Key Metropolitan Consolidation Areas due to their established character and strong economic and social ties with Dublin City. Tallaght, Lucan and Clondalkin are designated Metropolitan Consolidation Towns. The settlement of Saggart/Citywest is identified as a Self-Sustaining Growth Town. Newcastle and Rathcoole, while retaining a village character are identified as Town and Villages in the County Settlement Hierarchy reflecting current population size.

In Chapter 1: Introduction and Core Strategy, remove the existing settlement terms in the title, paragraph and title of policy text box and replace with the following text after Section 1.7.0 Settlement Strategy, Section 1.7.1 (Page 20).

1.7.1 Dublin City and Suburbs including Key Metropolitan Consolidation Areas

The settlements of Palmerstown, Naas Road, Templeogue, Ballyroan, Ballyboden, Knocklyon, Firhouse,

Ballycullen and parts of Greenhills, Walkinstown, Terenure and Rathfarnham have been identified as Consolidation Areas within the Dublin City and Suburbs including Key Metropolitan Consolidation Areas. These established areas are located to the east of the M50 and south of the River Dodder. They are suburban areas with established identities and communities with distinct heritage and character. These areas have a range of urban services such as transport, retail, medical and community facilities. Recent Census data identifies an aging population and stagnant or falling populations, which presents a serious risk for the viability of services and facilities into the future.

A key element of the overall Settlement Strategy is to promote the consolidation and sustainable intensification of the existing urban/suburban built form to the east of the M50 and south of the River Dodder, thereby maximising efficiencies from established physical and social infrastructure.

| |
|--|
| CORE STRATEGY (CS) Policy 1 Consolidation Areas within the Dublin City and Suburbs including Key Metropolitan Consolidation Areas |
| It is the policy of the Council to promote the consolidation and sustainable intensification of development to the east of the M50 and south of the River Dodder. |
| CS1 Objective 1: To promote and support high quality infill development. |
| CS1 Objective 2: To promote and support the regeneration of underutilised industrial areas in areas designated with Zoning Objective Regeneration 'REGEN' (to facilitate enterprise and/or residential led development). |
| CS1 Objective 3: To promote and support the development of undeveloped zoned lands and promote pre-application consultation in accordance with Section 247 of the Planning and Development Act 2000 (as amended). |

In Chapter 1: Introduction and Core Strategy, remove the first paragraph and replace with the following text after Section 1.7.0 Settlement Strategy, Section 1.7.2 (Page 21).

1.7.2 Dublin City and Suburbs including Key Metropolitan Consolidation Areas

The Towns of Tallaght, Lucan and Clondalkin are designated as Metropolitan Consolidation Towns in the RPGs Settlement Hierarchy. Metropolitan Consolidation Towns are located close to Dublin City and function as part of Dublin City and Suburbs including Key Metropolitan Consolidation Areas. These towns will continue to be developed at a relatively large scale as part of the consolidation of the Metropolitan Area, will continue to support key public transport corridors and be important locations for services, retail and economic activity. There is identified housing capacity for up to 24,500 units in the Metropolitan Consolidation Towns, representing 62 percent of the County's overall housing capacity.

In Chapter 1: Introduction and Core Strategy, remove the existing settlement terms in the title, paragraph and wording within the paragraph and replace with the following text after Section 1.7.0 Settlement Strategy, Section 1.7.3 (Page 22).

1.7.3 Self Sustaining Growth Towns

Saggart/Citywest can be defined as a self-sustaining growth town. The population taken in conjunction with the extent of economic activity, the quality of public transport provision, the designation of Citywest Shopping Centre as a Level 3 Retail Centre in the Retail Strategy for the Greater Dublin Area 2008-2016 and future growth potential, align strongly with the definition of a Self-Sustaining Growth Town in the RSES. It is considered appropriate to reflect this under the County Settlement Hierarchy by designating Saggart/Citywest as a Self-Sustaining Growth Town.

In Chapter 1: Introduction and Core Strategy, remove the existing settlement terms in the title, paragraph, policy text box and wording within the paragraph and replace with the following text after Section 1.7.0 Settlement Strategy, Section 1.7.4 (Page 22 and 23).

1.7.4 Towns And Villages

While the settlements of Newcastle and Rathcoole retain a village character, they align with the definition of Towns and Villages in the RSES to provide for local services and employment functions.

| CORE STRATEGY (CS) Policy 4 Towns and Villages |
|---|
| It is the policy of the Council to support the sustainable long term growth of Towns and Villages based on local demand and the ability of local services to cater for growth. |
| CS4 Objective 1: To support and facilitate development on zoned lands on a phased basis subject to approved Local Area Plans. |
| CS4 Objective 2: To provide sufficient zoned land to accommodate services, facilities, retail and economic activity. |

In Chapter 1: Introduction and Core Strategy, remove wording from the entire section and insert the following text after Section 1.8.0 Phasing, Prioritisation and Infrastructure Delivery (Page 23).

The National Planning Framework (NPF) sets out a tiered approach for zoning lands. The following National Policy Objectives are of importance:

National Policy Objective 72a: *‘Planning authorities will be required to apply a standardised, tiered approach to differentiate between i) zoned land that is serviced and ii) zoned land that is serviceable within the life of the plan’.*

National Policy Objective 72b: *‘When considering zoning lands for development purposes that require investment in service infrastructure, planning authorities will make a reasonable estimate of the full cost of delivery of the specified services and prepare a report, detailing the estimated cost at draft and final plan stages’.*

National Policy Objective 72c: *‘When considering zoning land for development purposes that cannot be serviced within the life of the relevant plan, such lands should not be zoned for development’.*

Moreover, the NPF specifically discusses the prioritising of development lands and states that ‘there are many other planning considerations relevant to land zoning beyond the provision of basic enabling infrastructure including overall planned levels of growth, location, suitability for the type of development envisaged, availability of and proximity to amenities, schools, shops or employment, accessibility to transport services etc. Weighing up all of these factors, together with the availability of infrastructure, will assist planning authorities in determining an order of priority to deliver planned growth and development’.⁵

In addition to the NPF, ministerial guidelines on Urban and Building Height, Water Services etc. highlight the importance of optimising the yield from existing investment in services and creating more compact and integrated communities.

Therefore, all future land subject to zoning shall undergo an Infrastructure Assessment and deliverability of same, in line with the NPF's NPO's 72a-72c and the requirement for the prioritisation of development land. In line with the NPF and RSES, Map 1.3 outlines the sites that have been identified as having development potential during the plan period. In terms of phasing, planning prioritisation and infrastructure delivery it is advised that:

- 1) The continued consolidation of the established urban and suburban built form is a priority during the period 2016-2022. There is significant capacity for new housing on serviced lands to the east of the M50, south of the River Dodder and in the Metropolitan Consolidation Towns.
- 2) Strategic growth nodes at Adamstown and Clonburris (SDZs) offer significant potential for housing and commercial activity and are priority development areas. The SDZs are serviced by strategic water, drainage and transport infrastructure. The delivery of sufficient public transport and road capacity shall be actively supported in tandem with future development of the SDZs so as to facilitate sustainable new development in these areas. Internal physical and social infrastructure is required to be delivered in tandem with housing. The future development of these areas is/will be subject to approved Planning Schemes and is dependent on a sustainable delivery model.
- 3) The Ballycullen/Oldcourt LAP area is a key growth node at the edge of the Consolidation Areas within the Dublin City and Suburbs including Key Metropolitan Consolidation Areas.
- 4) Future development will be dependent on the delivery of a surface water drainage scheme. Social and physical infrastructure and services will also need to be provided in tandem with the delivery of housing. Delivery of the surface water drainage scheme is due during the lifetime of this Plan.
- 5) Underutilised industrial lands that are close to town centres and transport nodes are designated with Zoning Objective Regeneration 'REGEN' (to facilitate enterprise and/or residential led regeneration). These lands are serviced and offer significant potential for more intensive employment and/or residential development and associated uses. The transition from underutilised industrial areas is likely to occur on an incremental basis and may need to be supported by an economic regeneration strategy.
- 6) The self-sustaining growth town of Saggart/Citywest will develop based on the capacity of the public transport network and social infrastructure. While additional long term capacity exists in this area, the capacity of zoned lands is considered to be sufficient to meet demand during the period 2016-2022.
- 7) Rathcoole and Newcastle have limited public transport provision and social services, and as such, are not identified as growth nodes. These settlements will develop at an incremental pace, based on the delivery of social, physical and transport infrastructure and services. The capacity of zoned lands is considered to be largely sufficient to meet long term demand.

All residential and mixed use zoned lands have access to the strategic road, water and drainage networks and utilities. The South Dublin County (Section 48) Development Contribution Scheme (2016 – 2020) assesses the future infrastructure needs of the County and seeks to prioritise the delivery of road and transport infrastructure; surface water drainage infrastructure; community facilities; and parks and open spaces in key growth areas, in tandem with the delivery of new communities.

The achievement of the Core Strategy is intrinsically linked to the delivery of concurrent water and drainage infrastructure by Irish Water to serve the priority growth locations. As such, the investment programme of Irish Water is a key influence on the achievement of the Core Strategy. The council supports the DHPLG Water Services Guidelines for local authorities. In addition, the council will liaise with external agencies such as Irish Water for the future zoning of land for the CDP and preparation of LAP'S in accordance with Appendix 3 of the NPF to determine the nature and capacity of the infrastructure available or required.

The delivery of enhanced transport infrastructure will be dependent on the investment programmes of government agencies such as the Department of Transport, Tourism and Sport, the National Transport Authority (NTA) and Transport Infrastructure Ireland (TII).

⁵ (2018) Department of Housing, Planning and Local Government, Project Ireland 2040: National Planning Framework, pg 137, GovernmentPublications:Dublin.

In Chapter 1: Introduction and Core Strategy, remove the existing paragraph and replace with the following text after Section 1.11.0 Housing Strategy (Page 25).

An Interim South Dublin County Council Housing Strategy 2016-2022 has been prepared and updated to align with the Regional Spatial and Economic Strategy (RSES) and is contained in Schedule 3 of this written statement. The Interim Housing Strategy is based on the overall population and housing land requirements set in the Core Strategy, and informed by the most recent summary of social housing assessment within the County, Social Housing Strategy 2020 and the Implementation Plan on the State's Response to Homelessness (2014). It assesses the mix of house types and tenures that are required to serve the needs of the County's projected population; measures to address housing segregation; and mechanisms to provide social housing, including the reservation of lands for social housing.

In Chapter 1: Introduction and Core Strategy, remove the existing paragraph and Core Strategy (CS) Policy 8 National Climate Change Strategy and replace with the following text after Section 1.15.0 Climate Change (Page 26).

The National Climate Change Adaptation Framework – Building Resilience to Climate Change was published by the Department of the Environment, Community & Local Government in 2012. South Dublin County Council is committed to preparing a Local Adaptation Plan, South Dublin County Council has prepared a Climate Change Action Plan 2019-2024, which will inform policy making at a local level in the future. The action plan has a focus on actions and targets. The implementation of the action plan and development of Climate Action policies shall be undertaken in partnership with stakeholders including the Climate Action Regional Office and Codema.

The County Development Plan seeks to promote a series of policies and objectives throughout that will ameliorate the effects of climate change and introduce resilience to its effects to support the implementation of the National Climate Change Strategy 2007-2012, DEHLG (2007) and the National Climate Change Adaptation Framework Building Resilience to Climate Change, DECLG (2012). The Council will endeavour to work alongside and support EMRA in the development of an evidence based measurement methodology to quantify the climate impact of the strategies / policies / objectives of land use plans in terms of meeting carbon reduction targets (climate mitigation) and climate change adaptation is to be forthcoming from the Office of the Planning Regulator (OPR).

To implement South Dublin County Councils Climate Change Action Plan in consultation and partnership with stakeholders including the Climate Action Regional Office (CARO) and Codema. Regard will be had to the range of actions listed across the 5 themes of the CCAP; Energy and Buildings, Transport, Flood Resilience, Nature Based Solutions and Resource Management.

In Chapter 2: Housing, insert additional text to H5 Objective 1 following Section 2.1.0 Housing Strategy, Section 2.1.4 Traveller Accommodation, Housing (H) Policy 5 Traveller Accommodation (Page 32).

H5 Objective 1:

To implement the South Dublin County Council Traveller Accommodation Programme 2014-2018 (and any superseding programme shall be for a period of 5 years).

In Chapter 3: Community Infrastructure, insert text within Action text box after Section 3.30 Community Centres (Page 52).

Actions

- To carry out, in conjunction with C1 Objective 1, an analysis of existing and proposed community floorspace/facilities and demographic trends and patterns within the County and assess and plan for current and future community needs as developed through the LECP. Factors such as an ageing population and the resulting demand for facilities shall also be assessed.
- To investigate the provision of a community centre in the Cherryfield/Beechfield area as part of an overall countywide survey of community floorspace in the County.

In Chapter 3: Community Infrastructure, insert text for new C10 Objective 5 after Section 3.11.0 Education Facilities, 3.11.2 Third Level Education Facilities, Community Infrastructure (c) Policy 10 -Third and Fourth Level Education facilities (Page 60).

C10 Objective 5:

To support community and adult education providers who are already providing formal and nonformal education to targeted disadvantage groups and who have already identified the barriers to participation in lifelong learning such as childcare, transport and rural isolation to increase participation rates and support progression into further education and employment.

In Chapter 4: Economic Development and Tourism, insert bullet point text following Section 4.2.0 Strategic Policy For Employment (Page 71).

- To support Smart City initiatives such as Smart Dublin and the All Ireland Smart Cities Forum.

In Chapter 5: Urban Centres and Retailing, updated and replace text in R1 Objective 1 after Section 5.3.0 Additional Retail Floorspace, Retail (R) Policy 1 Overarching (Page 95).

R1 Objective 1:

To have regard to the Retail Planning Guidelines for Planning Authorities, DOECLG (2012), the Retail Strategy for the Greater Dublin Area 2008-2016, Regional Planning Guidelines Office (2008) and the Regional Spatial Economic Strategy (RSES) in defining the role of retail centres and in determining planning applications for retail development.

In Chapter 6: Transport and Mobility, update Table 6.3 Park and Ride Locations within the County, with the following text after Section 6.2.0 Public Transport, 6.2.1 Park and Ride Facilities (Page 109).

Table 6.3 Park and Ride locations within the County

| Locations | Status |
|---|---|
| Adamstown Station (Dublin-Kildare Railway) | Temporary facility operating with a permanent facility to be completed as part of the District Centre development (as identified within the Adamstown SDZ Planning Scheme). |
| Cheeverstown Station (Luas Red Line) | Complete. |
| Clondalkin Village | Availability of a site for the provision of a multi-storey carpark to be investigated. |
| Firhouse/Knocklyon (Clongriffin to Tallaght Swiftway) | Potential for a site to be investigated along the finalised route of the Clongriffin to Tallaght Swiftway project. |
| Fonthill Station (Dublin-Kildare Railway) | Complete. |
| Kishogue Station (Dublin-Kildare Railway) | Location to be determined in conjunction with the preparation of an Approved Area Plan. |
| Lucan (N4 bus corridor) | Availability of a site for the provision of a carpark to be investigated. |
| Red Cow Station (Luas Red Line) | Complete. |
| Tallaght Cross West (Luas Red Line) | Complete. |
| Naas Road (Luas Red Line) | Enhanced Measures to be investigated. |
| Liffey Valley (Luas Red Line) | Location to be determined. |

**In Chapter 7: Infrastructure & Environmental Quality, the second paragraph with the following text after Section 7.0 Introduction, Section 7.1.0 Water Supply & Wastewater (Page 126).
1.7.4 Towns And Villages**

Irish Water is responsible for public water services in Ireland (water supply and foul drainage). Irish Water has prepared a Water Services Strategic Plan (WSSP) that sets out strategic objectives for the delivery of water services in Ireland up to 2040. The WSSP identifies current and future challenges regarding the provision of water services and identifies priorities to be tackled in the short to medium term. The Plan will be reviewed on at least a five-yearly basis to ensure that it is up to date. In preparing the WSSP, Irish Water is required to consider other national and regional strategic plans such as the National Planning Framework (NPF), Regional Spatial Economic Strategy (RSES) and River Basin Management Plans. The WSSP provides the context for detailed implementation plans that will address key water service areas such as water resource management, wastewater compliance and sludge management. South Dublin County Council is contracted to manage and maintain aspects of the water supply and foul drainage networks at a local level through a Service Level Agreement with Irish Water.

Irish Water is preparing for the future by developing the National Water Resources Plan (NWRP). The strategic plan for water services will outline how we move towards a sustainable, secure and reliable public drinking water supply over the next 25 years, whilst safeguarding the environment. The NWRP will outline how Irish Water intends to maintain the balance between the supply from water sources around the country and demand for drinking water over the short, medium and long-term. This will allow preparation for the future and ensure the provision of sufficient safe, clean drinking water to facilitate the social and economic growth of our country. South Dublin County Council will work with and support Irish Water in delivering the NWRP.

In Chapter 7: Infrastructure & Environmental Quality, insert additional wording to IE1 Objective 5 and add an objective after Section 7.0 Introduction, Section 7.1.0 Water Supply & Wastewater, Infrastructure & Environmental Quality (IE) Policy 1 Water & Wastewater (Page 127 and 128).

IE1 Objective 5:

To promote and support the implementation of the Irish Water, Water Supply Project to increase water supply capacity throughout the Dublin Region in accordance with the National Planning Framework and the Regional Spatial and Economic Strategy for the Eastern and Midland Region.

E1 Objective 13:

To support the servicing of rural settlements (serviced sites) to provide an alternative to one-off housing in the countryside.

In Chapter 10: Energy, insert the following text after the first paragraph of Section 10.1.0, Energy Planning in South Dublin County (Page 173).

South Dublin County Council supports and is broadly compliant with the provisions of the National Mitigation Plan (2017) and the National Adaptation Framework (2018). In addition, the South Dublin County Council Climate Change Action Plan 2019-2024 was approved in September 2019. The Climate Change Action Plan sets out how the Council will improve energy efficiency and reduce greenhouse gas emissions in its own buildings and operations, while making South Dublin a more climate-resilient region, with engaged and informed citizens. This will be achieved by a range of ongoing and planned actions in five key areas, which will be continuously monitored, evaluated and updated to 2030 and beyond.

In Chapter 10: Energy, insert the following text after the existing text and objective of Section 10.2.0 Polices on Energy, Section 10.2.9, Service Providers and Energy Facilities (Page 183).

The Department of Business, Enterprise and Innovation published the ‘Smart Grids and Smart Cities Action Plan’ in 2013 enabling new connections, grid balancing, energy management and micro grid development. Smart Grids and Smart Cities involve the application of advanced electrical engineering and service technologies, facilitated by ICT and accompanying solutions to more effectively and efficiently manage complex infrastructure systems. They open up new markets for existing and new technologies, with the level of system benefits justifying their use within major infrastructural investments. The Council will support the roll-out of the Smart Grids and Smart Cities Action Plan enabling new connections, grid balancing, energy management and micro grid development.

IE1 Objective 5:

It is the policy of the Council to support the roll-out of the Smart Grids and Smart Cities Action Plan enabling new connections, grid balancing, energy management and micro grid development.

In Chapter 10: Energy, update the number of the policy of Section 10.2.0 Polices on Energy, Section 10.2.10, Energy and Communications Infrastructure in Sensitive Landscapes Service (Page 183).

ENERGY (E) Policy 13 Energy and Communications Infrastructure in Sensitive Landscapes

It is the policy of the Council that all planning applications for energy and communications infrastructure on lands located in rural, high amenity and mountain areas (Zoning Objectives RU, HA-LV, HA-DV and HA-DM) shall include a Landscape Impact Assessment of the proposed development on the landscape and shall be subject to screening for potential impacts on Natura 2000 sites.

E12 Objective 1:

To safeguard Natura 2000 sites and the sensitivity, open character and amenities of rural, high amenity and mountain areas within the County.

E12 Objective 2:

To ensure that proposals for energy and communications developments integrate with their surroundings and mitigate against negative impacts on visual amenity.

In Chapter 11: Implementation, replace zoning tables 11.13, 11.14, 11.15 and 11.16 after Section Land Use Zoning Objectives, Section 11.1.1 Land Use Zoning Tables (Pages 195, 196 and 197)

Table 11.13 Zoning Objective ‘HA - LV’: ‘To protect and enhance the outstanding character and amenity of the Liffey Valley’

| USE CLASSES RELATED TO ZONING OBJECTIVE | |
|---|---|
| Permitted in Principle | Open Space |
| Open for Consideration | Advertisements and Advertising Structures, Agriculture, Allotments, Bed & Breakfast ^a , CarPark ^{h, g} , Cemetery ^g , Childcare Facilities ^a , Community Centre ^a , Cultural Use ^g , Doctor/Dentist ^a , Education, Guest House ^a , Home Based Economic Activities ^a , Hotel/Hostel ^a , Place of Worship ^g , Public House ^a , Public Services ^f , Recreational Facility ^{a, f, g, h} , Residential ^{a, c} , Restaurant/Café ^a , Rural Industry-Food ^a , Shop-Local ^a , Sports Club/Facility ^{f, g, h} , Traveller Accommodation ^g . |
| Not Permitted | Abattoir, Aerodrome/ Airfield, Betting Office, Boarding Kennels, Camp Site, Caravan Park- Residential, Concrete/ Asphalt Plant in or adjacent to a quarry, Conference Centre, Crematorium, Embassy, Enterprise Centre, Fuel Depot, Funeral Home, Garden Centre, Health Centre, Heavy Vehicle Park, Hospital, Housing for Older People, Industry-Extractive, Industry-General, Industry- Light, Industry-Special, Live- Work Units, Motor Sales Outlet, Nightclub, Nursing Home, Office-Based Industry, Offices less than 100 sq.m, Offices 100 sq.m-1,000 sq.m, Offices over 1,000 sq.m, Off-Licence, Outdoor Entertainment Park Petrol Station, Primary Health Care Centre, Recycling Facility, Refuse Landfill/Tip, Refuse Transfer Station, Residential Institution, Retail Warehouse, Retirement Home, Science and Technology Based Enterprise, Scrap Yard, Service Garage, Shop-Major Sales Outlet, Shop-Neighbourhood, Social Club, Stadium, Transport Depot, Veterinary Surgery, Warehousing, Wholesale Outlet, Wind Farm. |

Table 11.14: Zoning Objective 'HA -DV': 'To protect and enhance the outstanding character and amenity of the Dodder Valley'*

| USE CLASSES RELATED TO ZONING OBJECTIVE | |
|---|--|
| Permitted in Principle | Open Space |
| Open for Consideration | Advertisements and Advertising Structures, Agriculture, Allotments, Bed & Breakfast ^a , Car Park ^{h, g} , Cemetery ^g , Childcare Facilities ^a , Community Centre ^a , Cultural Use ^g , Doctor/Dentist ^a , Education, Guest House ^a , Home Based Economic Activities ^a , Hotel/Hostel ^a , Place of Worship ^g , Public House ^a , Public Services ^f , Recreational Facility ^{a, f, g, h} , Residential ^{a, c} , Restaurant/Café ^a , Rural Industry- Food ^a , Shop-Local ^a , Sports Club/Facility ^{f, g, h} , Traveller Accommodation ^g . |
| Not Permitted | Abattoir, Aerodrome/Airfield, Betting Office, Boarding Kennels, Camp Site, Caravan Park-Residential, Concrete/Asphalt Plant in or adjacent to a quarry, Conference Centre, Crematorium, Embassy, Enterprise Centre, Fuel Depot, Funeral Home, Garden Centre, HealthCentre, Heavy Vehicle Park, Hospital, Housing for Older People, Industry-Extractive, Industry-General, Industry-Light, Industry-Special, Live-Work Units, Motor Sales Outlet, Nightclub, Nursing Home, Office-Based Industry, Offices less than 100 sq.m, Offices 100 sq.m-1,000 sq.m, Offices over 1,000 sq.m, Off-Licence, Outdoor Entertainment Park, Petrol Station, Primary Health Care Centre, Recycling Facility, Refuse Landfill/ Tip, Refuse Transfer Station, Residential Institution, Retail Warehouse, Retirement Home, Science and Technology Based Enterprise, Scrap Yard, Service Garage, Shop-Major Sales Outlet, Shop-Neighbourhood, Social Club, Stadium, Transport Depot, Veterinary Surgery, Warehousing, Wholesale Outlet, WindFarm. |

Table 11.15: Zoning Objective 'OS': 'To preserve and provide for open space and recreational amenities'

| USE CLASSES RELATED TO ZONING OBJECTIVE | |
|---|---|
| Permitted in Principle | Allotments, Community Centre, Cultural Use, Open Space, Recreational Facility, Sports Club/Facility. |
| Open for Consideration | Advertisements and Advertising Structures, Agriculture, Bed & Breakfast ^a , Camp Site, Carpark ^h , Cemetery ^e , Childcare Facilities, Crematorium, Education, Garden Centre, Guest House ^a , Home Based Economic Activities ^a , Hotel/Hostel, Housing for Older People, Outdoor Entertainment Park, Place of Worship ^a , Public Services, Recycling Facility, Residential, Restaurant/Café, Shop-Local, Stadium, Traveller Accommodation. |
| Not Permitted | Abattoir, Aerodrome/ Airfield, Betting Office, Boarding Kennels, Caravan Park-Residential, Concrete/Asphalt Plant in or adjacent to a Quarry, ConferenceCentre, Doctor/Dentist, Embassy, Enterprise Centre, Fuel Depot, Funeral Home, Health Centre, Heavy Vehicle Park, Hospital, Industry-Extractive, Industry-General, Industry-Light, Industry-Special, Live-Work Units, Motor Sales Outlet, Nightclub, Nursing Home, Office-Based Industry, Offices less than 100 sq.m, Offices 100 sq.m-1,000 sq.m, Offices over 1,000 sq.m, Off-Licence, Petrol Station, Primary Health Care Centre, Public House, Refuse Landfill/Tip, Refuse Transfer Station, Residential Institution, Retail Warehouse, Retirement Home, Rural Industry-Food, Science and TechnologyBasedEnterprise, ScrapYard, Service Garage, Shop-Major Sales Outlet, Shop Neighbourhood, Social Club, Transport Depot, Veterinary Surgery, Warehousing, Wholesale Outlet, Wind Farm. |

Table 11.16: Zoning Objective 'RU': 'To protect and improve rural amenity and to provide for the development of agriculture'

| USE CLASSES RELATED TO ZONING OBJECTIVE | |
|---|---|
| Permitted in Principle | Aerodrome/Airfield, Agriculture, Allotments, Cemetery, Concrete/ Asphalt Plant in or adjacent to a Quarry, Home Based Economic Activities ^a , Industry-Extractive, Open Space, Public Services, Rural Industry-Food. |
| Open for Consideration | Abattoir, Advertisements and Advertising Structures, Bed & Breakfast ^a , Boarding Kennels, Camp Site ^b , Car Park ^b , Childcare Facilities ^b , Community Centre, Crematorium, Cultural Use ^a , Doctor/ Dentist ^b , Education, Embassy ^a , Enterprise Centre ^b , Fuel Depot ^b , Funeral Home ^b , Garden Centre, Guest House ^a , Health Centre ^b , Heavy Vehicle Park, Hotel/Hostel, Offices less than 100sq.m ^b , Petrol Station ^b , Place of Worship ^b , Primary Health Care Centre ^b , Public House ^b , Recreational-Facility, Recycling Facility ^b , Refuse Landfill/ Tip, Residential ^c , Restaurant/Café, Service Garage ^b , Shop-Local ^b , Social Club, Sports Club/Facility, Stadium, Traveller Accommodation, Veterinary Surgery. |
| Not Permitted | Betting Office, Caravan Park- Residential, Conference Centre, Hospital, Housing for Older People, Industry-General, Industry-Light, Industry-Special, Live-Work Units, Motor Sales Outlet, Nightclub, Nursing Home, Office-Based Industry, Offices 100sq.m-1,000 sq.m, Offices over 1,000sq.m, Off-Licence, Outdoor Entertainment Park, Refuse Transfer Station, Residential Institution, Retail Warehouse, Retirement Home, Science and Technology Based Enterprise, Scrap Yard, Shop-Major Sales Outlet, Shop- Neighbourhood, Transport Depot, Warehousing, Wholesale Outlet, Wind Farm. |

In Chapter 11: Implementation, add additional text to the bullet points and remove Table 11.19 Signage entirely. after Section 11.2 Place Making and Urban Design, Section 11.2.8 Signage – Advertising, Corporate and Public Information. (Page 202 and 203).

Signage relates to all signs erected on the exterior of buildings, within windows, as stand-alone structures or attached to public utilities. Signage has the potential to give rise to visual clutter and to alter the character of an area and as such will be carefully assessed.

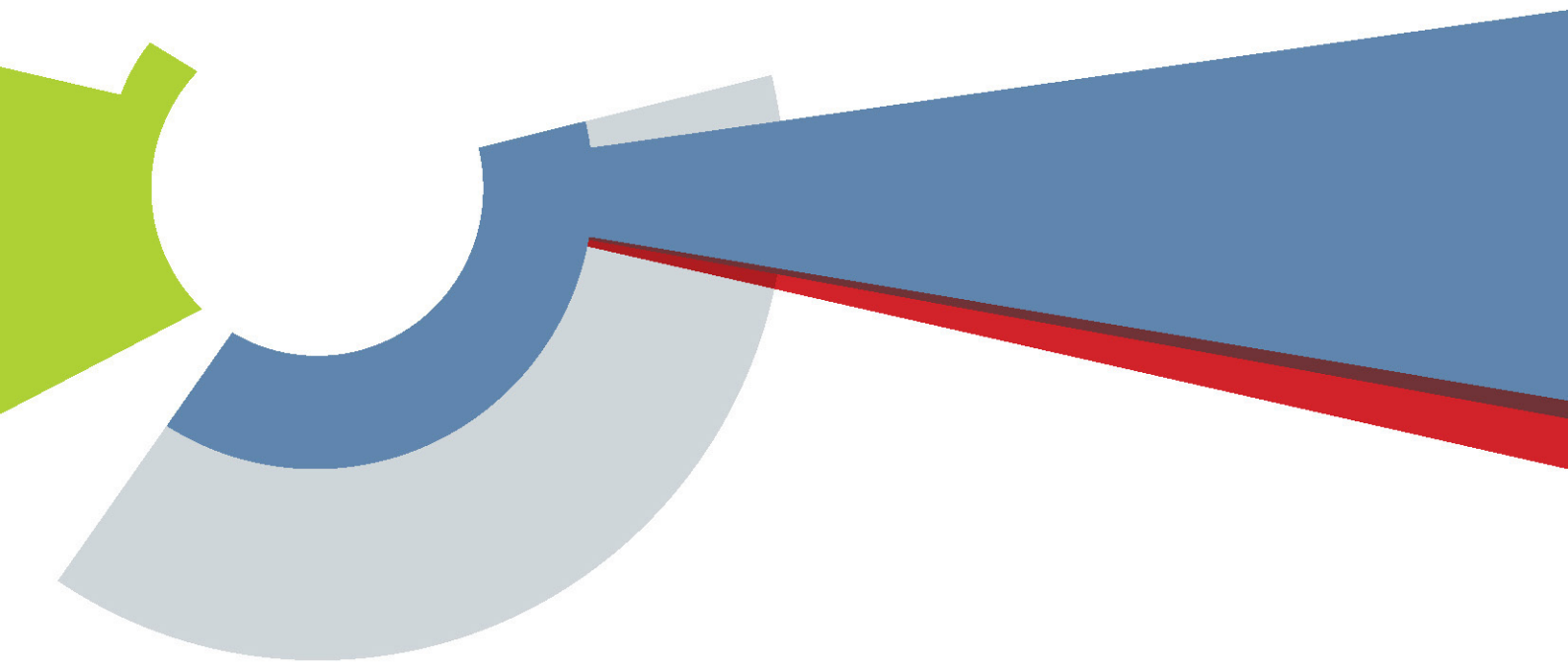
A South Dublin County Council Outdoor Advertising Strategy (2019) has been developed for commercial advertising in the public domain. This strategy forms the basis of a practical policy to be applied to all proposals for outdoor advertising. This strategy is based on an analysis of how sensitive different parts of the county are to advertisement structures and identifies constraints and opportunities for the location of these structures. It also sets out what types of structures are acceptable as outdoor advertising elements.

While commercial viability is a consideration, it has been balanced with the need to create a high quality public domain and to safeguard and enhance sensitive areas and sites. The strategy also aims to rationalise the location and concentration of existing advertising structures.

Development proposals that include signage and/or advertising structures should take account of the following:

- In general, signs on a building should only advertise goods or services that are associated with the premises and no more than 2 advertising signs should be erected on any elevation. Outdoor advertising structures (on buildings or standalone) will be assessed having regard to the South Dublin County Council Outdoor Advertising Strategy (2019).
- Signs should generally be limited to the ground floor of a building unless located directly over the entrance to a major commercial or retail building.
- Signs should be simple in design and integrate with the architectural language of the building and not obscure any architectural features.
- Signs should be proportionate to the scale of the building to which they are attached and sensitive to the surrounding environment.
- Signs attached to Protected Structures and in Architectural Conservation Areas should be in keeping with the character of the building and adhere to best practice conservation principles (see Section 11.5.3 Architectural Conservation Areas).
- Any sign, advertising structure or associated structure should not create an obstruction to pedestrian or cyclist movement or create a traffic hazard.
- Careful consideration should be given to the materials used in the construction of a sign and the methods used to light it. The illumination of signs and advertising structures should have regard to the SDCC Outdoor Advertising Strategy (2019).
- Applications for advertising structures will be considered having regard to the South Dublin County Council Outdoor Advertising Strategy (2019).
- To consider appropriately designed and located advertising structures primarily with reference to the zoning objectives and permitted advertising uses and with secondary consideration of the SDCC Outdoor Advertising Strategy (2019). In all such cases, the structures must be of high-quality design and materials, and must not obstruct or endanger road users or pedestrians, nor impede free pedestrian movement and accessibility of the footpath or roadway.
- All signage within the traditional historical villages of the County must be respectful and enhance the historical context of the Architectural environment of these villages.

The criteria outlined in the South Dublin County Council Outdoor Advertising Strategy (2019) will also be applied.



Schedule 3:
South Dublin County
Council Interim Housing
Strategy 2016

In Schedule 3: South Dublin County Interim Housing Strategy 2016, removal all text and insert the following text after Section 1. Introduction, 1.1 Introduction (Page 261).

The National Planning Framework (NPF) was published by Government on 16 February 2018, alongside the National Development Plan 2018-2027 as part of Project Ireland 2040.

The NPF sets out an ambitious high-level, national vision for Ireland for 2040, and provides the framework and principles to manage future population and economic growth over the next 20 years, including the need for an additional 550,000 homes to cater for an extra 1 million people. Key to addressing and successfully meeting the need for the additional homes is a requirement for a robust methodology to inform policies and funding initiatives around housing and associated land requirements. In this regard, the NPF (National Policy Objective 37) provides for a Housing Need Demand Assessment (HNDA) to be developed by each local authority to support the preparation of housing strategies and all related housing policy outputs, e.g. city and county development plans, local area plans, traveller accommodation plans etc.

The HNDA is to be undertaken by local authorities with coordination assistance to be provided by the Regional Assemblies and also at a metropolitan scale, particularly where inter-county and inter-regional settlement interactions are to be planned for and managed.

As set out in the NPF, there are a number of key evidence inputs which inform and drive the HNDA model, including information on demographic, affordability and wider economic trends, coupled with a profile of existing housing stock and its management.

To date no guidance documents or relevant data has been provided to assist Local Authorities in the preparation of a HNDA. Until these guidance documents become available, this Interim Housing Strategy will continue to inform Housing Policy in the County, with a full review and HNDA being carried out as part of the County Development Plan 2022- 2028.

The key purpose of the strategy is:

- To identify the existing and likely future need for housing in the area of the Development Plan
- To ensure that sufficient zoned and serviced land is provided to meet the different needs of different categories of households.
- To ensure that South Dublin County provides for the development of sufficient housing over the remaining lifetime of the plan.
- To counteract undue segregation between persons of different social backgrounds.



Schedule 6: Outdoor Advertising Strategy

TABLE OF CONTENTS

| | | |
|-----|--|---|
| 1.0 | Introduction | 3 |
| 2.0 | Outdoor Advertising Structures | 4 |
| 3.0 | Public Realm: A Co-ordinated Approach | 6 |
| 4.0 | Illuminated Signs and Advertising | 7 |
| 5.0 | Advertising on Bus Shelters and Luas Stops | 7 |
| 6.0 | Implementation of the Outdoor Advertising Strategy | 8 |
| 7.0 | Advertising Development Management Standards | 8 |

1.0 Introduction

With advances in technology, increasing demand for customer communication, as well as enhanced service delivery, South Dublin County Council (SDCC) are seeking to respond to these challenges by developing an updated and modern policy position on outdoor advertising. SDCC will seek to provide, manage and guide outdoor advertising in SDCC's administrative area, with an overall aim of benefiting the County by establishing a new communication network to engage with SDCC's customers and to promote SDCC's services.

South Dublin is a unique County with a mixture of established suburban settlements, historical villages, emerging town centres and significant new development and regeneration areas. The urban centres in the County provide a diverse urban environment and a sense of place. To build on the existing and emerging physical assets and to generate an urban realm of the highest possible quality, the sense of place needs to be nurtured and enhanced through creative, intelligent and co-ordinated interventions. Significant, underutilised value exists in the public domain of the County which, if carefully harnessed, can provide the means to generate public realm improvements without compromise to the character of the individual urban centres. This opportunity can be facilitated through a managed programme of outdoor advertisement.

This document outlines the Council policy on advertising structures and the strategy that has been developed for commercial advertising in the public domain. This strategy forms the basis of a practical policy to be applied to all proposals for outdoor advertising and should be read in conjunction with the South Dublin County Council Development Plan 2016- 2022 and any superseding Development Plan. The strategy is based on an analysis of how sensitive different parts of the County are to advertisement structures and identifies constraints and opportunities for the location of these structures. It also sets out what types of structures are acceptable as outdoor advertising elements. While commercial viability is a key consideration, it has been balanced with the need to create a high quality public domain and to safeguard and enhance sensitive areas and sites. The strategy also provides for a co-ordinated bartering system, to rationalise the location and concentration of existing advertising structures.

Please note that this policy position predominantly relates to outdoor advertising. Proposals that relate to signs erected on the exterior of buildings, within windows, as stand alone structures or attached to public utilities that advertise goods or services associated with that premises are generally addressed and assessed under Section 11 of the Development Plan.

2.0 Outdoor Advertising Structures

This section includes an assessment as to those locations where outdoor advertising may or may not be acceptable in principle. It is the policy of the planning authority to strictly control all advertising signs in relation to their location, design, materials, function and operation. In order to manage an effective programme of outdoor advertising, SDCC has developed a policy based on geographical zones.

These zones cover all parts of the County, including areas of architectural sensitivity, residential/commercial areas and areas of high amenity. Based on these zones, a range of controls and policies have been developed for each zone ranging from the prohibition of outdoor advertising in the most sensitive areas to more general controls in less sensitive areas where certain types of advertising will be considered. Consideration will also be given to the need for sensitive treatment and an appropriate transition at the interface between zones. These zones have been organised into categories, which can be classified as follows:

Zone 1: This zone consists of the areas that are the most sensitive and primarily relates to Architectural Conservation Areas (ACA) which contain places, areas and groups of structures that exhibit unique, distinct character and qualities within the county. There is a strong presumption against large outdoor advertisements within these areas. Smaller advertisements may be considered, subject to sensitive design and siting and subject to compliance with development management standards as set out in Section 7.

Zone 2: This zone consists of urban centres and locations that comprise retail, amenity and commercial uses. Outdoor advertisements may be permitted here subject to special development management measures as set out in Section 7. Within this zone, there are also large-scale tracts of commercial land-use, which have a separate robust character and may have the potential to accommodate outdoor advertising. In parks, outdoor advertisements are open for consideration at appropriate locations, subject to sensitive siting in the context of their surrounding environment and contributing in a positive way to the enhancement of the park amenity or the establishment of a new communication network.

Zone 3: This zone consists of the main transport corridors into, out of and within the county including the primary road network and Luas lines. There is an opportunity for the managed provision of outdoor advertising along these corridors in the public domain. Subject to compliance with the Section 3, the development of outdoor advertising in this zone will be open for consideration.

Zone 4: This zone consists of existing and potential high amenity areas including the Grand Canal corridor, the Liffey Valley, the Dodder Valley, the Dublin Mountains and upland rural areas. There is a strong presumption against new outdoor advertising in this zone. Replacement, improvement or upgrade of existing signs in this zone will be subject to compliance with development management standards as set out in Section 7.

Zone 5: This zone consists of significant developing areas where advertising could form an integral part of newly created streetscapes. This zone relates to certain strategic developments, regeneration areas or new mixed use communities where advertising may form part of new streetscapes, having regard to the need to protect residential amenities. Subject to compliance with development management standards in Section 7, the development of outdoor advertising in this zone will be open for consideration.

Zone 6: This zone consists of predominantly residential areas where new outdoor advertisements would generally be visually inappropriate. There is a strong presumption against large outdoor advertisements within these areas. Replacement, improvement or upgrade of existing signs in this zone will be subject to compliance with development management standards as set out in Section 7.

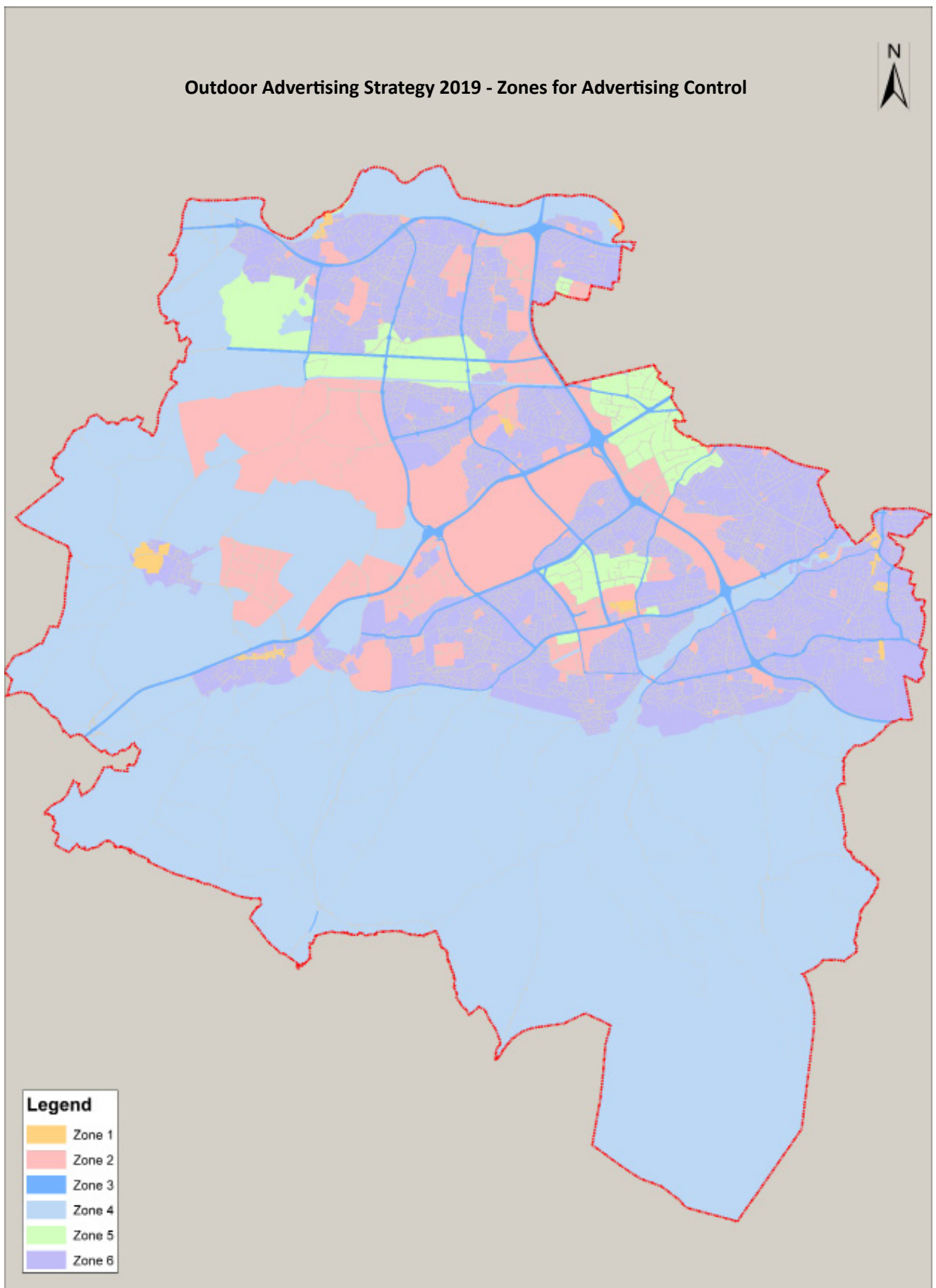


Figure 1 - Zones of Advertisement Control

Please note that the above graphic is indicative only and the written text supersedes the graphic. In relation to public roads and areas indicated as white, the zone of advertising control adjacent to these roads and areas is applicable.

3.0 Public Realm: A Co-ordinated Approach

The preferred location for outdoor advertising panels within South Dublin County is on the public realm contained within Zones 2, 3 and 5 as indicated in Figure 1 Zones of Advertisement Control. The provision of outdoor advertisements in the public realm will enable the Council to adopt a co-ordinated approach to the management of the advertising activity in the County and to encourage better quality signage in more appropriate locations.

One of the key aims of the strategy is to allow SDCC to create a clutter free, high quality public realm within the County. To achieve this, SDCC will encourage the upgrade, the removal or replacement of unsightly and outdated advertising structures. The Council will promote the phased removal of existing ninety-six and forty-eight sheet advertising panels as part of the overall enhancement of the public realm. In addition to the phased removal, ninety-six sheet and forty-eight sheet advertising panels will no longer be permitted and any new applications for advertising structures must relate to the scale of the buildings and streets in which they are to be located. Any new applications for outdoor advertising structures will be assessed on a case by case basis and should consider the removal of existing advertising panels, to rationalise the location and concentration of existing advertising structures.

It is recognised that there are instances throughout the County where existing structures do not conform with the zoning objective or advertising zone. Proposals that would intensify non-conforming uses, will be permitted only where they would accord with the principles of proper planning and sustainable development.

In order to achieve a coherent and standardised typology for outdoor display panels, SDCC has a preference for smaller types of advertising panels such as six-sheet size advertising panels and 8 sq.m advertising structures. The appropriate size will be determined with regard to the streetscape quality and character of the urban fabric and in accordance with the provisions of this outdoor advertising strategy.

The provision of all advertising in the County will be monitored and controlled in order to ensure that the value of open space and parks in terms of providing a connection to nature, wellbeing and amenity is maintained. The regional open spaces and parks are within the ownership of the Council. Controls will also be in place to prevent the creation of undesirable visual clutter and to protect environmentally sensitive areas and buildings. Any upgrading of existing outdoor advertising (e.g. trivision, scrolling, electronic) will only be permitted if it is acceptable in amenity/safety terms and an agreement to decommission at least one other display panel in the County and to extinguish the licence for that panel is fully considered. The purpose of the licence extinguishment is to ensure that other operators do not use the site.

In order to enhance, protect and secure architectural integrity and to prevent unwelcome litter pollution, there is a presumption against the granting of permission for advertising hoardings or signage on all Luas bridges and railway bridges unless the proposals provide for the removal and/or the rationalisation of existing display panels to significantly improve visual amenity.

In exceptional circumstances, applications for advertising display panels may be considered in zones where advertising structures would not normally be permissible. Temporary display panels may be approved where they can be used for the screening of building sites or land which are aesthetically unsightly. Notwithstanding the temporary nature of such signage, it will still be necessary to ensure the protection of special architectural quality and character. Under no such circumstances, however, will permanent permission be granted, and all such permissions will be of a temporary nature.

Advertising signs, separately, or more particularly in groups, can often cause injury to visual amenities, and can detract from the appearance of an area or a building; this is especially so when they are out of scale and character with their surroundings. They can also be a major distraction to road users and rail drivers and frequently result in traffic hazard. It is the policy of the planning authority to strictly control all advertising signs in relation to their location, design, materials, function and operation. Guidelines on these matters for light rail and national roads are available in the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities (March 2011) and TII's 'Code of engineering practice for works on, near, or adjacent the Luas light rail system'.

4.0 Illuminated Signs and Advertising

Illuminated signs and advertising in appropriate locations can provide both information and colour in urban areas after dark. Accordingly, the following guidelines will apply, in conjunction with the provisions of the general outdoor advertising strategy, the Development Plan and with regard to the zones of advertising control:

- The type of illuminated signs, internally or externally illuminated, individual letters, and neon tubes should be determined by consideration of the design of the building and its location, as well as the potential for low-energy options.
- The design of an illuminated sign should be sympathetic to the building on which it is to be displayed and should not obscure architectural features such as cornices or window openings in the area; on new buildings they should be part of the integral design.
- The daytime appearance when unlit will be considered.
- Sky signs, i.e. signs that project in any part above the level of a building parapet or obtrude on the skyline, are regarded as objectionable in principle and will not be permitted.
- Internally illuminated scrolling signs, or signs with exposed neon tubing, are generally not acceptable.
- Illuminated signs with the use of electronic visual display technology such as LED (light emitting diode) and LCD (liquid crystal display) will be considered having regard to the Advertising Management Standards, as set out in Section 7 of this document.
- The number of illuminated signs in the vicinity of the site will be taken into consideration when assessing proposals

5.0 Advertising on Bus Shelters and Luas Stops

Large, internally illuminated advertising on bus shelters and at Luas stops can detract from the visual amenity of protected structures, conservation areas and residential amenity, and in these instances will not generally be permitted.

In considering applications for bus shelters and Luas stop proposals, the planning authority will have regard to the particular circumstances of each case, such as location, scale and type of advertising proposed, and the effect on the amenities of the area and the streetscape, as well as the provisions and zones of advertising controls as set out in the general outdoor advertising strategy.

6.0 Implementation of the Outdoor Advertising Strategy

The Planning Authority will take enforcement measures to secure the removal of unauthorised advertisements from private property and will remove unauthorised advertisements from public areas. Where appropriate, the council will use the powers available under Section 209 of the Planning and Development Act 2000 (or as may be amended) to repair, tidy or remove advertisement structures or advertisements, or the provisions of the Litter Act.

South Dublin County Council will evaluate all planning applications for advertising in relation to the surroundings and features of the buildings on which they are to be displayed, to the number and size of signs (both existing and proposed) and the potential for the creation of undesirable visual clutter. Permissions for outdoor advertising in certain instances, where appropriate as determined by the planning authority, may be limited to a maximum of five years in the first instance to enable the position to be reviewed by South Dublin County Council in the light of changing circumstances at the end of that period.

Non-essential advertising structures, or any advertising structures which would impact injuriously on amenity, the built environment or road safety, and to secure the removal of unauthorised signs, will be restricted.

SDCC acknowledges the ever-changing technological advances in this sector, most notably with the emergence of digital advertising and will therefore consider new and innovative advertising format solutions, subject to compliance with development management standards.

7.0 Advertising Development Management Standards

Applications for new advertising structures on private lands (adjacent to primary routes) will be considered having regard to the following:

- The geographical zone in which the site is located, as set out in the figure showing zones of advertising control.
- The rationale for the proposed advertising structure, including proposals for the removal and/or rationalisation of existing outdoor advertising structures.
- The concentration of existing advertising structures in the area.
- The design of the advertising panel and the use of high-quality materials.
- The scale of the panel relative to the buildings, structures, roads and streets in which the advertising panel is to be located.
- Impact on the character of the street and the amenities of adjoining properties, in particular residential properties.
- Impact of the structure and any proposed lighting on biodiversity.
- Impact of the structure on Views and Prospects (see Section 9.2 of Development Plan).
- Advertising panels will not be permitted where they interfere with the safety of pedestrians, the accessibility of the public footpath or roadway, the safety and free flow of traffic or if they obscure road signs.
- Impact on the character and integrity of Architectural Conservation Areas and Protected Structures.
- Proposals must meet the safety requirements of Transport Infrastructure Ireland (TII), where appropriate including the policy and codes associated with signage, safety and operational requirements of Transport Infrastructure Ireland (TII), for both light rail and national roads where appropriate.



South Dublin County Council

Development Plan
2016 – 2022

Appendix 1:

Variation No.4
Strategic Environmental Assessment
(SEA) and Appropriate Assessment
(AA) Determination

Variation No. 4 to the South Dublin County Development Plan 2016-2022
Strategic Environmental Assessment (SEA) Screening Determination under:
The Planning and Development Act 2000 (as amended)
Planning and Development Regulations 2001-2017

For: Variation No. 4: Alignment with the Regional Spatial and Economic Strategy (RSES)

South Dublin County Council (SDCC), as the competent authority responsible for developing the Variation No 4 to the South Dublin County Development Plan 2016-2022 hereby determines that a full Strategic Environmental Assessment (SEA) is not required for the Variation, for the following reasons:

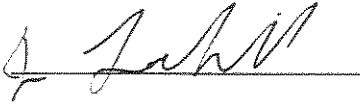
- Variation No. 4 of the Development Plan seeks to respond to changes in national policy in particular the Regional Spatial Economic Strategy (RSES) for the Eastern and Midland region and the National Planning Framework (NPF).
- The amendments are minor in nature, provide greater policy consistency and have not been identified as generating strategic environmental effects. As the assessment against the criteria in the SEA Directive and SI 436 of 2004 demonstrate, no significant environmental effects are identified for this Variation and therefore this Variation is determined not to require full Strategic Environmental Assessment.
- The Screening Report for Appropriate Assessment prepared as part of the Variation process has found that the substantive elements of the proposed Variation will not have the potential to result in land use effects that will have the potential, alone or in-combination with other plans or projects, to result in likely significant effects to European Sites.
- In light of the findings of this report it is the considered view of the authors of this Screening Report for Appropriate Assessment that it can be concluded by South Dublin County Council that the proposed Variation no. 4 to the South Dublin County Development Plan 2016-2022 is not likely, alone or in-combination with other plans or projects, to have a significant effect on any European Sites in view of their Conservation Objectives and on the basis of best scientific evidence and there is no reasonable scientific doubt as to that conclusion.

In making this determination South Dublin County Council considered submissions received through the public consultation on the draft Variation (October to November 2019). The nature and purpose of the Variation No 4, the screening process used and the full reasons for this determination are given in the Strategic Environmental Assessment Screening Report (South Dublin County Council 2019).

In accordance with the requirements of the Directive and S.I. No. 436 of 2004 (as amended by S.I. 200 of 2011) the statutory environmental authorities, have been notified of this determination and notice of it has been made public on the South Dublin County Council website.

The determination and associated documentation are available for public inspection at the offices of South Dublin County Council

Order: It is hereby determined that Variation No. 4 is not likely to have significant effects on the environment, and a Strategic Environmental Assessment is not therefore required in respect of the Variation No 4 to the South Dublin County Development Plan 2016-2022

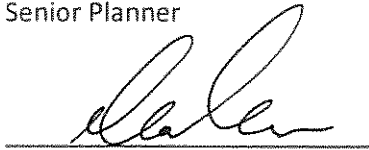


Jason Frehill

Senior Planner

15/1/20

Date



Michael Mulhern

Director of Land Use Planning & Transportation

17/1/20

Date

Variation No. 4 to the South Dublin County Development Plan 2016-2022**Appropriate Assessment (AA) Screening Determination under:****The Planning and Development Act 2000 (as amended)****Planning and Development Regulations 2001-2017**

For: Variation No. 4: Alignment with the Regional Spatial and Economic Strategy (RSES)

Article 6(3) of the Habitats Directive defines the requirements for assessment of projects and plans for which likely significant effects on European Sites may arise. The European Communities (Birds and Natural Habitats) Regulations, 2011 – 2015 (the Habitats Regulations) and the Planning and Development Act, 2000 (as amended) transpose into Irish law Directive 2009/147/EC (the Birds Directive) and Council Directive 92/43/EEC (the Habitats Directive), both of which lists habitats and/or species that are of international importance for conservation and require protection. Section 177U of the Planning and Development Act, 2000 (as amended) requires competent authorities, to carry out an Appropriate Assessment of a land use plan, that alone or in combination with other plans or projects, would be likely to have significant effects on European Sites in view of best scientific knowledge and the Site's conservation objectives. According to Section 177U of the Planning and Development Act, 2000 (as amended), the competent authority has a duty to:

- Determine whether the Plan or Project is directly connected to or necessary for the management of one of more European Sites; and, if not,
- Determine if the Plan or Project, either individually or in combination with other plans or projects, would be likely to have a significant effect on the European Site(s) in view of best scientific knowledge and the Conservation Objectives of the site(s).

Variation no. 4 is not considered to be directly connected with, or necessary to, the management of any European Sites.

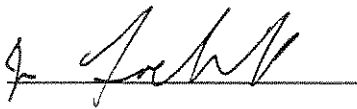
As such, a screening for appropriate assessment of the Plan was carried out in accordance with Section 177U of the Planning and Development Act 2000 (as amended), to assess, in view of best scientific knowledge and the conservation objectives of relevant European Sites, if the Plan or Project, either individually or in combination with other plans or projects, would be likely to have a significant effect on these European Sites. The Screening Report was prepared by Doherty Environmental Consultants (DEC) Ltd. The Screening has been informed by an examination, analysis and evaluation of the relevant information, including in particular, the nature of the Variation, its potential to result in land use effects and its potential relationship with European sites, as well as considering other plans and projects, and applying the precautionary principle.

The Screening for Appropriate Assessment concluded that an appropriate assessment was not required as the Variation no. 4, individually or in combination with other Plans and projects, did not have the potential to result in any land use effects that could in turn result in likely significant effects to European Sites. The Variation is not considered to have the potential to have a significant effect on

the European Sites, either individually or in combination with other Plans or projects, and hence an appropriate assessment of its implications to European Sites in view of their conservation objectives is not required.

In making this determination South Dublin County Council considered submissions received through the public consultation on the draft Variation (October to November 2019). The determination and associated documentation are available for public inspection at the offices of South Dublin County Council

Order: It is hereby determined that Variation No. 4 is not likely to have significant effects on the environment, and a Appropriate Assessment is not therefore required in respect of the Variation No 4 to the South Dublin County Development Plan 2016-2022

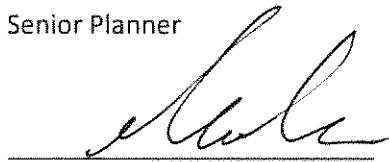


Jason Frehill

Senior Planner

15/1/20

Date



Michael Mulhern

Director of Land Use Planning & Transportation

17/1/20

Date



South Dublin County Council

Development Plan
2016 – 2022

**Appendix 2:
Variation No.5 Strategic
Environmental
Assessment (SEA) and
Appropriate Assessment
(AA) Determination**

Variation No. 5 to the South Dublin County Development Plan 2016-2022**Appropriate Assessment (AA) Screening Determination under:****The Planning and Development Act 2000 (as amended)****Planning and Development Regulations 2001-2017**

For: Variation No. 5: Outdoor Advertising

Article 6(3) of the Habitats Directive defines the requirements for assessment of projects and plans for which likely significant effects on European Sites may arise. The European Communities (Birds and Natural Habitats) Regulations, 2011 – 2015 (the Habitats Regulations) and the Planning and Development Act, 2000 (as amended) transpose into Irish law Directive 2009/147/EC (the Birds Directive) and Council Directive 92/43/EEC (the Habitats Directive), both of which lists habitats and/or species that are of international importance for conservation and require protection. Section 177U of the Planning and Development Act, 2000 (as amended) requires competent authorities, to carry out an Appropriate Assessment of a land use plan, that alone or in combination with other plans or projects, would be likely to have significant effects on European Sites in view of best scientific knowledge and the Site's conservation objectives. According to Section 177U of the Planning and Development Act, 2000 (as amended), the competent authority has a duty to:

- Determine whether the Plan or Project is directly connected to or necessary for the management of one of more European Sites; and, if not,
- Determine if the Plan or Project, either individually or in combination with other plans or projects, would be likely to have a significant effect on the European Site(s) in view of best scientific knowledge and the Conservation Objectives of the site(s).

Variation no. 5 is not considered to be directly connected with, or necessary to, the management of any European Sites.

As such, a screening for appropriate assessment of the Plan was carried out in accordance with Section 177U of the Planning and Development Act 2000 (as amended), to assess, in view of best scientific knowledge and the conservation objectives of relevant European Sites, if the Plan or Project, either individually or in combination with other plans or projects, would be likely to have a significant effect on these European Sites. The Screening Report was prepared by Doherty Environmental Consultants (DEC) Ltd. The Screening has been informed by an examination, analysis and evaluation of the relevant information, including in particular, the nature of the variation, its potential to result in land use effects and its potential relationship with European sites, as well as considering other plans and projects, and applying the precautionary principle.

The Screening for Appropriate Assessment concluded that an appropriate assessment was not required as the variation no. 5, individually or in combination with other Plans and projects, did not have the potential to result in any land use effects that could in turn result in likely significant effects to European Sites. The variation is not considered to have the potential to have a significant effect on the European Sites, either individually or in combination with other Plans or projects, and hence an

appropriate assessment of its implications to European Sites in view of their conservation objectives is not required.

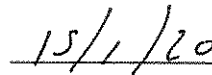
In making this determination South Dublin County Council considered submissions received through the public consultation on the draft Variation (October to November 2019). The determination and associated documentation are available for public inspection at the offices of South Dublin County Council.

Order: It is hereby determined that Variation No. 5 is not likely to have significant effects on the environment, and an Appropriate Assessment is not therefore required in respect of the Variation No. 5 to the South Dublin County Development Plan 2016-2022.

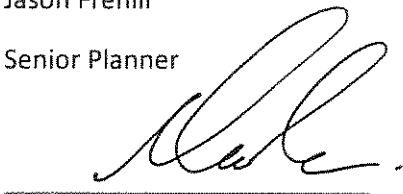


Jason Frehill

Senior Planner

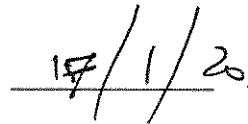


Date



Michael Mulhern

Director of Land Use Planning & Transportation



Date

Variation No. 5 to the South Dublin County Development Plan 2016-2022
Strategic Environmental Assessment (SEA) Screening Determination under:
The Planning and Development Act 2000 (as amended)
Planning and Development Regulations 2001-2017
For: Variation No. 5: Outdoor Advertising

South Dublin County Council (SDCC), as the competent authority responsible for developing the Variation No 5 to the South Dublin County Development Plan 2016-2022 hereby determines that a full Strategic Environmental Assessment (SEA) is not required for the Variation, for the following reasons:

- The main purpose of the Variation No 5 is to amend the landuse zoning tables to make advertisements in some zones 'open to consideration', amend the policy context for signage and also to append the Outdoor Advertising Strategy to the Development Plan. The outdoor advertising strategy aims to reflect technological advances and the contribution or enhancement where appropriate of advertising in the public realm. These are small in scale, would be subject to development management controls and also subject to the criteria applied for each advertising zone (ie: zones 1 to 5).
- Projects relating to signage on buildings will be required to comply with existing provisions of the Development Plan and the criteria included in the Outdoor Advertising strategy. These are small in scale, and avoid areas of greatest landscape/townscape/architectural/ecological sensitivity.
- The policies and objectives as set out in the Development Plan (which were subject to a full SEA and AA Screening in 2016) are in accordance with the principles of sustainable development and a commitment to the enhancement and protection of the natural and manmade environment. The proposed variation of the Development Plan amends the zoning objective land use tables, amends the signage policy context in Chapter 11 and adds the SDCC Outdoor Advertising Strategy to the Development Plan as Schedule 6. As the assessment against the criteria in the SEA Directive and SI 436 of 2004 demonstrate, no significant environmental effects are identified for Variation No. 5.
- The Screening Report for Appropriate Assessment prepared as part of the Variation process has found that the substantive elements of the proposed Variation will not have the potential to result in land use effects that will have the potential, alone or in-combination with other plans or projects, to result in likely significant effects to European Sites.
- In light of the findings of this report it is the considered view of the authors of this Screening Report for Appropriate Assessment that it can be concluded by South Dublin County Council that the proposed Variation no. 5 to the South Dublin County Development Plan 2016-2022 is not likely, alone or in-combination with other plans or projects, to have a significant effect on any European Sites in view of their Conservation Objectives and on the basis of best scientific evidence and there is no reasonable scientific doubt as to that conclusion.

In making this determination South Dublin County Council considered submissions received through the public consultation on the draft Variation (October to November 2019). The nature and purpose of the Variation No 5, the screening process used and the full reasons for this determination are given in the Strategic Environmental Assessment Screening Report (South Dublin County Council 2019).

In accordance with the requirements of the Directive and S.I. No. 436 of 2004 (as amended by S.I. 200 of 2011) the statutory environmental authorities, have been notified of this determination and notice of it has been made public on the South Dublin County Council website.

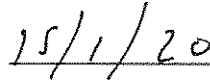
The determination and associated documentation are available for public inspection at the offices of South Dublin County Council.

Order: It is hereby determined that Variation No. 5 is not likely to have significant effects on the environment, and a Strategic Environmental Assessment is not therefore required in respect of the Variation No. 5 to the South Dublin County Development Plan 2016-2022.

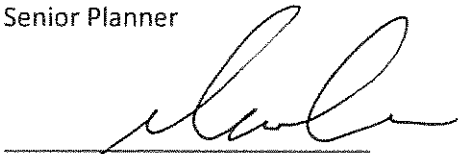


Jason Frehill

Senior Planner

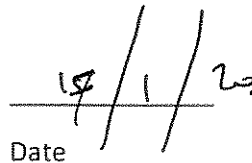


Date



Michael Mulhern

Director of Land Use Planning & Transportation



Date