



# County Development Plan 2022-2028



**Proposed  
Variation  
No. 1**





**Proposed Variation No. 1 to the  
Dún Laoghaire-Rathdown County Development Plan 2022-  
2028**

**Variations undertaken using powers provided in Section 13 of the  
Planning and Development Act 2000 (as amended)**

**December 2025**

## **Proposed Variation No. 1 to the Dún Laoghaire-Rathdown County Development Plan 2022-2028**

### **Reason for proposed Variation:**

Proposed Variation number 1 to the Dún Laoghaire Rathdown County Development Plan 2022–2028 is to respond to the recent changes in National planning policy, namely the publication of the National Planning Framework (NPF) First Revision and the publication of the following Section 28 Guidelines,

- NPF Implementation: Housing Growth Requirements, July 2025,
- Planning Design Standards for Apartments, Guidelines for Planning Authorities, July 2025 and
- Sustainable Residential Development and Compact Settlement Guidelines, 2024.

The policy and guidance contained therein is to be implemented through statutory development plans and in the consideration of individual planning applications.

The variation is also responding to Pillar 1: Activating Supply as set out in the Government Action Plan on Housing Supply and Targeting Homelessness “Delivering Homes, Building Communities, 2025 – 2030” (November 2025). The zoning of sufficient land is seen as a key enabler to delivery.

The variation also identifies some Long Term Strategic and Sustainable Settlement Sites which may deliver housing (subject to rezoning) in future Development Plan periods.

The variation will also update the County Development Plan maps to reflect the correct boundaries of Local Area Plans adopted since the County Development Plan was made. This will include Dundrum Local Area Plan 2023, Kiltiernan – Glenamuck Local Area Plan 2025 and Old Connaught Local Area Plan 2025.

The variation to the County Development Plan is intended to address specific, immediate policy updates that are needed in the short term.

The variation to the County Development Plan addresses Specific Planning Policy Requirements (SPPR’s) from the Planning Design Standards for Apartments, Guidelines for Planning Authorities, July 2025 as follows:

- SPPR 1 – Housing Mix
- SPPR 2 – Apartment Floor Areas
- SPPR 3 – Dual Aspect Ratios
- SPPR 4 – Floor to Ceiling Height
- SPPR 5 – Lift and Stair Cores
- SPPR 6 – Communal, Community and Cultural Facilities
- SPPR 7 – Shared Accommodation/Co-living Developments
- SPPR 8 – Purpose-Built Student Accommodation

The variation to the County Development Plan addresses Specific Planning Policy Requirements (SPPR’s) from the Sustainable Residential Development and Compact Settlement Guidelines, 2024 as follows:

- SPPR 1 – Separation Distances
- SPPR 2 – Minimum Private Open Space Standards for Houses
- SPPR 4 – Cycle Parking and Storage

The variation will also remove reference to Build to Rent in the DLR County Development Plan 2022 – 2028, as Build to Rent (BTR) has been removed as a distinct category from the apartment design guidelines as of July 2025. BTR developments must now meet the same design and amenity standards as standard apartment schemes.

A full review of the dlr County Development Plan 2022 – 2028 will take place subsequently, in accordance with the provisions of the Planning and Development Act 2024, which introduces a new statutory framework for plan-making. For the purposes of clarity and the avoidance of doubt, this variation has had regard to the relevant Section 28

guidelines. The limited scope of this proposed variation is acknowledged pending the future full County Development Plan review and the legal basis for the upcoming adoption under the new Act, which introduces a more strategic, 10-year planning cycle. It should be noted that this variation does not constitute a comprehensive review of all relevant policies, objectives, or guidance, nor does it fully update the Plan with changes on foot of newly adopted Local Area Plans. Section 1.6.1 of the Plan states that “Where Policy Objectives and supporting text refer to specific legislation, Planning Guidelines or Policy documents and in the event that new or updated versions of these are published it shall be taken as read that the most up to date versions shall apply.”

### Structure of Variation

The proposed variation to the Plan is set out in Part 1 - proposed text changes to the written statement and certain appendices

The proposed variation and location of the amendment in the Plan is signaled using a number and black text in italics, for example: “(1) Add the following text at the start of paragraph 6, Section 3.1, page 51 as follows: Proposed changes to the text are shown with new text in red and text for deletion in blue strikethrough. Explanation text is in green, this green text is not part of the variation.

On adoption all red text will revert to normal text and blue strikethrough text will be deleted. Green text will be removed.

For ease of reference, the proposed amendments to the County Development Plan are detailed in the order of page numbers in the County Development Plan document.

Mapping changes are shown on the relevant County Development Plan land use zoning map.

The table below outlines a summary of the proposed amendments to the County Development Plan.

Chapter / Section	Comment
<b>Table of Contents</b>	No amendments.
<b>Chapter 1 Introduction, Vision and Context</b>	No amendments.
<b>Chapter 2 Core Strategy</b>	<ul style="list-style-type: none"> <li>• s.2.3A Addendum: Update to Core Strategy - new section.</li> <li>• s.2.3A.1 Residential Development Capacity Audit (RDCA) 2025 – new section.</li> <li>• 2.3A.2 Housing Growth Requirements – new section.</li> <li>• s.2.4.5 Strategic Land Reserve - Delete section.</li> <li>• s.2.4.5 Add new Section Long-Term Strategic and Sustainable Development Sites / Opportunity Areas (LTSS).</li> <li>• s.2.4.6 - Phasing – Amend Text</li> </ul>
<b>Chapter 3 Climate Action</b>	No amendments.
<b>Chapter 4 Neighbourhood – People, Homes and Place</b>	<ul style="list-style-type: none"> <li>• s.4.3.1 Delivering and improving Homes – amend approach on density.</li> <li>• s.4.3.2 Housing Choice - remove reference to Build-To-Rent.</li> <li>• s.4.3.2.3 Housing Mix – provide clarification regarding mix within apartment developments – SPPR 1.</li> </ul>

	<ul style="list-style-type: none"> <li>• s.4.3.2.4 - Remove reference to BTR</li> <li>• s.4.3.2.4 Insert new Section regarding shared accommodation / co-living developments – SPPR 7.</li> <li>• s. 4.3.2.5 Amend text Policy Objective PHP 29: Provision of Student Accommodation - SPPR 8</li> </ul>
<b>Chapter 5 Transport and Mobility</b>	<ul style="list-style-type: none"> <li>• s. 5.8 Roads and Street Network, Table 5.3 ‘6 Year Road Objectives / Traffic Management / Active Travel Upgrades’</li> </ul>
<b>Chapter 6 Enterprise and Employment</b>	No amendments.
<b>Chapter 7 Towns, Villages and Retail Development</b>	No amendments.
<b>Chapter 8 Green Infrastructure and Biodiversity</b>	<ul style="list-style-type: none"> <li>• Insert new s.8.7.1.14 Policy Objective GIB31</li> </ul>
<b>Chapter 9 Open Space, Parks and Recreation</b>	No amendments
<b>Chapter 10 Environmental Infrastructure and Flood Risk</b>	No amendments.
<b>Chapter 11 Heritage and Conservation</b>	No amendments.
<b>Chapter 12 Development Management</b>	<ul style="list-style-type: none"> <li>• Delete and add s.12.3.3.1 Residential Size and Mix – SPPR 1.</li> <li>• Delete Table 12.1 Apartment Mix Requirements – SPPR 1.</li> <li>• Amend s.12.3.3.2 Residential Density – update reference to CSG's.</li> <li>• Amend text in s.12.3.5.1 Dual Aspects in Apartments – SPPR 3 of Apartment Guidelines.</li> <li>• Delete and add text in s.12.3.5.2 Separation between blocks – SPPR1.</li> <li>• Delete and add text Section 12.3.5.5 Minimum Apartment Floor Areas – SPPR 2.</li> <li>• Amend table 12.4 – SPPR 2.</li> <li>• Amend Section 12.3.5.6 Additional Apartment Design Requirements – SPPR 4 and SPPR 5.</li> <li>• Delete Section 12.3.6 Build – to – Rent Accommodation.</li> <li>• Amend Section 12.3.7.9 Mews Lane Development - SPPR 1.</li> <li>• Amend Section 12.3.7.11 Student Accommodation – SPPR 8.</li> <li>• Amend Section 12.4.5.6 Residential Parking – BTR.</li> <li>• Add text to Section 12.4.6.1 Cycle Parking Requirements for New Developments – SPPR 4.</li> <li>• Delete text at Section 12.8.2 Open Space Categories for Residential Development – BTR.</li> <li>• Amend Section 12.8.3.1 Public Open Space.</li> <li>• Amend Table 12.10, Private Open Space for Houses – CSG’s.</li> </ul>

	<ul style="list-style-type: none"> <li>• Amend Table 12.11 – CSG’s.</li> <li>• Amend s.12.8.7.1 Separation Distances</li> <li>• Amend S. 12.8.10 Amenity Space in BTR</li> </ul>
<b>Chapter 13 Land Use Zoning</b>	Amend Table 13.1.17 to allow residential use open for consideration in land carrying the Mixed-Use Inner Core Land use zoning objective by removing footnote.
<b>Chapter 14 Specific Local Objectives</b>	<ul style="list-style-type: none"> <li>• New SLOS pertaining to new zonings and long-term strategic site designations.</li> <li>• Amend Map 6 – Add New SLO 153, 154, 155</li> <li>• Amend Map 9 – Add New SLO 156, 157, 158</li> <li>• Amend Map 10 – Add New SLO 158, 159</li> <li>• Amend Map 14 – Add New SLO’s 160, 161, 162, 163, 164, 165, 166, 167, 168, 169. Amend SLO 105, 108.</li> </ul>
<b>Chapter 15 Implementation, Monitoring and Evaluation</b>	No amendments
<b>Acronyms and Glossary</b>	No amendments
<b>Appendices</b>	<ul style="list-style-type: none"> <li>• Amend Appendix 13 – s.28 Guidelines compliance statement</li> <li>• Amend Appendix 15 – Strategic Flood Risk Assessment</li> <li>• Amend Appendix 16 – SUFP</li> <li>• s. 2.2.2 Residential and Retail</li> <li>• s. 2.3.2.2 Residential within the Mixed-Use Core Areas (MIC and MOC)</li> </ul>
<b>Mapping changes</b>	<ul style="list-style-type: none"> <li>• Amend Map 5</li> <li>• Amend Map 6</li> <li>• Amend Map 9</li> <li>• Amend Map 10</li> <li>• Amend Map 14</li> </ul>

## **PART 1**

### **Proposed changes to Written Statement and Appendices of the Dún Laoghaire Rathdown County Development Plan 2022-2028**

## Chapter 2: Core Strategy

(1) Insert new Section **'2.3A Addendum: Update to Core Strategy'**, page 32 as follows:

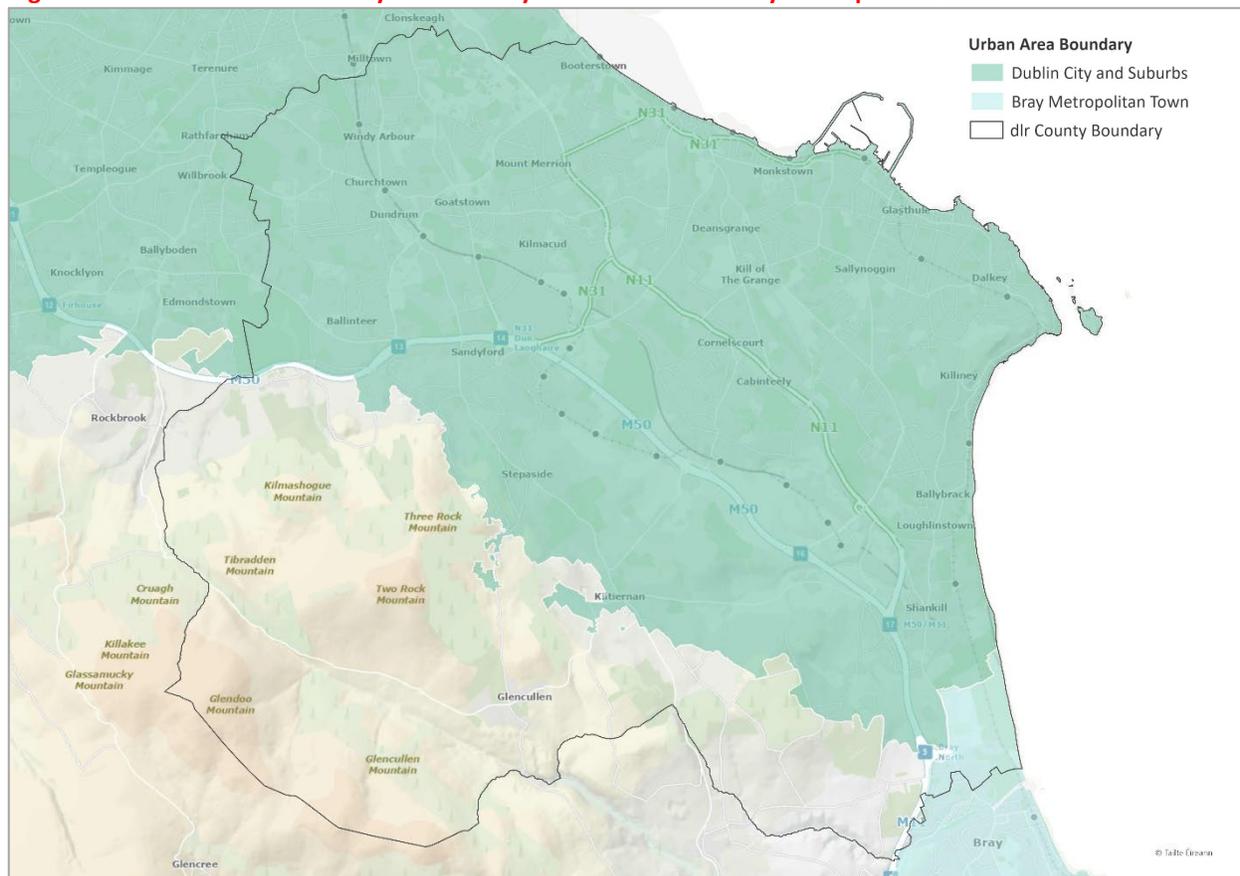
The National Planning Framework First Revision (hereafter referred to as 'NPF (2025)') NPF First Revision was published in April 2025 and indicated that there would be an additional 950,000 people in Ireland by 2040. This increased population will give rise to a need for approximately 50,000 additional households per annum to 2040.

National Policy Objective 3 in the NPF 2025 states that approximately 470,000 additional people would be located within the Eastern and Midland Region and of this, approximately 295,000 additional people will be within the Dublin City and Suburbs as set out in 'Table 2.1 The NPF as a Glance: Targeted Pattern of Growth, 2022-2040' in NPF 2025.

National Policy Objective 8 in NPF (2025) states: *"Deliver at least half (50%) of all new homes that are targeted in the five Cities and suburbs of Dublin, Cork, Limerick, Galway and Waterford, within their existing built-up footprints and ensure compact and sequential patterns of growth"*. NPF (2025) identifies the need to plan for approximately 50,000 additional households per annum to 2040

The majority of Dún Laoghaire-Rathdown County Council, including its existing built-up area, is located within the Dublin City and Suburbs boundary (as amended in 2023), with a small area in the southeast being located within boundary of Metropolitan Town of Bray as shown on the map in Figure 2.8A. In this regard, the Local Authority is required to contribute towards the provision of new homes to accommodate the targeted population growth as set out in NPF (2025).

**Figure 2.8A: Urban Area Boundary – Dublin City and Suburbs and Bray Metropolitan Town**



In response to NPF (2025), the ‘NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities’ were issued under Section 28 of the Planning and Development Act 2000 (as amended) in July 2025. These Guidelines replace the earlier Section 28 ‘Housing Supply Target Methodology for Development Planning’ Guidelines published in December 2020 and provide updated housing growth requirements to planning authorities in order to facilitate the revision and update of development plans in accordance with the provision of NPF (2025). The Guidelines interpret the national housing growth requirements identified in the Revised National Planning Framework for implementation through development plans.

The guidelines interpret the national housing growth requirements set out in NPF (2025) and require the updating of County Development Plans to reflect same. The guidelines set the housing demand scenario up to 2040 for each local authority by translating NPF (2025) requirements into estimated average annual figures, drawing on the range of scenarios presented by the Economic and Social Research Institute (ESRI). The national target of 50,000 dwellings per annum as set out in the NPF (2025) includes a provision for ‘unmet demand’ and the guidelines aim to meet this unmet demand by way of higher housing growth requirements in the years up to and including 2034.

The planning authority has assessed the current County Development Plan 2022-2028 and has undertaken a review of the adequacy of existing zoned lands to cater for the new Housing Growth Requirement figures and the potential for ‘additional provision’ as set out in Appendix 1 of the guidelines. There was a particular focus on the likelihood that lands identified for residential development within the plan will come forward for development within the remaining period of the plan. This review included an updated Residential Development Capacity Audit (RDCA) on existing lands zoned for residential development.

### **2.3A.1 Residential Development Capacity Audit (RDCA) 2025**

The RDCA 2025 builds upon and updates the RDCA that was carried out for the County Development Plan 2022-2028 essentially removing completed sites and adding ‘new’ sites that came forward for residential development in the intervening period. The RDCA is a point-in-time assessment, valid as of Q2 2025 and assumes a ‘full build out’ scenario. The RDCA had regard to residential densities set out in the Sustainable and Compact Settlements Guidelines, 2024 thus resulting in an uplift in densities across the County. In addition to calculating a residential capacity for the County, The RDCA also identifies lands that are ‘Serviced’ (formerly ‘Tier 1’) and ‘Serviceable’ (formerly ‘Tier 2’).

The RDCA 2025 identified c.414Ha of zoned lands available for residential development with a residential capacity of 27,525 units of which 4,051 units are under construction, (with 511 of these being ‘complete’ within active sites); it is assumed that all units under construction are located on ‘Serviced’ sites and will be completed. Of the remaining 23,985 units, approximately 15,969 units (67%) could be delivered on lands that are ‘Serviced’. The remaining 8,016 units (33%) would be on lands identified as being ‘Serviceable’. The map in Figure 2.8A sets out ‘Serviced’ and ‘Serviceable’ lands identified under the RDCA 2025 and Table 2.9A provides a breakdown of residential capacity within infill/windfall sites and the strategic growth areas of the County along with their serviced / serviceable status.

**Table 2.9A dlr Residential Development Capacity Audit – Aggregate Data (as of Q2 2025)**

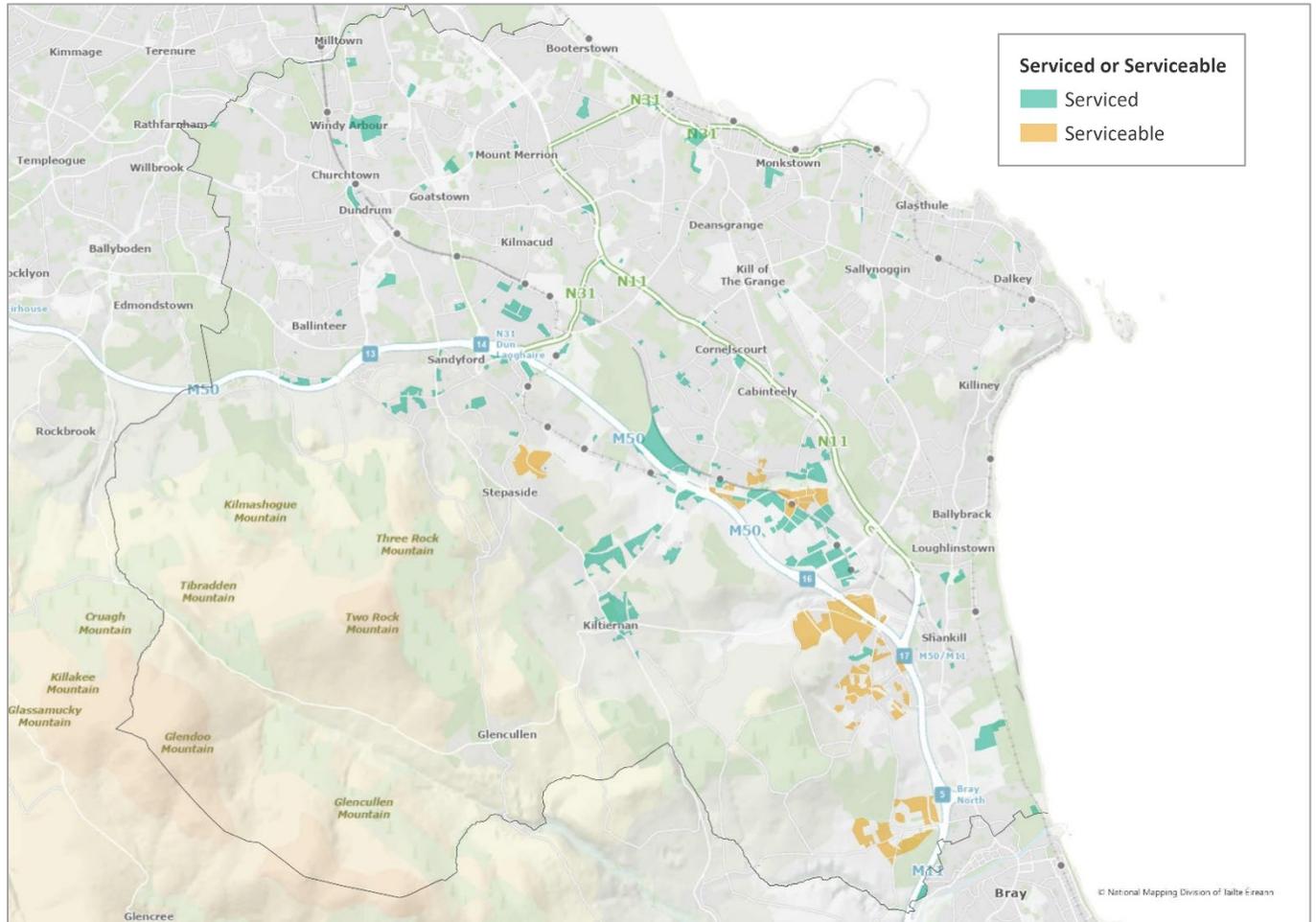
Location	Hectares	Potential Residential Yield	Serviced or Serviceable
Sites under Construction <sup>1</sup>	53.62	3,540	Serviced
Sites with an extant planning permission not commenced <sup>2</sup>	87.58	8,788	Serviced
Sites with no planning permission <sup>3</sup>	275.41	21,810 - 22,338	Serviced and Serviceable
Infill/Windfall	122.20	10,276	Serviced
Ballyogan & Environs	44.18	2,562	Serviced and Serviceable
Woodbrook- Shanganagh	48.67	2,354	Serviced
Kiltiernan-Glenamuck	43.42	1,617	Serviced
Old Connaught	58.30	3,162 - 3,690	Serviced and Serviceable
Rathmichael	83.00	3,100	Serviceable
Cherrywood	76.13	7,528	Serviced and Serviceable
<b>Total</b>	<b>475.90</b>	<b>30,598 - 31,126</b>	
<b>Less Actual and Estimated Completions Q1 and Q2 2025</b>		<b>4,609</b>	
<b>Adjusted Total</b>		<b>25,989 – 26,517</b>	
<b>Total Serviced by 2030</b>		<b>23,194</b>	

<sup>1</sup> Sites under construction as of Q2 2025 included a total of 4,051 permitted units, 511 of these permitted units were deemed to be 'complete' and are omitted from the 'under construction' figure in RDCA data presented in Proposed Variation No.1. For sites that are under construction, the full residential capacity of their associated planning permission has been used.

<sup>2</sup> For sites that have an extant planning permission that have not commenced, either the residential capacity associated with their permission or an adjusted capacity having regard to density provisions set out in the Sustainable Residential and Compact Settlements Guidelines, 2024 has been applied.

<sup>3</sup> For sites with no planning permission in place, a residential capacity having regard to density provisions set out in the Sustainable Residential and Compact Settlements Guidelines, 2024 or a stated residential capacity within relevant plans has been applied.

**Figure 2.9A: RDCA 2025 – Serviced and Serviceable Lands**



**2.3A.2 Housing Growth Requirements**

Appendix 1 of the NPF Implementation: Housing Growth Requirements Guidelines includes a table which sets out the housing growth requirement figures for each local authority. The housing growth requirement for dlr is set out in Table 1.

**Table 1: Housing Growth requirements for each Local Authority Area (Appendix 1, HGR Guidelines, July 2025)**

Local Authority	Existing Annual 2020 Housing Requirement (Housing Supply Target)	Adopted Development Plan – Annual Housing Requirements (Housing Supply Target)	New Annual Housing Growth Requirement to 2034	New Annual Housing Growth Requirement to 2035 to 2040
Dun Laoghaire-Rathdown	1,908	3,085	3,585	2,384

In addition to the annual targets up to 2034 and 2040 the guidelines include Policy and Objective 2 which requests local authorities to reflect an additional provision of land of up to 50% over and above what is required to meet the requirements set out in Appendix 1 of the guidelines.

## Policy and Objective 2

It is a policy and objective of these Guidelines that ‘additional provision’ of up to 50% over and above the housing growth requirement for each local authority set out in Appendix 1 is reflected within the relevant City or County Development Plan, subject to consistency with the policies and objectives of the National Planning Framework – First Revision (2025), relevant Ministerial Guidelines issued under Section 28 of the Planning and Development Act 2000 (as amended), relevant Government policy, and the undertaking of necessary environmental assessments.

In reviewing the Core Strategy, the planning authority addressed the scope for additional provision of up to 50% in excess of the baseline housing growth requirement, in light of the urgent need to increase housing delivery and to optimise the ability to deliver on the housing requirements of the NPF. This approach recognises the fact that, for a variety of reasons, a relatively significant proportion of zoned lands are not activated over the period of the Development Plan.

Having regard to the Housing Growth Targets set out in the guidelines plus the 50% additional provision, the total housing requirement for the County to 2030 (less Q1 and Q2 2025 completions and units under construction) is **23,112**.

**(2) Add new paragraph at the end of Section 2.4.1 ‘Settlement Hierarchy’ as follows:**

There has been no update to the RSES, which establishes a hierarchy of settlements, since the adoption of the County Development Plan 2022-2028. It is noted however that the boundary of the Dublin City and Suburbs has been altered in the intervening period to now fully incorporate zoned lands within Cherrywood (see Figure 2.9A). Having regard to the status of the RSES, the Settlement Hierarchy for the County, as set out in Table 2.10 has not changed on foot of the Core Strategy review.

**(3) Add new text to the end of Section 2.4.2 ‘DLR Settlement Strategy Statement’ as follows:**

As set out in Section 2.3A Addendum: Update to Core Strategy’, there is a need to zone additional lands for residential development in order to meet the revised housing targets for the County. Having regard to the sequential approach to residential land use zoning as set out in the ‘Development Plans Guidelines for Planning Authorities, 2022’ which prioritises development along high-quality public transport corridors, the optimal location of lands to accommodate for increased housing are:

- Lands located within the Sandyford Urban Framework Plan (SUFP) area.
- Lands located within the Woodbrook-Shanganagh Local Area Plan (WSLAP).

These locations are already identified in the Core Strategy map in Figure 2.9 as a ‘mixed use district’ or as a ‘new residential community’ Lands within the SUFP and WSLAP are identified as being ‘Serviced’.

**(4) Amend Section 2.4.4 ‘DLR Core Strategy’ as follows:**

~~The ‘Guidance Note on Core Strategies’ (2010), provides that the Core Strategy should summarise the area of land zoned for residential use, or a mixture of residential and other uses, and the amount of land proposed to be zoned for such use.~~ Section 4 of the Development Plan Guidelines, 2022, states that “a core strategy is intended to give spatial expression to the housing, population, land and employment parameters of the development plan and for this reason, spatial data is at the heart of the core strategy.”

The updated Residential Development Capacity Audit detailed in Section 2.3A.1 above sets out the existing area of land zoned for residential use in the County and this is further set in the Core Strategy Table below.

~~Section 2.3.2 above details the population projection for DLR for the Plan period 2022-2028. The population projection is informed by the provisions of the NPF and RSES and provides the basis for calculating the housing target for DLR for the Plan period.~~ As set out in 2.3A.2 Housing Growth Requirements above there is a total housing requirement of 23,112 provision for an additional 18,515 residential units which represents a shortfall of 2,043

residential units from what can be delivered on serviced land by 2030. As detailed in the Core Strategy Table below the housing target for DLR is broadly consistent with the existing residential capacity of zoned land in DLR, as ascertained through the Residential Development Capacity Audit. As set out in the Development Plan Guidelines, a planning authority must ensure that a Development Plan core strategy makes adequate provision for zoned and serviced land that factors in the projected housing need and it may also be necessary to zone more serviced lands than would precisely meet the housing growth requirement. This approach recognizes that a degree of choice in development sites is provided to avoid restricting the supply of new housing through inactivity.

While the Core Strategy Table below identifies an excess of between 2,371 and 4,961 homes, reference is made to the Guidance Note on Core Strategies which advises that any excess (of lands or housing capacity) will not normally include lands identified for strategic long term development as part of Strategic Development Zones or major regeneration sites within key areas. The full capacity of the Cherrywood Strategic Development Zone is incorporated into the Core Strategy Table below and comprises an estimated residential yield of between 5,596 to 8,186 7,528 units. While the Cherrywood SDZ lands comprise Tier 1 Serviced and Serviceable 2-zoned residential lands that may be developed within the lifetime of the Plan, it is acknowledged that the full build-out of Cherrywood may extend beyond the timeframe of the Plan. In this context, and as provided for in the Guidance Note on Core Strategies, it is not considered necessary to apply any specific mechanisms to address the relatively minor excess identified in the Core Strategy Table.

Based on allocated future population growth for DLR it is considered that there is a need to zone additional land to satisfy the requirements of the 'NPF Implementation: Housing Growth Requirements, 2025' as detailed in Section 2.3A. broad equilibrium exists between the supply of zoned land for primarily residential purposes, and the projected demand for new housing. On this basis it is recommended that the existing quantum of land zoned for primarily residential use in the County, excluding the lands identified in this Plan for 'Sustainable Neighbourhood Infrastructure', is maintained for the County Development Plan period 2022-2028 and that additional zoning of land for residential purposes is not required is required as follows:

- That approximately 2.7Ha of lands currently zoned Objective OE within the SUFP are rezoned to Objective A2, and 'residential' use is included within the zoning matrix for land use zoning MIC in order to facilitate the delivery of additional residential development within the SUFP.
- That approximately 38Ha of lands currently zoned Objective GB within the Woodbrook-Shanganagh Local Area Plan are rezoned to Objective A.

It is also recommended that approximately 20Ha of lands currently zoned Objective GB within lands identified as a 'Strategic Land Reserve' and lands located within the northern portion of the Old Connaught Local Area Plan, are rezoned to Objective A1 allowing for a longer term delivery of additional residential units and supporting social and amenity infrastructure in accordance with the Old Connaught Local Area Plan 2025.

**Table 2: Core Strategy Table**

Location	RDCA Existing Zoning (Ha)	RDCA Existing Residential Yield	County Development Plan 2022-2028 Proposed Zoning (Ha)	County Development Plan 2022-2028 Proposed Residential Yield
Infill/Windfall—Sites under Construction	35.63	1,837	35.63	1,837
Infill/Windfall—Sites with an extant planning permission not commenced	63.1	1,299	63.1	1,299
Infill/Windfall—Sites with no planning permission	67.13	1,436	67.13	1,436
Infill/Windfall	165.86	4,571	165.86	4,571
Ballyogan & Environs	71.8	4,147	71.8	4,147
Woodbrook-Shanganagh	29.53	1,998	29.53	1,998
Kiltiernan-Glenamuck	59.34	2,015	59.34	2,015
Old-Connaught	50.13	2,005	50.13	2,005
Rathmichael	83.05	2,431	83.05	2,431
DLR Total (excluding Cherrywood)	459.73	17,167	459.73	17,167
Cherrywood	93.55	5,596—8,186	93.55	5,596—8,186
DLR County Total	553.28	22,763—25,353	553.28	22,763—25,353
<b>Less Actual and Estimated Completions Q1 2020 to Q1 2022</b>				1,877
<b>Adjusted Total</b>				20,886—23,476
<b>HST Housing Target Q2 2022 to Q1 2028</b>				15,225
<b>DLR Housing Target Q2 2022 to Q1 2028 (Inclusive of 'Headroom')</b>				18,515
<b>Excess</b>				2,371—4,961

Location	RDCA 2025 Existing Zoning (Ha)	RDCA 2025 Residential Capacity	Variation No.1 Proposed Zoning (Ha)	Variation No.1 Proposed Residential Capacity
Permitted and under Construction <sup>4</sup>	53.62	3,540	53.62	3,540
Sites with an extant planning permission not commenced	87.58	8,788	87.58	8,788
Sites with no planning permission	272.71	15,197	275.41	21,810 - 22,338
Infill/Windfall <sup>5</sup>	119.50	9,559	122.20	10,276
Ballyogan & Environs	44.18	2,562	44.18	2,562

<sup>4</sup> Figure excludes 511 'completed' units within active sites.

<sup>5</sup> Infill / Windfall includes lands within the Sandyford Urban Framework Plan (SUFP)

Woodbrook-Shanganagh	9.95	857	48.67	2,354
Kiltiernan-Glenamuck	43.42	1,617	43.42	1,617
Old Connaught	37.27	2,303	58.30	3,162 - 3,690
Rathmichael	83.00	3,100	83.00	3,100
<b>DLR Total (excluding Cherrywood)</b>	<b>337.33</b>	<b>19,997</b>	<b>399.77</b>	<b>23,070 - 23,598</b>
Cherrywood	76.13	7,528	76.13	7,528
<b>DLR County Total<sup>6</sup></b>	<b>413.46</b>	<b>27,525</b>	<b>475.90</b>	<b>30,598 - 31,126</b>
<b>Residential Capacity from Serviced Land by 2030</b>				<b>23,194</b>
<b>Total Housing Requirement 2025 to 2030</b>				<b>28,232</b>
<b>Housing Requirement (less Q1 &amp; Q2 2025 completions &amp; under construction)</b>				<b>23,112</b>

**(5) Delete all text in Section 2.4.5 Strategic Land Reserve, page 36 as follows:**

National Policy Objective 68 states that a MASP may enable up to 20% of the phased population growth targeted in the principal city and suburban area, to be accommodated in the wider metropolitan area i.e. outside the city and suburbs or contiguous zoned area, in addition to growth identified for the metropolitan area. The RSES provides a further elaboration on foot of NPO 68 and states that the transitional population targets in NPO 68 shall apply to the three Metropolitan Key Towns in the MASP, namely Bray, Maynooth and Swords, and only if they can demonstrate compact growth on high capacity planned or existing public transport corridors. In accordance with the NPF and the RSES, the Elected Members of the Regional Assembly approved a transitional population allowance of 13,000 for the Key Town of Bray, 3,500 of which in part, falls outside the timeframe of the County Development Plan. Given the regional designation and specific population allocation for the Key Town of Bray it is considered appropriate to identify a potential 'strategic land reserve' to meet the designated future growth beyond the Plan period of 2028.

In accordance with the infrastructure assessment of Tier 2 zoned residential lands (see Appendix 1) the full build-out of existing residential zoned land at Old Connaught is incorporated into the Core Strategy for the Plan period 2022-2028. Part of the 3,500 allocation is thus subsumed into the delivery of existing zoned land at Old Connaught up to 2028. To provide for the residual population allocated under NPO 68 the strategic land reserve reflects the period Q2 2028 to 2031 which equates to an additional 2,625 persons or approximately 1050 residential units (average household size estimated at 2.5).

The lands identified as a strategic land reserve are located to the north of Old Connaught in zoned greenbelt land. The lands comprise c. 38 hectares and include significant provision for educational, open space and recreational facilities. Part of the lands comprise existing residential development which is subsumed into the overall strategic land reserve. With regards to greenbelts, reference is made to NPO 62 of the NPF which identifies the role of greenbelts to include for inter alia the long term strategic expansion of urban areas. The lands identified as strategic land reserve are not categorised as either Tier 1 nor Tier 2 lands, as per the infrastructure assessment contained in Appendix 1.

The lands are not zoned for residential development and as such are not included in the Core Strategy for calculation purposes. Furthermore, while the subject lands are identified as a strategic land reserve it does not confer any future zoning status. Regard shall be had to this reserve in the future Old Connaught Local Area Plan.

<sup>6</sup> Includes Serviced and Serviceable lands.

~~Table 2.12: Strategic Land Reserve~~

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<del>Location</del>	<del>Neighbourhood</del>	<del>Potential Residential Units</del>	<del>Potential Phasing</del>
<del>Old Connaught North</del>	<del>38</del>	<del>c. 1,050 units</del>	<del>Post Q1 2028</del>

~~Policy Objective CS4 – Strategic Land Reserve~~

~~It is a Policy Objective to support the phased growth of Key Town of Bray through the identification of a strategic land reserve to meet regional growth targets to 2031.~~

~~Policy Objective CS5 – Strategic Land Reserve~~

~~It is a Policy Objective:~~

- ~~• To designate and maintain as a strategic land reserve the lands marked accordingly on Land Use Zoning Map No. 14.~~
- ~~• To protect the strategic land reserve for potential future residential growth and to restrict development except for minor modifications and extensions to existing properties and the development of appropriate educational / open space / recreational facilities compatible with the underlying zoning objective and in line with any future Old Connaught LAP.~~

Section no longer relevant as area proposed for rezoning to A1

**(6) Add new Section 2.4.5 Long-Term Strategic and Sustainable Development Sites / Opportunity Areas and new Policy Objective CS4 – Long Term Strategic and Sustainable Settlement Sites (LTSS), page 36, as follows:**

The “Development Plans - Guidelines for Planning Authorities” (2022) set out that lands that are ‘not likely’ to be developed within the plan period may be identified for the purposes of residential development as ‘Long-Term Strategic and Sustainable Development Sites’(LTSS); reflecting the fact that they will deliver housing within the subsequent development plan period. This allows for Planning Authorities to give clear strategic direction to possible future development locations under future Development Plans. It also allows for the lead-in time required to service these sites.

The ‘NPF Implementation: Housing Growth Requirements – Guidelines for Planning Authorities” (2025) set out that LTSS may be considered as further ‘additional provision’ over and above the baseline housing growth requirements and the up to 50% ‘additional provision’.

Lands are therefore identified in this Plan as Long term Strategic Sites (LTSS) which may provide for housing and supporting infrastructure including open space and educational and community facilities in future Development Plans.

The ‘Development Plans - Guidelines for Planning Authorities’ (2022), set out that these sites are characterized by their scale and also by their potential for significant development to be delivered over a greater timescale than the Development Plan. While the lands are identified as Long term Strategic Sites this does not confer any future zoning status.

**Policy Objective CS4 – Long term Strategic and Sustainable Settlement Sites (LTSS)**

It is a policy objective to:

- Designate and maintain as Long Term Strategic Settlement Sites the lands marked accordingly on the Development Plan maps.

- Ensure that future development (subject to rezoning) on these lands is in accordance with a plan or settlement specific objectives contained within a future County Development Plan.
- Ensure that future development (subject to rezoning) also provides for supporting infrastructure including educational, community and higher order open space uses where required (in addition to any open space required as part of any residential scheme).
- Protect the lands for potential future residential growth and to restrict development so as to ensure that no permission granted would prejudice comprehensive development of these lands.
- Ensure future development supports, and is in alignment with, current and future environmental protection objectives, including water quality, climate, nature restoration objectives, and European site conservation objectives.
- Ensure future development includes measures to avoid/prevent potential adverse effects on European site qualifying interests/special conservation interests that may be present in the area (e.g., wintering birds).
- Avoid removal of hedgerow, or where not possible, provide replacement/additional hedgerow in line with wider nature restoration objectives.
- Include measures to avoid or mitigate potential adverse effects on important ecological features and networks; provide compensatory measures where significant adverse effects are unavoidable, and seek to provide net benefits for biodiversity, in line with wider nature restoration objectives.

**(7)** Amend by adding and deleting text in Section 2.4.6 Phasing, page 37 as follows:

The ‘Development Plans - Guidelines for Planning Authorities’ (2022) and the ‘NPF Implementation: Housing Growth Requirements – Guidelines for Planning Authorities’ (2025) stress the importance of phasing so as to ensure that required new infrastructure is delivered in tandem with new residential development.

The NPF, RSES and the Dublin MASP all place particular emphasis, including a specific compact growth target, on the physical consolidation of Dublin City and Suburbs, in line with its status as the first tier in the settlement hierarchy for the Region. The vast majority of lands identified for development in DLR fall within or contiguous to this geographic area while lands identified for development at Old Connaught comprise a component part of the future growth of the Key Town of Bray, an area specifically identified for growth under the Dublin MASP.

Notwithstanding the sequentially preferable location of residential zoned lands in the County, it is considered, having regard to the tiered approach to zoning and the Infrastructure Assessment included in Appendix 1, that the Core Strategy should incorporate a framework for the phased delivery of residential land to ensure a plan-led approach to sustainable growth.

In this context, it is noted that Old Connaught and Rathmichael are not currently serviced, and the future development of these areas is contingent upon the timely delivery of supporting infrastructure. It is considered that a plan-led approach to the development of both Rathmichael and Old Connaught is of paramount importance to ensure the proper planning and sustainable development of these new residential communities. The Old Connaught Local Area Plan 2025 is informed by an Infrastructure Capacity Assessment Study (ICAS). The purpose of the ICAS was to analyse the existing infrastructural deficiencies in both the Old Connaught and Rathmichael areas and to identify the proposed high-level strategic enabling infrastructure required to facilitate plan-led development. The Old Connaught Local Area Plan includes a blended phasing approach which incorporates measures to seek to prioritise development in a geographically sequential manner whilst not restricting development. Early stage progression of key strategic infrastructure is key to ensure proper planning and sustainable development of the area.

The ongoing review of the SUFP area will also address phasing.

The lands at Old Connaught and Rathmichael are both zoned Objective ‘A1’—‘To provide for new residential communities and Sustainable Neighbourhood Infrastructure in accordance with approved local area plans.’. As provided under the LA programme contained in Table 2.16, It is the intention of the Council to prepare Local Area Plans for both of these new communities during the lifetime of the Plan. The future Local Area Plans for

~~Rathmichael and Old Connaught may include new land use zonings for neighbourhood centres, open space and other land uses. It is intended to prepare a plan for Rathmichael.~~

In relation to Long Term Strategic and Sustainable Settlement Sites, Specific Local Objectives which address any phasing are contained in chapter 14.

## Chapter 4: Neighbourhood – People, Homes and Places

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**(8)** Delete text at paragraph 9 onwards in Section 4.3.1 Delivering and Improving Homes, page 83 as follows:

~~The ‘Sustainable Residential Development in Urban Areas’ Guidelines and the accompanying ‘Urban Design Manual’ include recommendations regarding appropriate densities for various types of locations. Having regard to the Guidelines and consistent with RPO 3.3 and 4.3 in the RSES:-~~

- ~~○ Where a site is located within circa 1 kilometre pedestrian catchment / 10 minute walking time of a rail station, Luas line, Core/Quality Bus Corridor and/or 500 metres / 5 minute walking time of a Bus Priority Route, and/or 1 kilometre / 10 minute walking time of a Town or District Centre, higher densities at a minimum of 50 units per hectare (net density<sup>1</sup>) will be encouraged.~~

~~It should be noted that there are a number of existing bus lanes in the County which afford some localised bus priority, however, following the adoption of the Bus Connects Network Redesign they are no longer part of an overall bus priority network. In this regard higher densities can be justified along the proposed Core Bus Corridor routes (existing QBCs on the N11 and Rock Road) and the Kill Lane/Avenue Mounttown route (Bus Priority Route), which is a strategic bus link between Dún Laoghaire and the N11, along which, sections of bus lanes are already in place.~~

~~As a general rule the minimum default density for new residential developments in the County (excluding lands on zoning Objectives ‘GB’, ‘G’ and ‘B’) shall be 35 units per hectare (net density<sup>1</sup>):-~~

- ~~1. Includes only those areas which will be development for housing and directly associated uses as per Appendix A of the ‘Sustainable Residential Development in Urban Areas’, (2009).~~

~~This density may not be appropriate in all instances but should be applied particularly in relation to ‘greenfield’ sites or larger ‘A’ zoned areas. Higher density schemes should offer an exemplary quality of life for existing and future residents in terms of design and amenity.~~

**(9)** Add text after paragraph 13 Section 4.3.1 Delivering and Improving Homes, and before the heading ‘Constraints to Higher Density’, page 83 as follows:

Government policy requires a continuation of the tiered approach to residential density seen under the Sustainable Residential Development in Urban Areas Guidelines, 2009, with highest residential densities at the in most central and accessible urban locations and more compact and sustainable forms of development overall. The 2009 Guidelines promoted a three-tiered approach to residential density, with densities of up to 35 dwellings per hectare (dph) in smaller towns and villages, densities of 35 to 50 dph in outer suburban and greenfield areas of cities and large towns and densities of 50 dph + in more central urban locations and close to public transport. Given the NPF priorities for compact growth and reflecting the variety of settlements and settlement contexts where residential development takes place the Government considered it necessary to expand on the number of density bands contained in the 2009 Guidelines in order to ensure that densities are efficient while, at the same time, tailored to settlement context.

When considering appropriate densities for various types of locations, the process for establishing, optimising and refining appropriate density for a development will be as follows:

- Establish density range – establish density range based on settlement size and area type (place)
- Refining Density
  - Step 1 – Accessibility – Establish optimum density based on accessibility to public transport services

- Step 2 - Local Character, Amenity and the Natural Environment – Refine density (and design response) with regard to: surrounding built environment (including historic settings), impact on the environment and on protected habitats and species and on amenity.

The Sustainable and Compact Settlement Guidelines, 2024 include recommendations regarding appropriate densities for various types of locations. Having regard to the parameters set out in the Guidelines, in particular Section 3 Settlement, Place and Density, the density ranges take into account the following:

- The amended CSO settlement boundaries for the Dublin City and Suburbs and Bray.
- Car parking zones as set out in the County Development Plan 2022-2028.
- Walking distances from high frequency public transport stops / stations including DART/Luas and Core Bus Corridor Routes.
- Walking distances from high frequency BusConnects routes (10-min peak hour service).
- Walking distances from reasonable frequency BusConnects routes (15-min peak hour service).

While it is noted that Tables 3.1 (Dublin City & Suburbs) and 3.3 (Metropolitan Towns) of the Sustainable and Compact Settlement Guidelines, 2024 only refer to high frequency and accessible public transport in relation to density range, it is considered appropriate to also include ‘intermediate locations’ (i.e. 1km walking distance from high frequency bus and 500m walking distance from reasonably frequent bus) as being ‘accessible’ and allowing for higher densities within the suburban / urban extension locations.

**Settlement Types in dlr:**

New boundaries, called Built Up Areas (BUAs), were introduced for the Census 2022. Having regard to the amended CSO boundaries, the majority of the built-up area of the County is located within the Dublin City & Suburbs (DCS) area. The County also includes the Metropolitan town of Bray incorporating the Southeast area of the County. For the purposes of the RSES, the Metropolitan town of Bray (MTB) includes the Old Connaught area.

Density ranges are plan-led within the OCLAP boundary.

**Density ranges:**

Density ranges for lands within the Dublin City or Suburbs (DCS) or ‘dlr Urban Areas’ and MTB or ‘dlr Metropolitan Town’ will be encouraged in the following way:

***dlr Urban Areas:***

Settlement Type	Public Transport Proximity / parking zone	Density Range (dph)
Urban Neighbourhood	1km walk to DART/Luas & 500m Core Bus Corridor combined with park zones 1 and 2	50-250
Suburban Accessible	500m walk to high frequency bus combined with park zone 2	40-150
Suburban Intermediate	1km walk high frequency bus & 500m walk to reasonably frequent bus combined with park zone 2	40-150
Suburban / Urban Extension	Remaining areas within park zone 3	40-80

***dlr Metropolitan Town (Bray & environs):***

Settlement Type	Public Transport Proximity / parking zone	Density Range (dph)
Urban Neighbourhood	1km walk to DART/Luas & 500m Core Bus Corridor combined with park zones 1 and 2	50-150

Suburban Intermediate	1km walk to high frequency bus combined with park zone 2 (note – there are currently no reasonably frequent bus routes serving this area)	35-100
Suburban / Urban Extension	Remaining areas within park zone 3	35-50

All areas located within parking zone 4 are considered to be peripheral and/or rural in nature and have not been included within any settlement type.

**(10) Delete Text in the second paragraph of Section 4.3.2 Housing Choice, page 88 as follows:**

~~Changes to legislation and guidance have provided for new housing options in the form of Build-to-Rent (BTR) and the ‘Affordable Housing Act 2021’ sets out legislation with regard to the provision of affordable housing. The legislation does not contain a specific use class for specific house types or tenures including BTR. In terms of housing mix, pending the preparation of a Regional Housing Needs Demand Assessment (HNDA), a HNDA as required by NPO 37 and RPO 9.5, has been prepared as part of this Plan so as to allow the Planning Authority address housing mix (see Appendix 2).~~

Since the adoption of the dlr County Development Plan 2022 – 2028 both Build-to-Rent and Shared Accommodation / Co-living Developments have been stood down as a development type. The removal of Build to Rent as a type of residential accommodation was due to the fact that after a number of years of operation of the Apartment Guidelines, market data and statistics provided by An Bord Pleanála in 2021-2022 indicated that a significant number of BTR developments had been permitted and that there was a substantial number of non-commenced developments in the pipeline. Transitional arrangements were put in place to allow certain developments at formal application stage or at preapplication stage. Planning Circular NRUP 07/2022 limited Transitional Arrangements to all BTR applications submitted on or before 21st December 2022 and the formal preplanning stages for SHD (Strategic Housing Development) and LRD (Large Scale Residential Development) applications. These transitional arrangements were further extended to July 2023 by way of Ministerial Circular NRUP 01/2023.

**(11) Delete the following text from paragraph 3, Section 4.3.2.3, page 90 as follows:**

~~Informed by the demographic and housing analysis carried out as part of the HNDA indications are that all residential developments, including apartment developments, in the existing built up area and new residential communities (as set out in Figure 2.9, Core Strategy Map) should provide for a mix of unit types and sizes.~~

~~Apartment guidance to date has enabled statutory development plans to address different housing needs in different areas, as reflected in housing strategies, even within different parts of a large urban area. Under the Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025 restrictions in statutory plans relating to mix within apartment developments, are removed.~~

**(12) Remove Section 4.3.2.4 Policy Objective PHP 28: Build-To-Rent and Shared Accommodation / Co-living Developments and associated text, page 90 as follows:**

~~4.3.2.4 Policy Objective PHP 28: Build-To-Rent and Shared Accommodation / Co-living Developments~~

~~It is a Policy Objective to facilitate the provision of Build to Rent in suitable locations across the County and accord with the provisions of ‘Sustainable Urban Housing: Design Standards for New Apartments’, 2020 (and any amendments thereof). Proliferation of Built to rent should be avoided in any one area. As the HNDA does not support provision of shared accommodation there shall be a presumption against granting planning permission for shared accommodation / co-living development.~~

~~Provision of ‘Build-to-let’ accommodation was first introduced in 2015 under the provisions of the ‘Sustainable Urban Housing: Design Standards for New Apartments’. The amended Apartment Guidelines issued in 2018 expanded upon the ‘new’ housing tenure typologies by introducing Specific Planning Policy Requirements (SPPR’s)~~

~~for Build To Rent (SPPR 7 and 8) and Shared Accommodation (SPPR 9). Both housing tenures offer centrally managed rental options to the market and add to the mix of accommodation that could be provided for in certain areas.~~

~~Subsequent guidance in December 2020 updated the Apartment Guidelines by way of a different SPPR which states that:~~

~~“There shall be a presumption against granting planning permission for shared accommodation/ co-living development unless the proposed development is either:-~~

- ~~i. required to meet specific demand identified by a local planning authority further to a Housing Need and Demand Assessment (HNDA) process; or,~~
- ~~ii. on the date of publication of these updated Guidelines, a valid planning application to a planning authority, appeal to An Bord Pleanála, or strategic housing development (SHD) planning application to An Bord Pleanála, in which case the application or appeal may be determined on its merits.”~~

~~The HNDA (See Appendix 2) has not identified any specific demand for shared living accommodation, there is, therefore a presumption against provision of same.~~

~~Build-to-rent (BTR) accommodation will be facilitated at appropriate locations across the County in accordance with land use zoning objectives. For the avoidance of doubt, BTR is:~~

- ~~• permitted in principle in areas zoned objective MTC (major town centre) and DC (district centre)~~
- ~~• open for consideration in areas zoned objective NC (subject to retaining an appropriate mix of uses), A, A1, and A2.~~

~~BTR shall be located within a 10 minute walking time from high frequency public transport routes. BTR will be considered as a component part of achieving an appropriate mix of housing, however, a proliferation of Build to Rent in any one area shall be avoided.~~

Since the adoption of the dlr County Development Plan 2022 – 2028 both Build-to- Rent and Shared Accommodation / Co-living Developments have been stood down as a development type. The removal of Build to Rent as a type of residential accommodation was due to the fact that after a number of years of operation of the Apartment Guidelines, market data and statistics provided by An Comisúin Pleanála 2021-2022 indicated that a significant number of BTR developments had been permitted and that there was a substantial number of non-commenced developments in the pipeline. Transitional arrangements were put in place to allow certain developments at the formal application stage or at the preapplication stage. Planning Circular NRUP 07/2022 limited Transitional Arrangements to all BTR applications submitted on or before 21st December 2022 and the formal preplanning stages for SHD (Strategic Housing Development) and LRD (Large Scale Residential Development) applications. These transitional arrangements were further extended to July 2023 by way of Ministerial Circular NRUP 01/2023.

**(13) Insert a new heading Section 4.3.2.4 Shared Accommodation / Co-living Developments and associated text.**

*Page 90 as follows:*

#### **Section 4.3.2.4 Shared Accommodation / Co-living Developments**

There shall be a presumption against granting planning permission for shared accommodation / co-living development unless the proposed development is required to meet specific demand identified by the planning authority further to a Housing Need and Demand Assessment (HNDA) process.

In accordance with Specific Planning Policy Requirement (SPPR) 7 of the Apartment Guidelines, the next County Development Plan will undertake an assessment of Shared Accommodation / Co-Living, through the Housing Need and Demand Assessment (HNDA) process. This will determine whether there is a demonstrable and specific need for such developments within the County. Any future policy position will be informed by this evidence-based approach and aligned with national planning guidance.

**(14) Amend text by adding and deleting text after Section 4.3.2.5 Policy Objective PHP 29: Provision of Student Accommodation, page 91 as follows:**

In considering planning applications for student accommodation the Council will have regard to:

- 'Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities, 2024 (See Section 12.3.7.11 for detailed requirements at application stage)
- The Design Guide for State Sponsored Student Accommodation (2025)
- ~~The 'Guidelines on Residential Developments for Third Level Students' (2005), and any amendment thereof.~~
- The provisions of The National Student Accommodation Strategy (2017).
- Circular PL 8/2016 APH2/2016.
- Circular NRUP/05/2021.

## Chapter 5: Transport and Mobility

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(15) Amend Section 5.8 Road and Street Network, Table 5.3: 6 Year Road Objectives / Traffic Management / Active Travel Upgrades, page 115, by adding a new row as follows:

6 Year Road Objective / Traffic Management / Active Travel Upgrade	Local Authority Delivery	Developer Delivery
Row 20 <del>Link from Ferndale Road to Dublin Road</del> New roads and bridge linking Old Connaught to the Dublin Road <sup>1, 2, 3,</sup>	√	√

## Chapter 8: Green Infrastructure and Biodiversity

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**(16)** Insert new Section 8.7.1.14 Policy Objective GIB31: Ecological Features and Networks associated with lands rezoned under Variation No. 1, at the end of the chapter, page 180, as follows:

### **8.7.1.14 Policy Objective GIB31: Ecological Features and Networks associated with lands rezoned under Variation No. 1**

It is a policy objective that any future development on lands subject to rezoning under variation number 1 as identified on Map Number 14 associated with the variation shall:

- Include measures to avoid or mitigate potential adverse effects on important ecological features and networks, provide compensatory measures where significant adverse effects are unavoidable, and seek to provide net benefits for biodiversity, in line with wider nature restoration objectives.
- Include measures to avoid/mitigate potential adverse effects on the Crinken/Rathmichael Stream, in line with Water Framework Directive objectives, including its riparian zone and key ecological receptors using the stream.
- Include measures for the protection of otters evidenced in the area and their supporting habitat.
- Include measures to avoid/prevent potential adverse effects on European site qualifying interests/special conservation interests that may be present in the area (e.g., wintering birds).
- Use and appropriately maintain Nature Based Solutions and Sustainable Drainage Systems to sustainably manage rainwater.
- Include measures for the conservation of architectural and archaeological heritage features present in the area, including the settings of heritage features, as appropriate.
- Avoid removal of hedgerow, or where not possible, provide replacement/additional hedgerow in line with wider nature restoration objectives.

Policy Objective GIB 31 refers to all lands subject to rezoning under variation no. 1 including

- Lands rezoned from GB to A1 at Old Connaught
- Lands rezoned from GB to F at Woodbrook
- Lands rezoned from GB to A at Woodbrook
- Lands rezoned from GB to SNI at Woodbrook

## Chapter 12: Development Management

(17) Delete and add the following text at paragraph 3, Section 12.3.3.1 Residential Size and Mix, page 236 as follows:

~~The proposed provision of residential units (both houses and apartments),~~ The Planning Authority shall encourage ~~shall provide~~ a mix that reflects the existing, and emerging household formation, housing demand patterns and trends identified locally and / or within the County. New residential communities (as set out in the Core Strategy and Figure 2.9 of the Core Strategy Map) shall ensure an appropriate mix including a proportion of larger units.

Applications received in both new residential communities and within the residual built up area shall include:

- Details of existing and permitted unit types within a 10-minute walk of the proposed development.
- A detailed breakdown of the proposed unit type and size including percentage split between 1/2/3+ bed units.
- A site and / or floor plans that clearly identify proposed units that:
  - Are designed and located having regard to the needs of older people and / or persons with a disability.
  - Are designed having regard to the concept of lifetime adaptable and / or multi-generational homes.
- A statement outlining how the scheme has been designed for the needs of older people and / or persons with a disability and / lifetime homes.

~~• No more than 10% of the total number of units in any private residential development may comprise of two bedroom three person apartment types.~~

~~Table 12.1 sets out the mix requirements for apartment developments. Duplexes are considered to be apartments for the purposes of mix.~~

(18) Delete Table 12.1 page 237 as follows:

~~Table 12.1 Apartment Mix Requirements~~

<del>Area</del>	<del>Threshold</del>	<del>Mix Studio/1/2 bed Requirement (Apartments and Duplexes)</del>	<del>3+ bed Requirement (Apartments)</del>
<del>New Residential Community (See figure 2.9 Core Strategy Map)</del>	<del>Schemes of 50+ units</del>	<del>Apartment Developments may include up to 60% studio, one and two bed units and with no more than 30% of the overall development as a combination of one bed and studios and no more than 20% of the overall development as studios</del>	<del>Minimum 40% 3+ bedroom units</del>
<del>Lands within SUIP</del>	<del>Schemes of 50+ units</del>	<del>Apartment Developments may include up to 60% studio, one and two bed units with no more than 30% of the overall development as a combination of one bed and studios and no more than 20% of the overall development as studios</del>	<del>Minimum 40% 3+ bedroom units</del>
<del>Existing Built up area</del>	<del>Schemes of 50+ units</del>	<del>Apartment Developments may include up to 80% studio, one and two bed units with no more than 30% of the overall development as a combination of one bed and studios and no more than 20% of the overall development as studios</del>	<del>Minimum 20% 3+ bedroom units</del>

~~Table 12.2 Worked example of DLR Apartment Mix Requirements~~

<del>Location</del>	<del>Proposed Development</del>	<del>studio/1/2 bed Mix (Apartments and Duplexes) Requirement</del>	<del>Minimum 3+ bed Requirement (Apartments)</del>
<del>New Residential Community/CLUP</del>	<del>100 apartments</del>	<del>Up to 60 studio, 1 or 2 bed which can include ≥ 30 2 beds and can include up to 30 studio and 1 bed units. units.</del>	<del>Minimum 40 no. 3 bed plus</del>
<del>Existing Built Up Area</del>	<del>100 apartments</del>	<del>Up to 80 studio, 1 or 2 bed units which can include ≥ 50 2 bed units and can include up to 30 studio and 1 bed units with no more than 20 studios in that 30 units.</del>	<del>Minimum 20 no. 3 bed plus</del>

~~In schemes of 50+ units, where a mixture of housing and apartments or a scheme comprising solely of houses is being provided on a site the housing offering must ensure a mixture that includes a proportion of housing units that are 3 beds or less. In new residential community areas, it is appropriate that schemes generally include houses in addition to apartment/duplexes. In deciding on the mix of house and apartments in these areas regard shall be had to the details of existing and permitted unit types within a 10 minute walk of the proposed development (see bullet point above). The apartment element, if in excess of 50 units, shall comply with the table above. Where a question arises as to whether a site falls within the built up area or within a new residential community area, as set out in the Core Strategy and Figure 2.9, the decision shall be solely at the discretion of the Planning Authority.~~

In accordance with Specific Planning Policy Requirement 1 (a) and (b) of the Design Standards for Apartments Guidelines, statutory plans shall not impose restrictions on the mix of unit sizes or types within apartment developments, nor set minimum or maximum bedroom requirements—except in the case of social housing developments, social/affordable housing under Part V or schemes for older persons informed by a Housing Need and Demand Assessment (HNDA). The HNDA prepared as part of the review of the County Development Plan will examine housing mix provision for social housing schemes, Part V and older persons housing.

**(19) Delete and add the following text in Section 12.3.3.2 Residential Density, page 238 as follows:**

In general, the number of dwellings (houses or apartments) to be provided on a site should be determined with reference to the Government Guidelines document:

- ~~• ‘Sustainable Residential Development in Urban Areas—Guidelines for Planning Authorities’ (2009).~~
- ~~• ‘Sustainable Urban Housing: Design Standards for New Apartments—Guidelines for Planning Authorities (2020).~~
- ‘Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities’ (2024) published by the Department of Housing, Local Government and Heritage.

As a general principle, and on the grounds of sustainability, the objective is to optimise the location, and accessibility to public transport. (See policy PHP18, Chapter 4).

**(20) Delete paragraph 2 and the 2 bullet points and add text at the end of Section 12.3.5.1 Dual Aspect, page 240 as follows:**

~~Specific Planning Policy Requirement (SPPR) 4 of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities’ (2020), provides guidance with respect to the minimum number of dual aspect apartments that may be provided in any single apartment schemes. In accordance with this guidance, DLR as a County is classified as a suburban or intermediate location and therefore:~~

- ~~• There shall generally be a minimum of 50% dual aspect apartments in a single scheme.~~
- ~~• For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, DLR may exercise discretion to consider dual aspect unit provision at a level lower than the 50% minimum~~

~~outlined above on a case-by-case basis, but subject to the achievement of overall high design quality in other aspects.~~

In considering dual aspect in apartments the minimum number of dual aspect apartments that may be provided in any single apartment schemes shall be as follows:

- A minimum of 25% of units within a development shall be required to be dual aspect.
- For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, the Planning authority may exercise further discretion to consider dual aspect unit provision at a level lower than the 25% minimum outlined above on a case-by-case basis, but subject to the achievement of overall high design quality in other aspects.

**(21) Delete paragraphs 1 and 2 from Section 12.3.5.2 Separation between Blocks, page 240 and replace with text as follows:**

Separation distances should be determined based on considerations of privacy and amenity, informed by the layout, design, and site characteristics of the specific proposed development.

When considering a planning application for residential development, a separation distance of at least 16 meters between opposing windows serving habitable rooms at the rear or side of houses, duplex units and apartment units, above ground floor level shall be maintained. A habitable room is defined as primary living spaces such as living rooms, dining rooms, studies, and bedrooms. Separation distances below 16 meters may be considered acceptable in circumstances where there are no opposing windows serving habitable rooms and where suitable privacy measures have been designed into the scheme to prevent undue overlooking of habitable rooms and private amenity spaces.

There shall be no specified minimum separation distance at ground floor level or to the front of houses, duplexes, or apartments. In such cases, separation distances shall be assessed on a case-by-case basis to prevent undue loss of privacy.

In all cases, the applicant must demonstrate to the satisfaction of the planning authority that:

- Residents will enjoy a high standard of residential amenity, and
- That the proposed development will not have a significant negative impact on the amenity of occupiers of existing residential properties.

~~All proposals for residential development, particularly apartment developments and those over three storeys high, shall provide for acceptable separation distances between blocks to avoid negative effects such as excessive overlooking, overbearing and overshadowing effects and provide sustainable residential amenity conditions and open spaces.~~

~~A minimum clearance distance of circa 22 metres, in general, is required, between opposing windows in the case of apartments up to three storeys in height. In taller blocks, a greater separation distance may be prescribed having regard to the layout, size, and design. In certain instances, depending on orientation and location in built up areas, reduced separation distances may be acceptable. In all instances where the minimum separation distances are not met, the applicant shall submit a daylight availability analysis for the proposed development.~~

**(22) Delete text, amend Table 12.4 and add text at Section 12.3.5.5 Minimum Apartment Floor Areas, page 241 as follows:**

All apartment developments shall accord with or exceed the minimum floor areas indicated in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities', (2020), as set out in the Table 12.4 below.

**Table 12.4: Minimum Overall Apartment Floor Areas**

Minimum Overall Floor Areas	
Studio	32 <del>7</del> sq.m.
One bedroom	45 sq. m.
Two bedroom (3 persons)	63 sq. m.
Two bedroom (4 persons)	73 sq. m.
Three bedroom (4 persons)	76sq.m
Three bedrooms (5 persons)	90 sq. m.

The floor area parameters set out above shall generally apply to apartment schemes and do not apply to purpose-built and managed student housing.

**(23)** Amend Section 12.3.5.6 Additional Apartment Design Requirements, page 241 as follows:

Ground level apartment floor to ceiling heights shall be a minimum of 2.7 metres. ~~and shall be increased in certain circumstances, particularly where necessary to facilitate a future change of use to a commercial use.~~ For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, Planning Authorities may exercise discretion on a case-by-case basis, subject to overall design quality

There shall be no requirement within an individual scheme in respect of a minimum number of units per floor per core.

~~A maximum of 12 apartments per floor per core may be provided in apartment schemes.\* This maximum provision may be increased for building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, subject to overall design quality, and compliance with building regulation~~

Having regard to the emerging dlr community audit accessible communal rooms and/or facilities for the use of future residents and or community facilities in new residential apartment developments of 50+ units may be required within the SUIP area, new residential communities as set out in the core strategy and within the Dundrum LAP area. Such communal facilities should have regard to the needs of all future residents of all ages and abilities. The need for such facilities should be ascertained via preplanning. Where such facilities are to be provided details of the management shall be submitted and agreed by the planning authority at application stage.

**(24)** Delete Section 12.3.6 Build – to – Rent Accommodation, 241 and 242 as follows:

~~Built to Rent (BTR) accommodation consists of purpose built, long term rental apartment accommodation that incorporates dedicated residential amenities and facilities. BTR accommodation will only be permitted in suitable locations in accordance with Policy Objective PHP28.~~

~~All proposed BTR accommodation must comply with SPPR 7 and SPPR 8 as set out within the Design Standards for New Apartments, 2020 (and any amending SPPR as appropriate). In this regard applications for proposed BTR must clearly demonstrate compliance with the guidelines and include details in relation to:~~

- ~~• The proposed ownership and operation by an institutional entity for a minimum period of not less than 15 years and no individual residential unit can be sold or rented separately for that period. A covenant or legal agreement shall be submitted and entered into in this regard.~~
- ~~• Proposed residential support facilities such as laundry facilities, concierge and management facilities, maintenance/repair services, waste management facilities, etc.~~
- ~~• Proposed resident services and amenities for communal recreational and other activities by residents.~~

~~The quantum and scale of the proposed residential support facilities, services and amenities must have regard to and adequately support the number of future residents within the BTR scheme. BTR accommodation must comply with all apartment standards set out in Section 12.3.5.~~

~~A derogation with regard to in-unit storage may be considered where alternative, secure storage area can be provided on-site. All proposed units must provide for private open space in the form of a balcony, terrace, winter garden or roof garden. A reduction in the area of private open space serving each unit will only be considered in instances where at least an additional 10% high quality, useable, communal and/or additional compensatory communal support facilities are provided. On-site car parking must comply with the requirements set out in Section 12.4.5.~~

~~In all instances, the applicant shall clearly demonstrate that the BTR development is located within a 10 minute walking time from high frequency public transport routes.~~

~~Where any derogations in standards including standards relating to unit mix, open space, car parking and storage are availed of, a condition should be attached to any grant of permission to state that planning permission must be sought for a change of tenure to another tenure model following the period specified in the covenant.~~

**(25) Amend text at the 8<sup>th</sup> bullet point Section 12.3.7.9 Mews Lane Development, page 249 as follows:**

- Development will be confined to single units in one or two storeys of modest size and the separation distance between the rear façade of the existing main structure (onto the front road) and the rear mews structure should normally be a minimum of 20 metres and not less than 15 metres, or not less than **16 22** metres where first floor windows of habitable rooms directly face each other.

**(26) Amend paragraph 1 and add text after paragraph 1 at Section 12.3.7.11 Student Accommodation, page 250 as follows:**

All proposals for student accommodation should comply with the ~~Department of Education and Science Guidelines on Residential Development for Third Level Students (1999), the subsequent supplementary document (2005),~~ the provision of the 'National Student Accommodation Strategy' (2017), circular PL8/2016, and circular NRUP/05/2021, **the Design Guide for State-Sponsored Student Accommodation 2025, and the Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025.**

**In considering proposals for purpose-built student accommodation, there shall be no requirement or restriction on the provision of en-suite bathrooms for single study bedrooms. All purpose-built student accommodation shall accord with or exceed the minimum floor areas as set out below.**

- (i) **The Minimum floor areas for a single study bedroom shall be:**
  - **8 sq.m without en-suite facilities**
  - **11.5 sq.m with en-suite facilities**
- (ii) **The Minimum kitchen/dining/living areas space per person shall be:**
  - **3.6 sq.m serving 10**
  - **3.3 sq.m serving 12 persons**

**(27) Delete paragraph 3 Section 12.4.5.6 Residential Parking, page 261 as follows:**

~~For the purposes of the parking standards set out in Table 12.5 below Built to Rent development are considered to be residential apartments. Where a Built to Rent scheme avails of lower car parking based on the nature of the use a condition should be attached to any grant of permission to state that planning permission shall be sought for a change of tenure to another tenure model following the period specified in the covenant.~~

**(28) Amend Section 12.4.6 Cycle Parking by adding the following at the end of the first paragraph, page 264 as follows:**

Until a review of the Council’s cycle parking standards, cycle parking and storage shall be considered on a case-by-case basis and should also comply with SPPR 4 of the Sustainable Residential Development and Compact Settlement Guidelines, 2024 as follows:

(i) Quantity – in the case of residential units that do not have ground level open space or have smaller terraces, a general minimum standard of 1 cycle storage space per bedroom should be applied. Visitor cycle parking should also be provided. Any deviation from these standards shall be at the discretion of the planning authority and shall be justified with respect to factors such as location, quality of facilities proposed, flexibility for future enhancement/enlargement, etc. It will be important to make provision for a mix of bicycle parking types including larger/heavier cargo and electric bikes and for individual lockers.

(ii) Design – cycle storage facilities should be provided in a dedicated facility of permanent construction, within the building footprint or, where not feasible, within an adjacent or adjoining purpose-built structure of permanent construction. Cycle parking areas shall be designed so that cyclists feel safe. It is best practice that either secure cycle cage/compound or preferably locker facilities are provided.

**(29) Amend Section 12.4.6.1 Requirements for New Developments by adding the following text at the end of the third and fourth paragraph, page 265 as follows:**

It is a requirement that new residential developments of 5 residential units or more or non-residential type developments of 400 sq.m. or over, submit a Cycle Audit as part of the planning application. The Cycle Audit must be prepared by a suitably qualified person and shall clearly demonstrate, in plan format, how all the requirements of Council’s Standards for Cycle Parking and Associated Cycling Facilities for New Developments and **the Sustainable and Compact Settlement Guidelines 2024**, are met within the development.

For new residential developments of less than 5 units and non-residential developments of under 400 sqm planning applications shall include a Cycle Statement, setting out how it meets the requirements of Council’s ‘Standards for Cycle Parking and Associated Cycling Facilities for New Developments’ (2018) and **the Sustainable and Compact Settlement Guidelines 2024**.

**(30) Amend the third paragraph of Section 12.8.2 Open Space Categories for Residential Development, page 284 as follows:**

All applications for residential schemes (~~including Built to Rent~~) should include a clear written schedule and colour coded drawing with public, private and communal open space provision identified. The written schedule shall include the County Development Plan requirements, the proposed provision and full details of any short fall.

**(31) Amend the first paragraph of Section 12.8.3.1 Public Open Space, page 284 as follows:**

All residential schemes must provide a minimum provision of public open space in accordance with the table above, which has regard to the content of the Section 28 Guidelines ~~‘Sustainable Residential Development in Urban Areas’ (2009).~~ **‘Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024).**

**(32) Amend Table 12.10, delete text and add text to Section 12.8.3.3 Private Open Space (i) Private Open Space for Houses, page 285 as follows:**

**Table 12.10 Private Open Space**

House Type	Private Open Space requirement (minimum)
1 bed house	20 sq.m.
2 bed house	30 sq.m.
<del>1-2 bedroom</del>	<del>48 sq. m *</del>
3 bedroom	40 sq. m
4 bedroom (or more)	75 sq. m

~~\* may be acceptable in cases where it can be demonstrated that good quality usable open space can be provided on site.~~

~~Any provision of open space to the side of dwellings will only be considered as part of the overall private open space calculation where it is useable, good quality space. Narrow strips of open space to the side of dwellings shall not be included within any of the above calculations.~~

~~In instances where an innovative design response is provided on site, particularly for infill and corner side garden sites, a relaxation in the quantum of private open space may be considered, however this is on a case by case basis. The provision of open space to the front and side of the site to serve the proposed dwelling may also be considered acceptable, subject to design, residential amenity, etc.~~

A further reduction below the minimum standard may be considered acceptable where an equivalent amount of high quality semi-private open space is provided in lieu of the private open space, subject to at least 50% of the area being provided as private open space (see Table 12.10.1 below). The planning authority should be satisfied that the compensatory semi-private open space will provide a high standard of amenity for all users and that it is well integrated and accessible to the housing units it serves.

**Table 12.10.1 Minimum Private Open Space Standard for Houses**

House Type	Private Open Space requirement (minimum)	Max Semi-Private (in lieu)
1 bed	20 sq.m.	10 sq.m.
2 bed	30 sq.m.	15 sq.m.
3 bed	40 sq. m	20 sq.m.
4 bed +	50 sq. m	25 sq.m.

Private open space must form part of the curtilage of the house and be designed to provide a high standard of external amenity space in one or more usable areas. Open spaces may take the form of traditional gardens or patio areas at ground level, and / or well designed and integrated terraces and / or balconies at upper level. The open space must be directly accessible from the unit it serves, and a principal area of open space should be directly accessible from a living space.

For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, the private open space standard may be relaxed in part or whole, on a case-by-case basis, however this is subject to overall design quality and proximity to public open space.

This Section should be read in conjunction with Development Management requirements i.e. infill, backland, side garden development, etc. (Section 12.3.7.1 and also Section 12.8.8 below on quality of private amenity space).

**(33) Amend Table 12.11, Balconies / Winter Gardens: Minimum Private Open Space Standards for Apartment Developments, page 285 as follows:**

**Table 12.11 Balconies / Winter Gardens: Minimum Private Open Space Standards for Apartment Developments, page 285 as follows:**

Type No. Of bedrooms	Minimum square metres
Studio	4sqm
One	5sqm
Two (3persons)	6sqm
Two (4 persons)	7sqm
Three 4 person	97sqm
Three (5 person)	9sqm
Four+	12sqm

SPPR 2 of the Sustainable and Compact Settlement guidelines states that apartments and duplex units shall be required to meet the private and semi private open space requirements set out in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities 2023 (and any subsequent updates).

**(34) Amend the first paragraph of Section 12.8.7.1 Separation Distances, page 289 as follows:**

A minimum standard of ~~22~~ 16 metres separation between directly opposing rear first floor windows should usually be observed, for new developments. This normally results in a minimum rear garden depth of ~~11~~ 8 metres.

**(35) Amend Section 12.8.10 Amenity Space in Build-To-Rent, page 291 as follows:**

~~In Built to Rent schemes, flexibility may apply in relation to the provision of a proportion of the private amenity space associated with individual units, and in relation to the provision of all of the communal amenity space, on the basis of the provision of alternative, compensatory communal support facilities and amenities within the development. This, however, shall be at the discretion of the Planning Authority, and shall be assessed on a case by case basis. The obligation will be on the project proposer to demonstrate the overall quality of the facilities provided and to ensure residents enjoy an enhanced overall standard of amenity (consistent with SPPR8 of Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, 2020’).~~

~~Having regard to any residential support structures proposed, where the communal amenity space associated with the Build to Rent scheme is still considered substandard, the Council may require a contribution in lieu, to be paid, by the Developer, to enhance and improve the public realm specific to the Build to Rent scheme.~~

## Chapter 13 Land use Zoning Objectives

**(36)** Remove Residential - Build to rent – as a use class from all relevant matrices in Chapter 13 and Appendix 16 SUIFP

**(37)** Amend Table 13.1.17 Zoning Objective MIC ‘To consolidate and complete the development of the mixed use Inner Core to enhance and reinforce sustainable development’ as follows:

Remove foot note 3 as follows:

~~Only applies to the unfinished building referred to in Specific Local Objective 141 (Carmanhall Rd / Blackthorn Drive).~~

Removing the footnote allows Residential open for consideration across the MIC zone.

## Chapter 14 Specific Local Objectives

### Map 6

**(38)** Add new SLO as follows:

153 – To provide for active ground floor mixed-use or commercial uses along prominent site or building frontages with generous building (s) entrances with floor-ceiling heights of circa 4.5m so as to create a level of animation and vibrancy appropriate for this pivotal site.

In addition, the ground floor use shall be in accordance with the Mixed Inner Core (MIC) Zoning Objective, with the exception of retail warehousing. For clarity, retail warehousing uses shall not be permissible or open for consideration at this location.

**(39)** Add new SLO as follows:

154 – To allow for residential use with an element of active use at ground floor level. In addition, provision shall be made for ‘adaptable’ units at the ground floor level with a greater internal floor to ceiling height of circa 4 to 4.5 metres to facilitate mixed / commercial use at ground floor level at a future stage.

**(40)** Add new SLO as follows:

155 – To require the provision of a publicly accessible facility for community use. To meet this requirement, the community facility shall comprise of a minimum floorspace area of 500 sq.m in extent.

### Map 9

**(41)** Add new SLO as follows:

(Lands at Kiltiernan east of Glenamuck Road)

156 – Any future residential development on these lands (subject to rezoning) should:

- accord with the Kiltiernan-Glenamuck LAP 2025.
- accord with any settlement specific objectives as set out in a future County Development Plan
- provide through road access to the lands from the site to the west which is designated for educational facilities and from existing and permitted adjoining residential development to the northwest.
- ensure heights and design are sensitive to the topography and the upland and rural backdrop.
- not impinge on conservation objectives for the Dingle Glen Proposed Natural Heritage Area.

**(42) Add new SLO as follows****(Lands between Kiltiernan and Stepside)**

157 – Any future residential development on these lands (subject to rezoning) should:

- accord with an approved plan or settlement specific policies as set out in any future County Development Plan
- ensure heights and design are sensitive to the topography and the upland and rural backdrop.
- include for provision of open space (in addition to that required for any residential scheme).
- include for provision of educational facilities as required.
- include appropriate design and mitigation measure to avoid/prevent potential adverse effects on receiving water bodies at and surrounding the lands, including key ecological receptors that may use these water bodies.
- use and appropriately maintain Nature-Based Solution and Sustainable Drainage Systems to sustainably manage rainwater.
- Avoid removal of hedgerow, or where not possible, provide replacement/additional hedgerow in line with wider nature restoration objectives.

**(43) Add new SLO as follows****(Lands at Carrickmines (see also map 10))**

158 – Any future residential development on these lands (subject to rezoning) should:

- accord with an approved plan or settlement specific policies as set out in any future County Development Plan.
- be phased in conjunction with the consent and delivery of the Kiltiernan Link Road and Priorsland overbridge.
- include for provision of open space (in addition to that required for any residential scheme).
- Include for appropriate attenuation measures as required.
- include for provision of educational facilities as required.
- include for provision of required transport infrastructure as set out in the County Development Plan.
- include appropriate design and mitigation measure to avoid/prevent potential adverse effects on receiving water bodies at and surrounding the lands, including key ecological receptors that may use these water bodies.
- use and appropriately maintain Nature-Based Solution and Sustainable Drainage Systems to sustainably manage.
- include measures to protect and preserve archaeological heritage present at the lands, as necessary (e.g., Fulacht Fia).
- ensure heights and design are sensitive to the topography and the upland and rural backdrop.
- include appropriate biodiversity protection and enhancement measures.
- avoid removal of hedgerow, or where not possible, provide replacement/additional hedgerow in line with wider nature restoration objectives.

**Map 10****(44) Add new SLO as follows:****(Lands at Carrickmines (see also map 9))**

158 – Any future residential development on these lands (subject to rezoning) should:

- accord with an approved plan or settlement specific policies as set out in any future County Development Plan.
- be phased in conjunction with the consent and delivery of the Kiltiernan Link Road and Priorsland overbridge.
- include for provision of open space (in addition to that required for any residential scheme).

- Include for appropriate attenuation measures as required.
- include for provision of educational facilities as required.
- include for provision of required transport infrastructure as set out in the County Development Plan.
- include appropriate design and mitigation measure to avoid/prevent potential adverse effects on receiving water bodies at and surrounding the lands, including key ecological receptors that may use these water bodies.
- use and appropriately maintain Nature-Based Solution and Sustainable Drainage Systems to sustainably manage.
- include measures to protect and preserve archaeological heritage present at the lands, as necessary (e.g., Fulacht Fia).
- ensure heights and design are sensitive to the topography and the upland and rural backdrop.
- include appropriate biodiversity protection and enhancement measures.
- avoid removal of hedgerow, or where not possible, provide replacement/additional hedgerow in line with wider nature restoration objectives.

**(45) Add new SLO as follows:**

(lands on Ballycorus Road)

159 – Lands to be considered for inclusion in a future Rathmichael Plan. If included the Rathmichael Plan shall address phasing of development (subject to rezoning) as appropriate.

#### Map 14

**(46) Add new SLO as follows:**

160 – To provide a park area on lands zoned for open space between the M11 and the Dublin Road and on lands at Woodbrook. Any parkland area shall:

- Explore links across the M11/N11 to the Old Connaught Local Area Plan lands, eastwards to Shanganagh Park and south eastwards to Woodbrook Glen.
- Provide a pitch on Allies River Road (see SLO 162).
- Address attenuation measures as required.
- Include appropriate biodiversity protection and enhancement measures.

**(47) Amend SLO 105 as follows:**

105 – ~~To prepare and Local Area Plan for Old Connaught.~~ Development shall take place in accordance with the adopted old Connaught Local Area Plan 2025.

**(48) Amend SLO 108 as follows:**

108 – To provide pedestrian/cycle access across the M11 corridor ~~at in the vicinity of~~ Allies River Road ~~in accordance with the Old Connaught Local Area Plan.~~ The corridor and route selection process outlined in Policy Objective T24 should be followed.

**(49) Insert New ED symbol as per OCLAP: “Proposed Education Site”**

**(50) Add new SLO as follows:**

161 – To provide a new road and bridge linking Old Connaught to the Dublin Road (M11 overbridge to Dublin Road or the N11/M11 Junction 4 to Junction 14 Improvement Scheme in this vicinity) subject to compliance with TII Publications and Policy Objective T25: Environmental Assessment of New Roads.

**(51) Add new SLO as follows:**

162 – To provide a pitch on lands at Allies River Road to complement the necklace of diverse open spaces running from the coast, Shanganagh Park, along Allies River Road at Woodbrook and connecting in with the Allies River Road Active park in Old Connaught via the active travel link across the M11 corridor.

**(52) Add new SLO as follows:**

163 – To progress opportunities for filtered mobility along Allies River Road while maintaining access for existing vehicular users. Sites coming forward for residential development shall explore the opportunity to access sites from Dublin Road and from the south.

**(53) Add new SLO as follows:**

164 – To provide cycle and pedestrian permeability links connecting lands north of Woodbrook House to residential development to the north thus allowing connectivity to the Woodbrook DART Station.

**(54) Add new SLO as follows:**

165 – Any residential development to the north of Woodbrook House shall provide vehicular access from Woodbrook View/Place to the north.

**(55) Add new SLO as follows:**

166 – To explore ability to provide cycle and pedestrian permeability links connecting lands at Woodbrook House to lands to the south thus providing connectivity.

**(56) Add new SLO as follows:**

167 – Provision of open space associated with any residential development shall include for provision of a quantum of allotments and/or a community garden.

**(57) Add new SLO as follows:**

168 – That any residential development shall be sensitive to the domain landscape of Woodbrook House and shall include for a parkland area that complements the existing grounds and structures at Woodbrook House.

**(58) Add new SLO as follows:**

169 – Any future development on lands subject to rezoning under variation number 1 as identified on map number 14 associated with the variation shall:

- Include measures to avoid or mitigate potential adverse effects on important ecological features and networks, provide compensatory measures where significant adverse effects are unavoidable, and seek to provide net benefits for biodiversity, in line with wider nature restoration objectives.
- Include measures to avoid/mitigate potential adverse effects on the Crinken/Rathmichael Stream, in line with Water Framework Directive objectives, including its riparian zone and key ecological receptors using the stream.
- Include measures for the protection of otters evidenced in the area and their supporting habitat.
- Include measures to avoid/prevent potential adverse effects on European site qualifying interests/special conservation interests that may be present in the area (e.g., wintering birds).
- Use and appropriately maintain Nature Based Solutions and Sustainable Drainage Systems to sustainably manage rainwater.

- Include measures for the conservation of architectural and archaeological heritage features present in the area, including the settings of heritage features, as appropriate.
- Avoid removal of hedgerows, or where not possible, provide replacement/additional hedgerow in line with wider nature restoration objectives.

(See also Policy Objective GIB31).

SLO 169 and Policy Objective GIB 31 refers to all lands subject to rezoning under variation no. 1 including

- Lands rezoned from GB to A1 at Old Connaught
- Lands rezoned from GB to F at Woodbrook
- Lands rezoned from GB to A at Woodbrook
- Lands rezoned from GB to SNI at Woodbrook

## Appendix 16 Sandyford Urban Framework Plan

### (59) Amend Section 2.2.2 Residential and Retail as follows:

Having regard to the strategic employment status of the SUFP area as set out in the RSES and the provision of sustainable neighbourhood infrastructure in the overall plan area, it is considered that **an element of residential development is permissible within the MIC Zone.** ~~sufficient residential development has been permitted in totality, in the combined mixed use MIC and MOC zoning objective areas~~ so as to allow for a sustainable mix of uses **and vibrancy.** ~~However, consideration of a maximum of 110 residential units to facilitate the completion of the unfinished block at Carmanhall Road/Blackthorn Drive is provided for by Specific Local Objective (SLO) 141. Any additional residential to be permitted over the lifetime of the 2022 – 2028 Plan should take place on the A2 land use zoning objective.~~

### (60) Amend Section 2.3.2.2 Residential within the Mixed Use Core Areas (MIC and MOC) as follows:

It is considered that the number of apartments permitted to date in the Mixed Use Core Areas is sufficient to provide vitality to these areas. A further 110 units may be considered to facilitate the completion of the unfinished block at Carmanhall Road/ Blackthorn Drive (See SLO 141). Future residential development should primarily be focused within the residential zoned land (Map 1, Zone 5) **and also on a relatively small number of infill sites in the areas subject to the MIC land use zoning objective having regard to the overall use mix.** This will enable the creation of sustainable residential neighbourhoods with environments more conducive to protecting residential amenity and able to provide a mix of home types. Applications for minor amendments to permitted residential developments in the mixed use **outer** core will be considered on a case by case basis.

### (61) Amend Appendix 1 of Appendix 16 SUFP Land Use Zoning Objectives as follows:

Zoning Objective MIC:

Remove foot note 3 as follows

~~Only applies to the unfinished building referred to in Specific Local Objective 141 (Carmanhall Rd / Blackthorn Drive).~~

Removing the footnote allows Residential open for consideration across the MIC zone.

## 10. Statement Demonstrating Compliance with Section 28 Guidelines

Appendix 13 constitutes the statement demonstrating how Dún Laoghaire-Rathdown County Council has implemented the relevant policies and objectives of the Minister when considering their application to the County in the Development Plan. It also addresses compliance with relevant Specific Planning Policy Requirements. Following the making of this variation the content of this appendix may require further amendment.

**(62) Amend Implementation of Policies and Objectives of s28 Guidelines in the County Development Plan as follows:**

Tables 1 to 4-5 on the following pages provide the requisite information as to how this Development Plan has implemented all relevant Section 28 Guidelines and has complied with all relevant special planning policy recommendations. ~~There is one instance of noncompliance in relation to SPPR 8 of the Apartment Guidelines.~~ The reasons for same are set out below the relevant table. Draft Section 28 Guidelines have not been included.

**(63) Amend Table 1 Rows 2, 3, 15 and 17 as follows:**

Table 1: Implementation of Section 28 Guidelines

Section 28 Guidelines	Implementation
<p><b>Row 2</b>  <del>DHLGH (2020) Housing Supply Target Methodology for Development Planning Guidelines for Planning Authorities</del>  <b>DHLGH (2025) NPF Implementation: Housing Growth Requirements</b></p>	<p><del>Chapter 2 Core Strategy section 2.3.6.5 applies the methodology as set out in the HST Guidelines as applicable to DLR and calculates household demand for the County pertaining to the 6-year Plan timeframe. The Plan has regard to these Guidelines.</del>  <b>Chapter 2 Core Strategy applies the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities issued in July 2025 and calculates household demand for the County pertaining to the end of Q1 2030 and Q2 2030 to end of Q1 2040. Land use zoning maps also reflect changes to reflect the Guidelines.</b></p>
<p><b>Row 3</b>  <del>DHLGH (2020) Sustainable Urban Housing, Design Standards for New Apartments: Guidelines for Planning Authorities</del>  <b>DHLGH (2025) Planning Design Standards for Apartments Guidelines for Planning Authorities</b></p>	<p>Chapter 4 Neighbourhoods: People, Homes and Place and Chapter 12 Development Management implement the relevant policies and objectives of these Guidelines <del>and set out compliance and non-compliance with the SPPRs contained within (See below for SPPR compliance and non-compliance)</del></p>
<p><b>Row 15</b>  <del>DEHLG (2009) Sustainable Residential Development in Urban Areas (Cities, Town and Villages): Guidelines for Planning Authorities (and the accompanying Urban Design Manual: a best practice guide)</del>  <b>DHLGH (2024) Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities</b></p>	<p>Chapter 4 Neighbourhoods: People, Homes and Place, and Chapter 12 Development Management implement the relevant policies and objectives of these Guidelines <b>(SPPR 3 will be addressed in County Development Plan review).</b></p>
<p><b>Row 17</b></p>	<p><del>The Plan implements the policies and objectives of these guidelines in its overall formulation. These</del></p>

Section 28 Guidelines	Implementation
<p>DEHLG (2007) Development Plans: Guidelines for Planning Authorities</p> <p>DHLGH (2022) Development Plans: Guidelines for Planning Authorities</p>	<p>Guidelines were not issued when the County Development Plan was made in March 2022. However, variation number 1 implements the relevant policies and objectives of these Guidelines.</p>

(64) Delete Table 2 as follows:

The most up-to-date apartment guidelines are the Design Standards for Apartments – Guidelines for Planning Authorities (2025), published on 8 July 2025 by the Department of Housing, Local Government and Heritage. [gov.ie] The 2025 guidelines replaced Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities (2023) and all previous iterations of apartment guidelines issued under Section 28 of the Planning and Development Act 2000.

Table 2: Implementation of SPPRs from DLPLG (2020) Sustainable Urban Housing

<u>Special Planning Policy Recommendation</u>	<u>Compliance</u>
<p><b>SPPR 1:</b>  <u>Apartment developments may include up to 50% one-bedroom or studio type units (with no more than 20-25% of the total proposed development as studios) and there shall be no minimum requirement for apartments with three or more bedrooms. Statutory development plans may specify a mix for apartment and other housing developments, but only further to an evidence-based Housing Need and Demand Assessment (HNDA), that has been agreed on an area, county, city or metropolitan area basis and incorporated into the relevant development plan(s).</u></p>	<p><u>A Housing Strategy and HNDA has been prepared (See Appendix 2) and has demonstrated that there is a requirement for a mix in order to cater for the housing needs of the existing and future population in the County. Policy Objective PHP27 and section 12.3.3.1 set out objectives and requirements in relation to mix. This complies with SPPR 1.</u></p>
<p><b>SPPR 2:</b>  <u>For all building refurbishment schemes on sites of any size, or urban infill schemes on sites of up to 0.25ha:</u></p> <ul style="list-style-type: none"> <li>• <u>Where up to 9 residential units are proposed, notwithstanding SPPR 1, there shall be no restriction on dwelling mix, provided no more than 50% of the development (i.e. up to 4 units) comprises studio type units;</u></li> <li>• <u>Where between 10 to 49 residential units are proposed, the flexible dwelling mix provision for the first 9 units may be carried forward and the parameters set out in SPPR 1, shall apply from the 10th residential unit to the 49th;</u></li> <li>• <u>For schemes of 50 or more units, SPPR 1 shall apply to the entire development.</u></li> </ul>	<p><u>A Housing Strategy and HNDA has been prepared (See Appendix 2) and has demonstrated that there is a requirement for a mix in order to cater for the housing needs of the existing and future population in the County. Policy Objective PHP27 and section 12.3.3.1 set out objectives and requirements in relation to mix. The mix requirement only applies for schemes of 50 units or more. This complies with SPPR 2.</u></p>
<p><b>SPPR 3:</b>  <u>Minimum Apartment Floor Areas:</u></p> <ul style="list-style-type: none"> <li>• <u>Studio apartment (1 person) 37 sq.m</u></li> <li>• <u>1-bedroom apartment (2 persons) 45 sq.m</u></li> <li>• <u>2-bedroom apartment (4 persons) 73 sq.m</u></li> <li>• <u>3-bedroom apartment (5 persons) 90 sq.m</u></li> </ul>	<p><u>Table 12.3 in Section 12.3.5.6 sets out standards in relation to minimum apartment floor areas and also the requirements as set out in the Section 28 Guidelines for any schemes of 10 or more units to exceed these standards by a minimum of 10%. This complies with SPPR 3.</u></p>

<u>Special Planning Policy Recommendation</u>	<u>Compliance</u>
<p><b><u>SPPR 4:</u></b>  <u>In relation to the minimum number of dual aspect apartments that may be provided in any single apartment scheme, the following shall apply:</u></p> <ol style="list-style-type: none"> <li data-bbox="228 369 813 558">i. <u>A minimum of 33% of dual aspect units will be required in more central and accessible urban locations, where it is necessary to achieve a quality design in response to the subject site characteristics and ensure good street frontage where appropriate.</u></li> <li data-bbox="228 562 813 653">ii. <u>In suburban or intermediate locations it is an objective that there shall generally be a minimum of 50% dual aspect apartments in a single scheme.</u></li> <li data-bbox="228 657 813 915">iii. <u>For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise further discretion to consider dual aspect unit provision at a level lower than the 33% minimum outlined above on a case by case basis, but subject to the achievement of overall high design quality in other aspects.</u></li> </ol>	<p><u>DLR is defined as a suburban or intermediate location. Section 12.3.5.1 sets out the requirement as follows:</u></p> <ul style="list-style-type: none"> <li data-bbox="878 338 1349 401">• <u>Minimum 50% dual aspect in any single scheme</u></li> <li data-bbox="878 405 1377 468">• <u>Discretion on refurbishment schemes and urban infill sites below .25 hectares.</u></li> </ul> <p><u>This complies with SPPR 4.</u></p>
<p><b><u>SPPR 5:</u></b>  <u>Ground level apartment floor to ceiling heights shall be a minimum of 2.7m and shall be increased in certain circumstances, particularly where necessary to facilitate a future change of use to a commercial use. For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise discretion on a case by case basis, subject to overall design quality.</u></p>	<p><u>Section 12.3.5.7 Additional Apartment Design Requirements sets out floor to ceiling heights. This complies with SPPR 5.</u></p>
<p><b><u>SPPR 6:</u></b>  <u>A maximum of 12 apartments per floor per core may be provided in apartment schemes. This maximum provision may be increased for building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, subject to overall design quality and compliance with building regulations.</u></p>	<p><u>Section 12.3.5.7 Additional Apartment Design Requirements sets out the maximum number of apartments per floor. This complies with SPPR 6.</u></p>
<p><b><u>SPPR 7:</u></b>  <u>BTR development must be:</u></p> <ol style="list-style-type: none"> <li data-bbox="228 1503 834 1881">a. <u>Described in the public notices associated with a planning application specifically as a ‘Build To Rent’ housing development that unambiguously categorises the project (or part of thereof) as a long-term rental housing scheme, to be accompanied by a proposed covenant or legal agreement further to which appropriate planning conditions may be attached to any grant of permission to ensure that the development remains as such. Such conditions include a requirement that the development remains owned and operated by an institutional entity and that this status will continue to apply for</u></li> </ol>	<p><u>Section 12.3.6 sets out the requirements in relation to Build to Rent schemes. This complies with SPPR 7.</u></p>

<u>Special Planning Policy Recommendation</u>	<u>Compliance</u>
<p><u>a minimum period of not less than 15 years and that similarly no individual residential units are sold or rented separately for that period;</u></p> <p>b. <u>Accompanied by detailed proposals for supporting communal and recreational amenities to be provided as part of the BTR development. These facilities to be categorized as:</u></p> <p>i. <u>Resident Support Facilities comprising of facilities related to the operation of the development for residents such as laundry facilities, concierge and management facilities, maintenance/repair services, waste management facilities, etc.</u></p> <p>ii. <u>Resident Services and Amenities comprising of facilities for communal recreational and other activities by residents including sports facilities, shared TV/lounge areas, work/study spaces, function rooms for use as private dining and kitchen facilities, etc.</u></p>	
<p><b>SPPR 8:</b>  <u>For proposals that qualify as specific BTR development in accordance with SPPR 7:</u></p> <p>i. <u>No restrictions on dwelling mix and all other requirements of these Guidelines shall apply, unless specified otherwise;</u></p> <p>ii. <u>Flexibility shall apply in relation to the provision of a proportion of the storage and private amenity space associated with individual units as set out in Appendix 1 and in relation to the provision of all of the communal amenity space as set out in Appendix 1, on the basis of the provision of alternative, compensatory communal support facilities and amenities within the development. This shall be at the discretion of the planning authority. In all cases the obligation will be on the project proposer to demonstrate the overall quality of the facilities provided and that residents will enjoy an enhanced overall standard of amenity.</u></p> <p>iii. <u>There shall be a default of minimal or significantly reduced car parking provision on the basis of BTR development being more suitable for central locations and/or proximity to public transport services. The requirement for a BTR scheme to have a strong central management regime is intended to contribute to the capacity to establish and operate shared mobility measures;</u></p>	<p><u>Section 12.3.6 sets out the requirements in relation to Build to Rent schemes.</u></p> <p><u>Section 12.3.3 states as follows “That the requirement for a certain percentage of 3 bed units in apartments shall apply to Build to Rent development to accord with mix on page 233. This does not comply with SPPR 8 (i).”<sup>4</sup></u></p> <p><u>The planning authority has formed the opinion that it is not possible, because of the nature and characteristics of the area or part of the area of the development plan, to implement this SPPR contained in the guidelines when considering the application of those policies in the area or part of the area of the development plan. The reasons for the forming of the opinion and why the policies and objectives of the Minister have not been so implemented are set out below this table.”<sup>2</sup></u></p>

<u>Special Planning Policy Recommendation</u>	<u>Compliance</u>
<p>iv. <u>The requirement that the majority of all apartments in a proposed scheme exceed the minimum floor area standards by a minimum of 10% shall not apply to BTR schemes;</u></p> <p>v. <u>The requirement for a maximum of 12 apartments per floor per core shall not apply to BTR schemes, subject to overall design quality and compliance with building regulations.</u></p>	
<p><b><u>SPPR 9</u></b>  <u>There shall be a presumption against granting planning permission for shared accommodation/co-living development unless the proposed development is either:-</u></p> <p>i. <u>required to meet specific demand identified by a local planning authority further to a Housing Need and Demand Assessment (HNDA) process;</u>  <u>or-</u></p> <p>ii. <u>on the date of publication of these updated Guidelines, a valid planning application to a planning authority, appeal to An Bord Pleanála, or strategic housing development (SHD) planning application to An Bord Pleanála, in which case the application or appeal may be determined on its merits</u></p>	<p><u>Section 4.3.2.3 sets out policy in relation to Shared accommodation/Co-Living accommodation and sets out that there is a presumption against same as the HNDA has not identified any requirement. This complies with SPPR 9.</u></p>

(65) Insert New Table 2 as follows:

**Table 2: Implementation of SPPRs from DHLGH (2025) Planning Design Standards for Apartments, Guidelines for Planning Authorities**

<b>Special Planning Policy Recommendation</b>	<b>Compliance</b>
<p><b>SPPR 1:</b></p> <p>A. With the exception of social housing developments, social/affordable housing provided for under Part V the Act or schemes to provide housing for older persons where a specific mix of unit sizes may be required such as in accordance with a Housing Need and Demand Assessment (HNDA), there shall be no restrictions within statutory plans in relation to the mix of unit sizes or types to be provided within apartment developments. There shall be no minimum or maximum requirements for apartments with a certain number of bedrooms.</p> <p>B. Where any such restriction or requirement is set out within a statutory plan, this Specific Planning Policy Requirement shall apply to any single apartment scheme and there shall be no restriction in relation to the mix of unit sizes or types and there shall be no minimum requirements for apartments with a certain number of bedrooms within the development, except in the circumstances set out above.</p>	<p>Variation number 1 to the dlr County Development Plan 2022 – 2028 updates the County Plan to comply with this SPPR.</p>

<p><b>SPPR 2:</b> The following minimum apartment floor areas shall apply and statutory plans shall not specify minimum floor areas that exceed the minimum floor areas set out below:</p> <ul style="list-style-type: none"> <li>• Studio apartment (1 person) 32sq.m</li> <li>• 1-bedroom apartment (2 persons) 45sq.m</li> <li>• 2-bedroom apartment (3 persons) 63sq.m</li> <li>• 2-bedroom apartment (4 persons) 73sq.m</li> <li>• 3-bedroom apartment (4 persons) 76sq.m</li> <li>• 3-bedroom apartment (5 persons) 90sq.m</li> </ul> <p>The floor area parameters set out above shall generally apply to apartment schemes and do not apply to purpose-built and managed student housing.</p>	<p>Section 12.3.5.5 of the Development Plan states that all apartment developments shall accord with or exceed the minimum floor areas indicated in the ‘Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities’ (2020). These Guidelines have since been replaced by ‘Planning Design Standards for Apartments Guidelines for Planning Authorities’ (2025). It is also stated that areas listed are minimum standards and that higher floor areas will be encouraged throughout the County. Section 12.3.5.5 and Table 12.4 have been updated to reflect the 2025 Guidelines. This complies with SPPR 2.</p>
<p><b>SPPR 3:</b> In relation to the minimum number of dual aspect apartments that may be provided in any single apartment scheme, the following shall apply:</p> <ol style="list-style-type: none"> <li>i. A minimum of 25% of units within a development shall be required to be dual aspect. Statutory plans shall not specify minimum requirements that exceed the requirements of this Specific Planning Policy Requirement.</li> <li>ii. For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise further discretion to consider dual aspect unit provision at a level lower than the 25% minimum outlined above on a case-by-case basis, but subject to the achievement of overall high design quality in other aspects.</li> </ol>	<p>Section 12.3.5.1 sets out that, in accordance with the provisions of the ‘Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities’ (2020) guidance is provided with respect to the minimum number of dual aspect apartments that may be provided in any single apartment schemes.</p> <p>These Guidelines have since been replaced by ‘Planning Design Standards for Apartments, Guidelines for Planning Authorities’ (2025) which outline dual aspect requirements under SPPR 3.</p> <p>Section 12.3.5.1 have been updated to reflect the 2025 Guidelines.</p> <p>This complies with SPPR 3.</p>
<p><b>SPPR 4:</b> Ground level apartment floor to ceiling heights shall be a minimum of 2.7m. For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise discretion on a case-by-case basis, subject to overall design quality.</p>	<p>Section 12.3.5.6 details additional apartment design requirements stating that ground level apartment floor to ceiling heights shall be a minimum of 2.7m and that for building refurbishment schemes on sites of up to 0.25ha, Planning Authorities may exercise discretion on a case-by-case basis, subject to overall design quality.</p> <p>Section 12.3.5.6 have been updated to reflect the 2025 Guidelines.</p> <p>This complies with SPPR 4.</p>

<p><b>SPPR 5:</b> There shall be no requirement within statutory plans or within an individual scheme in respect of a minimum number of units per floor per core.</p>	<p>Section 12.3.5.6 <u>has</u> been updated to reflect the 2025 Guidelines and the reference to a maximum 12 apartments per floor per core has been removed.</p> <p>This complies with SPPR 5</p>
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**Table 5: Implementation of SPPRs from DHLGH (2024) Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities**

Specific Planning Policy Recommendation	Compliance
<p><b>SPPR 1 – Separation Distances:</b></p> <p>It is a specific planning policy requirement of these Guidelines that statutory development plans<sup>45</sup> shall not include an objective in respect of minimum separation distances that exceed 16 metres between opposing windows serving habitable rooms at the rear or side of houses, duplex units or apartment units above ground floor level. When considering a planning application for residential development, a separation distance of at least 16 metres between opposing windows serving habitable rooms<sup>46</sup> at the rear or side of houses, duplex units and apartment units, above ground floor level shall be maintained. Separation distances below 16 metres may be considered acceptable in circumstances where there are no opposing windows serving habitable rooms and where suitable privacy measures have been designed into the scheme to prevent undue overlooking of habitable rooms and private amenity spaces.</p> <p>There shall be no specified minimum separation distance at ground level or to the front of houses, duplex units and apartment units in statutory development plans and planning applications shall be determined on a case-by-case basis to prevent undue loss of privacy.</p> <p>In all cases, the obligation will be on the project proposer to demonstrate to the satisfaction of the planning authority or An Bord Pleanála that residents will enjoy a high standard of amenity and that the proposed development will not have a significant negative impact on the amenity of occupiers of existing residential properties.</p> <p>This SPPR will not apply to applications made in a Strategic Development Zone until the Planning Scheme is amended to integrate changes arising from the SPPR.</p>	<p>The CDP specified separation distances comply with SPPR 1.</p> <p>Section 12.3.5.2 sets out Development Plan requirements pertaining to separation distances and is fully consistent with the recommendations of the ‘Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities’ (2024)</p> <p>The CDP does not specify minimum separation distances at ground level or to the front of houses, duplex units and apartment units.</p> <p>This complies with SPPR 1.</p>
<p><b>SPPR 2 – Minimum Private Open Space Standards for Houses:</b></p> <p>It is a specific planning policy requirement of these Guidelines that proposals for new houses meet the following minimum private open space standards:</p> <p>1 bed house 20 sq.m</p>	<p>Table 12.10 in Section 12.8.3.3 sets out the standards in relation to the minimum private open space requirements for all house types (terraced, semi-detached detached) as set out in the Section 28 Guidelines.</p>

Specific Planning Policy Recommendation	Compliance
<p>2 bed house 30 sq.m 3 bed house 40 sq.m 4 bed + house 50 sq.m</p> <p>A further reduction below the minimum standard may be considered acceptable where an equivalent amount of high quality semi-private open space is provided in lieu of the private open space, subject to at least 50 percent of the area being provided as private open space_(see Table 5.1 below). The planning authority should be satisfied that the compensatory semi-private open space will provide a high standard of amenity for all users and that it is well integrated and accessible to the housing units it serves.</p> <p>Apartments and duplex units shall be required to meet the private and semiprivate open space requirements set out in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities 2023 (and any subsequent updates).</p> <p>For building refurbishment schemes on sites of any size or urban infill schemes on smaller sites (e.g. sites of up to 0.25ha) the private open space standard may be relaxed in part or whole, on a case-by-case basis, subject to overall design quality and proximity to public open space. In all cases, the obligation will be on the project proposer to demonstrate to the satisfaction of the planning authority or An Bord Pleanála that residents will enjoy a high standard of amenity.</p> <p>This SPPR will not apply to applications made in a Strategic Development Zone until the Planning Scheme is amended to integrate changes arising from the SPPR.</p>	<p>Apartment and duplex standards have been set out in the Specific Planning Policy Requirements of the Planning and Design Standards for Apartment Developments (2025) as noted in Table 1 above.</p> <p>This complies with SPPR 2.</p>
<p><b>SPPR 3 – Car Parking:</b></p> <p>It is a specific planning policy requirement of these Guidelines that:</p> <ul style="list-style-type: none"> <li>i. In city centres and urban neighbourhoods of the five cities, defined in Chapter 3 (Table 3.1 and Table 3.2) car-parking provision should be minimised, substantially reduced or wholly eliminated. The maximum rate of car parking provision for residential development at these locations, where such provision is justified to the satisfaction of the planning authority, shall be 1 no. space per dwelling.</li> <li>ii. In accessible locations, defined in Chapter 3 (Table 3.8) car - parking provision should be substantially reduced. The maximum rate of car parking provision for residential development, where such provision is justified to the satisfaction of the planning authority, shall be 1.5 no. spaces per dwelling.</li> <li>iii. In intermediate and peripheral locations, defined in Chapter 3 (Table 3.8) the maximum rate of car parking provision for residential development, where such provision is justified to the satisfaction of the planning authority, shall be 2 no. spaces per dwelling.</li> </ul>	<p>Including SPPR 3 in this variation requires a more comprehensive piece of work. SPPR 3 currently overrides the current provisions of the plan. SPPR 3 will be addressed in full at the CDP review stage.</p>

Specific Planning Policy Recommendation	Compliance
<p>Applicants should be required to provide a rationale and justification for the number of car parking spaces proposed and to satisfy the planning authority that the parking levels are necessary and appropriate, particularly when they are close to the maximum provision. The maximum car parking standards do not include bays assigned for use by a car club, designated short stay on-street Electric Vehicle (EV) charging stations or accessible parking spaces. The maximum car parking standards do include provision for visitor parking.</p> <p>This SPPR will not apply to applications made in a Strategic Development Zone until the Planning Scheme is amended to integrate changes arising from the SPPR.</p>	
<p><b>SPPR 4 – Cycle Parking and Storage:</b></p> <p>It is a specific planning policy requirement of these Guidelines that all new housing schemes (including mixed-use schemes that include housing) include safe and secure cycle storage facilities to meet the needs of residents and visitors. The following requirements for cycle parking and storage are recommended:</p> <ul style="list-style-type: none"> <li>i.Quantity – in the case of residential units that do not have ground level open space or have smaller terraces, a general minimum standard of 1 cycle storage space per bedroom should be applied. Visitor cycle parking should also be provided. Any deviation from these standards shall be at the discretion of the planning authority and shall be justified with respect to factors such as location, quality of facilities proposed, flexibility for future enhancement/ enlargement, etc. It will be important to make provision for a mix of bicycle parking types including larger/heavier cargo and electric bikes and for individual lockers.</li> <li>ii.Design – cycle storage facilities should be provided in a dedicated facility of permanent construction, within the building footprint or, where not feasible, within an adjacent or adjoining purpose-built structure of permanent construction. Cycle parking areas shall be designed so that cyclists feel safe. It is best practice that either secure cycle cage/compound or preferably locker facilities are provided.</li> </ul>	<p>The variation of the Plan acknowledges the requirements of the Guidelines and ensures consistency with SPPR 4.</p> <p>The Development Plan has been varied to ensure consistency with SPPR 4 of the Sustainable Urban Development and Compact Settlements Guidelines.</p>



