Oifig an Rialaitheora Pleanála
Office of the Planning Regulator

23rd October 2026

Administrative Officer,
Planning Section,
Dún Laoghaire-Rathdown County Council,
Dún Laoghaire,
A96 K6C9

Re: Adopted Variation No. 1 to the Dun Laoghaire-Rathdown County Development Plan 2022-2028

A chara,

The Office of the Planning Regulator (Office) acknowledges the adoption of Variation No. 1 to the Dun Laoghaire-Rathdown County Development Plan 2022-2028 (Variation) by the members of Dun Laoghaire-Rathdown County Council (Planning Authority) on 23rd September 2026. The Office also acknowledges receipt of your letter of 30th September 2026, further to section 31(AM)(6) of the Planning and Development Act 2000, as amended (Act).

The Office has reviewed the adopted plan in accordance with the legislative requirements set out in section 31(AM) of the Act and has formed the opinion that none of the criteria that would require it to recommend to the Minister that a draft Direction be issued has been met.

The Office notes however, that the Variation adopted by the elected members includes Specific Local Objective (SLO) 183 applying to the Racecourse South lands, linking the progression and occupation of residential development to the provision of a school site and the opening of a school, and also SLO 185, applying to the Long Term Strategic and Sustainable Settlement Site lands at Glenamuck Road, which provides that no new residential communities will be delivered until a school is delivered on the identified educational site. The Office's submission at the material alterations stage considered these provisions unnecessarily restrictive, particularly as the lands are already identified for educational use and engagement with the Department of Education and Youth is ongoing, and recommended that the Variation be made without these SLOs. In both

instances, the Office notes that the Chief Executive recommended that the provisions be removed or amended.

Notwithstanding these concerns, the Office accepts that the Planning Authority has demonstrated through the variation process that sufficient land has been zoned to accommodate the housing growth and zoning requirements arising from the NPF Implementation: Housing Growth Requirements (2025), and does not consider the adopted Variation to be materially inconsistent with the National Planning Framework First Revision (2025), the Regional Spatial and Economic Strategy for the Eastern and Midland Region, or any National Planning Policy Measures such as would warrant a recommendation to the Minister to issue a draft Direction.

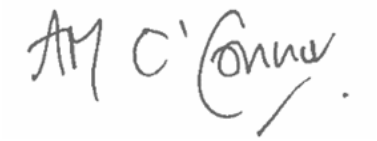
While the Office fully supports the timely provision of educational and other supporting infrastructure as an integral component of sustainable development, development plan objectives should, insofar as possible, avoid creating dependencies on actions outside the direct control of either the developer or the planning authority. Such dependencies can introduce uncertainty regarding the timing of development and may delay the activation of otherwise suitable, serviced and developable residential lands, notwithstanding their capacity to contribute to housing supply. The issue that arises from the Variation is therefore not the intent itself, but the mechanism used to achieve it. In the Office's view, the identification and safeguarding of educational sites within the development plan, together with ongoing engagement with the Department of Education and Youth regarding future school provision, provides an appropriate and proportionate framework for facilitating educational infrastructure.

Given the wider policy implications relating to the use of SLOs in this manner, the Planning Authority is advised that the Office has also written to the Minister pursuant to the provisions of section 546(1)(l)(v) of the Planning and Development Act 2024 to highlight the use of such mechanisms in development plans, including the Variation, and their potential to effect the timely activation of residentially zoned lands.

Is mise le meas,

_____

Anne Marie O'Connor



Deputy Regulator and Director of Planning Policy Implementation

Designated Public Official under the Regulation of Lobbying Act 2015