

9th November 2022

Senior Planner,
Forward Planning Section,
Land Use Planning & Transportation Department,
County Hall,
Tallaght,
Dublin 24

Re: Adopted South Dublin County Development Plan 2022 - 2028

A chara,

The Office of the Planning Regulator (the Office) acknowledges the adoption of the South Dublin County Development Plan 2022 - 2028 (the Plan) by the members of South Dublin County Council on 22nd June 2022.

The Office also acknowledges receipt of your notice letter dated 28th June 2022, further to section 31(AM)(6) of the *Planning and Development Act 2000*, as amended (the Act).

The Office has reviewed the adopted Plan, and notes the decision of the planning authority not to comply, in whole or in part, with one of its recommendations included in its submission on the draft Plan and three of the recommendations made in its submission at material alterations stage.

Where the recommendations of the Office were not complied with, the Office gave careful consideration to the reasons provided by the elected members and, with the exception of certain specific matters, accepted that these reasons addressed the matters raised by the Office or that the matters were not of a strategic nature.

However, in relation to MA Recommendations 1 and 2, concerning the rezoning of further lands for Enterprise and Employment zoning at Greenogue Business Park and the change to make data centre use class 'not permitted' across all zoning objectives in the Plan, the Office has made a recommendation to the Minister in respect of the recent consultation on the proposed draft direction issued on 28th July 2022.

The Office's recommendation to the Minister of a proposed draft direction and notice letter pursuant to section 31AM, has been made available on the [OPR's Website](#) together with this letter.

As you will be aware, the matter is now to be determined by the Minister under section 31 of the Act.

With the exception of the specific matters raised in the 31AM(8) notice, the Office welcomes the making of a Plan which directs the majority of the county's future growth over the next six years to the Strategic Development Areas and corridors in the Metropolitan Area Strategic Plan where infrastructure and services can be provided to support communities within the local authority area.

In particular, the Office fully acknowledges the scale of work involved in preparing the land capacity analysis, infrastructural assessment and asset based analysis which provided a strong evidence grounding to inform the policies / objectives and strategic direction for future growth.

The Plan also provides a positive framework for addressing the needs of climate change and in particular the promotion of sustainable settlement and transportation strategies under section 10(2)(n) of the Act. The integration of climate action into the Development Plan is one of the best examples the Office has encountered and demonstrates your authority's clear commitment to the national *Climate Action Plan 2021*.

In this regard, the Office strongly commends the planning authority for the positive initiatives and actions being implemented to support people in being able to access jobs and services by walking and cycling (SM1 Objective 1 and targets in Table 7.0) such as the Dodder Greenway under *Cycle South Dublin* and '10-minute neighbourhood'.

The Office also commends the planning authority for the overall presentation and high quality of the Plan in particular the manner in which policies and objectives are set out in each chapter and the use of graphics to aid the reader and make the document accessible and interactive.

In respect of the decision of the elected members to not accept the Chief Executive's (CE's) recommendation to omit Rural Housing Objective H17 Objective on foot of MA Recommendation 3 of the Office, the Office is satisfied that policy (Policy H18) and

objectives (H18 Objectives 1 and 2) for rural housing in the RU Zone will continue to ensure that urban generated rural housing is appropriately managed.

Notwithstanding, the planning authority should ensure that its review of rural housing policy and local need criteria is fully consistent with National Policy Objectives 19 and 20 of the *National Planning Framework – Project Ireland 2040*.

With the exception of the specific issues detailed in the section 31AM(8) notice, the Office is generally satisfied with the manner in which its recommendations and observations have been addressed during the Plan preparation process.

In conclusion, the Office generally welcomes the adoption of the South Dublin County Development Plan 2022 - 2028, and consider it a strong blueprint for a sustainable, inclusive, smart, and climate-friendly South Dublin, which maximises the economic, social, cultural and environmental opportunities in a manner for all those who live, work and visit the area.

Is mise le meas,



Anne Marie O'Connor

Deputy Regulator and Director of Plans Evaluations
